

Rampion 2 Wind Farm
Category 4:
Compulsory Acquisition
Land Engagement Reports:
Gabrielle Elizabeth Francis and
Mark Alan Lawton Pockett
Date: August 2024
Revision A

Application Reference: 4.6.83

Pursuant to: The Infrastructure Planning (Examination Procedure)
Rules 2010, Rule 8(1)(c)(i)

Ecodoc Reference: 005279632-01



Document revisions

Revision	Date	Status/reason for issue	Author	Checked by	Approved by
A	01/08/2024	Deadline 6	Carter Jonas	RED	RED

LANDOWNER NAME:	Mark Alan Pockett & Gabrielle Elizabeth Francis	URN on LRT:	144
AGENT:	Andrew Thomas (Henry Adams)	Relevant Rep Ref:	N/A
PROPERTY NAME:	Land at Storrington, Pulborough (WSX343545)	Written Rep Ref:	N/A
LAND INTEREST:	Category 1 Works 15 Operational Access	PLOT No:	19/7, 19/8, 19/9,
<p>STATUS The Applicant requires operational access along Chantry Lane off the A283 up to Sullington Hill.</p> <p>The Applicant has engaged with the Landowner since 2022 and has outlined the Project to the Landowner and discussed the impact of the Project on the Landowner’s landholding, demonstrating meaningful consultation and engagement.</p> <p>The Applicant issued Heads of Terms to the Landowner in December 2023. The Landowner has requested to view the draft Option Agreement and draft Deed of Easement for access only, before signing Heads of Terms.</p>			
<p>NEGOTIATIONS FOR VOLUNTARY ACQUISITION OF RIGHTS</p> <ul style="list-style-type: none"> • Heads of Terms were issued in December 2023. • The Landowner’s agent raised a concern in an email to the Applicant dated 15th February 2024 about the ability of the Landowner resurfacing / replenishing the stone to the car park, without having to apply for prior written consent. The Landowner’s agent also requested that the easement consideration should reflect the value of the car park and not be based on agricultural land values. • The Applicant emailed the Landowner on 16th February 2024 explaining the Project Team’s requirement being for operational access only and explained the basis of the easement consideration offer in the Heads of Terms. The Applicant confirmed that the request for the ability to resurface / replenish the stone to the car park would be reviewed and that an appropriate clause / wording could be added into the Heads of Terms. 			
<p>PROGRESS OF ENGAGEMENT FOLLOWING CAH1</p> <ul style="list-style-type: none"> • The Applicant had a telephone conversation with the Landowner’s agent on 10th June 2024 whereby the Landowner’s agent requested copies of the draft Option Agreement and draft Deed of Easement for operational access. • The Applicant issued Revised Heads of Terms to the Landowner on 15th July 2024. 			
<p>LANDOWNER ENGAGEMENT (2023 to 2024)</p> <ul style="list-style-type: none"> • The Applicant has had detailed dialogue with the Landowner commencing from June 2022. • Written correspondence issued both via emails and letters have been issued to the Landowners across this period as evidenced by the Landowner Engagement Tracker (below). • The Applicant met on-site with the Landowner in July 2022 to outline the Project and discuss the impact of the Project on the Landowner’s landholding. 			
<p>ALTERNATIVES / REFINEMENTS – REVIEWED AT THE LAND INTEREST’S REQUEST</p> <ul style="list-style-type: none"> • None. 			
<p>IMPACT ON LAND INTEREST</p> <ul style="list-style-type: none"> • Minimal impact – as the Applicant is seeking operational access along Chantry Lane. 			
<p>PROPOSED MITIGATION</p> <ul style="list-style-type: none"> • None. 			
<p>OUTSTANDING ISSUES DELAYING CONCLUSION OF VOLUNTARY AGREEMENT</p> <ul style="list-style-type: none"> • None. 			

