

Development Consent Application: East Anglia ONE North Offshore Wind Farm (Case Ref: EN010077)

Development Consent Application: East Anglia TWO Offshore Wind Farm (Case Ref: EN010078)

Examining Authorities' Note of Unaccompanied Inspections of Sites Undertaken 13 and 14 August 2020 (USI3)

Background

The Examining Authorities (ExAs) undertook their first unaccompanied site inspections (USI1) on 20 and 21 January 2020. On 15 and 16 July 2020, Jonathan Hockley carried out his own unaccompanied site inspections (USI2) to locations previously inspected by the ExAs as a whole. Notes of USI1 and USI2 are both published on the National Infrastructure Planning website.

On 13 August 2020, Mr Hockley returned to the area with Rynd Smith, Lead Member of the ExAs supported by Michael Hayes from the Planning Inspectorate, to undertake unaccompanied site inspection three (USI3). Mr Smith, Mr Hockley and Mr Hayes reviewed the environs of Friston on 13 August 2020, and then on 14 August 2020, Mr Smith and Mr Hayes viewed the offshore wind farm substations and connection points for Galloper and Greater Gabbard at Broom Covert (Sizewell), before proceeding to Burstall (Ipswich) to view the offshore wind farm substation and connection point for East Anglia ONE offshore wind farm.

Inspections were undertaken from publicly accessible land including highways and public rights of way. No access was required to private land, so advance permission to enter land was not required and these inspections could be undertaken on an unaccompanied basis.

The purpose of this note is to inform the Applicant, Interested Parties (IPs) and other persons of these inspections undertaken by Mr Smith, Mr Hockley and Mr Hayes. As all of the locations inspected were affected by or related to both applications, a single note has been produced. It is endorsed with the yellow and blue icon used to identify materially identical documentation in accordance with the ExAs' procedural decisions on document management of 23 December 2019¹. Whilst for completeness of the record this note has been published to the Examination Libraries for both applications, if it is read in one library, there is no need to read it again in the second library.

Further site inspections may be required. The site inspection programmes will be discussed at the Preliminary Meetings (PMs) to be held in due course. The Applicant, IPs and other persons will be provided with an opportunity to provide comments to the ExAs on the approach that they should take to site inspections and to nominate

¹ The ExA's procedural decision of 23 December 2019 made in respect of the application for [East Anglia ONE North](#) can be seen here at Annex B. The ExA's identical procedural decision of 23 December 2019 made in respect of the application for [East Anglia TWO](#) can be seen here, also at Annex B.



site inspection locations. Subject to such public health restrictions as may be in force to respond to the COVID-19 pandemic, opportunities may be provided to propose inspections of private land, land where accompaniment is required for safety and related reasons and land where specific features need to be drawn to the ExAs' attention on an accompanied basis – known as accompanied site inspections (ASIs). If ASIs are not feasible at the relevant time, then alternative virtual processes may be proposed.

Before agreeing to site inspections at any particular location, the ExAs will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform them about the application. They may decide not to visit nominated locations where they consider that it is not necessary to see the features to be observed there. They may decide not to hold an ASI if all relevant features can be observed and understood from locations in the public domain. More than one inspection of certain locations may be carried out, to make observation at different times of day and seasons of the year.

Arrangements for any ASIs or alternative virtual processes are included in the ExAs' Examination Timetables and procedural decisions. USIs may be carried out by the ExAs as required to inform them and without notice. However, if further USIs are carried out, further inspection notes will be published.

Particulars of the Inspections

The inspections were carried out over two days. The inspections were undertaken by ExAs Lead Rynd Smith and member Jonathan Hockley supported by Michael Hayes from the Planning Inspectorate.

The purpose of the inspections on 13 August was to enable Mr Smith and Mr Hockley to make repeat observations of the proposed grid connection point and substations location at Friston under different conditions from their previous separate visits in January and July 2020 respectively and to share their impressions. They inspected:

- land proposed to form parts of the applications' sites onshore;
- local features, including but not limited to roads, topography, landmarks, settlements etc within the applications' sites and their settings; and
- views of the proposed grid connections and substations works sites.

On 14 August, Mr Smith undertook a repeat inspection to Sizewell and a first inspection of Burstall (which was visited by Mr Hockley as part of USI2) with Mr Hayes. They inspected:

- views of constructed grid connections and substations;
- local features, including but not limited to roads, topography, landmarks, settlements etc within their settings; and
- a section of the Sandlings Special Protection Area (SPA) (a repeat inspection of a location inspected by the ExAs initially in January 2020).

Day 1: 13 August 2020 - The main inspections were undertaken on foot commencing at 13:00. Weather conditions were clear but humid and hot. Visibility was good and was adequate to appreciate views of the wider area and the context of the cable alignment works, grid connection works and substation works sites in and



around Knodishall and Friston. The initial inspection concluded at 17:00. Following that inspection, Mr Hockley departed and Mr Smith returned to Redbarn Lane, Friston by car with Mr Hayes to view the connection and substation site from the west, repeating an inspection carried out in January 2020. This element of the inspection concluded at 17:45. Journeys to and from the inspection locations by car also enabled the Inspectors to observe additional elements of the proposed applications' sites and settings.