CJ Negotiations/Contact Summary	Date of Contact	Method of Contact
Introductory letter sent	24/11/2020	Letter
Statutory letter - Section 42	14/07/2021	Letter
Tel. Con. with Mark Pockett to discuss scheme	15/06/2022	Telecom
EM to Mark Pockett re Rampion 2 Site Meeting > Confirmed CJ act on behalf of Rampion 2 - proposed site visit on 30 06 22.	15/06/2022	Email
EM from Mark Pockett re Rampion 2 Site Meeting > Confirmed details are correct and suggests meeting.	15/06/2022	Email
EM to Mark Pockett re Rampion 2 Site Meeting > Requested to change meeting date to 20 07 22.	06/07/2022	Email
EM from Mark Pockett re Rampion 2 Site Meeting > Confirmed meeting on 20 07 22.	06/07/2022	Email
SITE MEETING Mark Pockett, Lucy Tebbutt (CJ) and William Gullett (CJ) at Chantry Mere, Chantry Lane, Storrington	20/07/2022	Site Visit
EM to Mark Pockett re Rampion 2 Meeting > Attached summary of meeting.	09/08/2022	Email
EM from Mark Pockett re Rampion 2 Meeting > Confirmed receipt of summary of meeting.	10/08/2022	Email
Statutory letter - Section 42	14/10/2022	Letter
EM to Mark Pockett re Rampion 2 - Unregistered Land / Pending first registration > Requested clarification of ownership from MP.	29/06/2023	Email
EM from Mark Pockett re Rampion 2 - Unregistered Land / Pending first registration > Confirmed ownership details.	29/06/2023	Email
Statutory letter - Section 56	25/09/2023	Letter
EM to Mark Pockett re Key Terms Pack [Subject to Contract & Without Prejudice]	20/12/2023	Email
EM from Mark Pockett re Your ref: WSX343545 > Confirmed appointment of agent Andrew Thomas (Henry Adams). > Confirmed AT has reviewed the Heads of Terms - and has requested the draft documents.	11/01/2024	Email
EM from Andrew Thomas (Henry Adams) re Rampion - Mr Pockett > Confirmed AT is acting on behalf of Mr Pockett. > Requested copy Heads of Terms and draft documents for access.	11/01/2024	Email
EM to Mark Pockett re Your ref: WSX343545 > Confirmed will progress draft documents for operational access.	15/02/2024	Email
EM to Andrew Thomas (Henry Adams) re Rampion - Mr Pockett > Attached Heads of Terms issued to Mr Pockett. > Confirmed will respond regarding the draft documents for proposed operational access.	15/02/2024	Email
EM from Andrew Thomas (Henry Adams) re Rampion - Mr Pockett > Raised concern about car park and provided comments on Key Terms.	15/02/2024	Email

Carter Jonas

EM to Andrew Thomas (Henry Adams) re Rampion - Mr Pockett > Confirmed operational access route and basis of a consideration for operational access. > Confirmed that LT will provide Option Agreement and Deed of Easement for Operational Access.	16/02/2024	Email
Chaser Letter Sent	22/03/2024	Letter
EM to Andrew Thomas (Henry Adams) re Rampion 2 - Letter (22 03 24) - Heads of Terms > Attached Chaser Letter.	25/03/2024	Email
EM to Andrew Thomas (Henry Adams) re Rampion - Mr Pockett > Further to email dated 16 02 24 - requested response.	30/05/2024	Email
Agent's Fees Clarification Letter Sent	06/06/2024	Letter
Tel. Con. with Andrew Thomas (Henry Adams) re Mr Pockett & Ms Francis > AT requested copies of the draft Option Agreement and draft Deed of Easement for operational access.	10/06/2024	Telecom
LTR to Mark Pockett & Gabrielle Frances re Revised Key Terms Pack [Subject to Contract & Without Prejudice]	15/07/2024	Letter

All engagement correspondence referred to within this Land Engagement Report can be provided upon request. Please note: there may have to be redactions in order to comply with confidentiality between parties and GDPR legislation.