Day 2: 14 August 2020 - The main inspections were again undertaken on foot commencing at 11:00, with journeys between locations undertaken by car. Weather conditions were cloudy but bright, which was adequate to appreciate views of the sites inspected in the Sizewell and Burstall areas. The first inspection at 11:00 was of substations and a grid connection point at Broom Covert, near Sizewell, for the Galloper and Greater Gabbard Offshore Wind Farms (a repeat inspection by Mr Smith with a focus on landscape and acoustic mitigation measures, including siting, bunding and planting).

The second inspection at 13:00 was to a section of the Sandlings SPA to the South West of Sizewell Hall, ensuring that the landscape and biodiversity values of this site were observed and appreciated in summer (a repeat inspection by Mr Smith).

The third inspection at 14:30 was of the substation and grid connection point for East Anglia ONE offshore windfarm (and the prospective location of the same for the East Anglia THREE offshore wind farm) and to the National Grid substation at Burstall to the west of Ipswich. (This location inspected by Mr Hockley alone in July 2020 was inspected by Mr Smith, again with a focus on landscape and acoustic mitigation measures, including siting, bunding and planting). The inspections concluded at 15:30.

The individual locations inspected over both days and the purposes of those inspections are recorded below with route maps provided at **Annex A**. Route numbers as shown on the maps are set out below.

Day 1 (13 August 2020):

Commencing at Knodishall Church, two inspections were undertaken.

Inspection 3.1 viewed the following on foot:

- Environs of Knodishall and Friston
- Proposed grid connection works
- Proposed substation works
- General location of properties
- St Mary the Virgin church, Friston
- Setting of listed buildings
- Affected public rights of way

| Location(s) | Relevant Observations |
|--|---|
| Parked at point ① on Annex A map 3.1. Walked southwards along Church Road and then west along public footpath and School | Proposed temporary works site (eastern section) viewed from the north. Relationship between proposed red line boundary (RLB) and property curtilages |



| Location(s) | Relevant Observations |
|--|---|
| Road to Peartree Farm. Crossed the road and carried on westwards on public footpath towards Little Moor Farm. | at Peartree Farm/ Fairacre at the junction of Grove Road and School Road. Proposed pylon rearrangement, sealing end compounds and substation sites viewed from the north. |
| Walked south on public footpaths to Friston | Public footpath views to south (Friston Church) from within grid connection and substation sites. Changing landscape character from the north (open, horizons enclosed by woodland) to the south (smaller paddock and hedgeline enclosures). |
| Friston village and church | Friston church environs/ churchyard viewed. |
| Walked north on public footpaths to Fristonmoor | Woodside Farm Woodland enclosure of Friston House Fristonmoor Moor Farm Views east towards proposed grid connection works/ substation, sealing end compound and proposed access road sites. Returned to Little Moor Farm. Proposed temporary works site (west). |
| Retraced steps eastwards from Little Moor Farm to Pear Tree Farm and then via School Road and public footpath back to Church Road, Knodishall. | Long range views to the east and general environs of Friston. |

Following conclusion of Inspection (3.1), Mr Hockley departed. Mr Smith and Mr Hayes drove to Redbarn Lane, Friston.

Inspection 3.2 viewed the following:

- Redbarn Lane, Friston

| Location(s) | Relevant Observations |
|--|---|
| Parked at point ② on map 3.2 in Annex A on Redbarn Lane. | Views to the east along the existing transmission alignment to gauge the extent of the substation and grid connection works sites extent. Proposed temporary works site (west). Views to the south east of a bunded enclosure for a water storage and the effect of bunding within the landscape. |



Day 2 (14 August 2020):

Mr Smith and Mr Hayes inspected constructed and proposed Offshore Wind Farms' substations and grid connection points at Sizewell and Burstall and a section of the Sandlings SPA south west of Sizewell Hall.

Inspection 3.3 viewed the following on foot:

- Galloper and Greater Gabbard constructed Offshore Wind Farms substations and grid connection location at Broom Covert, Sizewell Gap

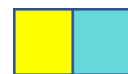
| Location(s) | Relevant Observations |
|---|---|
| Commenced at Sizewell Gap at location ③ on map 3.3 in Annex A. Walked via Sandy Lane to view grid connection and Galloper substation. | Grid connection and sealing end compound. Landscape mitigation – planted vegetation to the east of the Galloper substation. Woodland backdrop and landscape enclosure of the Galloper substation (to the north and west). |
| Walked north west via public right of way towards Broom Covert and Rookyard Wood | Ground levels in the Greater Galloper compound. Landscape enclosure provided by mature woodland to the south of the right of way, north of the Greater Galloper compound. |
| Walked into Broom Covert open land. | Ground levels in the Greater Gabbard compound and surrounding land raising (bundling). Visual and noise attenuation effects of bunding surrounding Greater Gabbard compound. |
| Returned to car at Sizewell Gap | Undertook walk in reverse from Broom Covert open land to Sandy Lane. |

Mr Smith and Mr Hayes then proceeded by car to the south of Sizewell Hall.

Inspection 3.4 viewed the following:

- Landscape and biodiversity of Sandlings SPA section.

| Location(s) | Relevant Observations |
|---|--|
| Went to location ④ on map 3.4 in Annex A. | Obtained views of Sandlings SPA landscape and gained impression of habitat on an August day. |



Mr Smith and Mr Hayes then proceeded by car to Burstall National Grid substation to the west of Ipswich.

Inspection 3.5 viewed the following:

- East Anglia ONE (constructed) and East Anglia THREE (proposed) Offshore Wind Farms substations and grid connection locations and National Grid substation at Burstall near Ipswich.

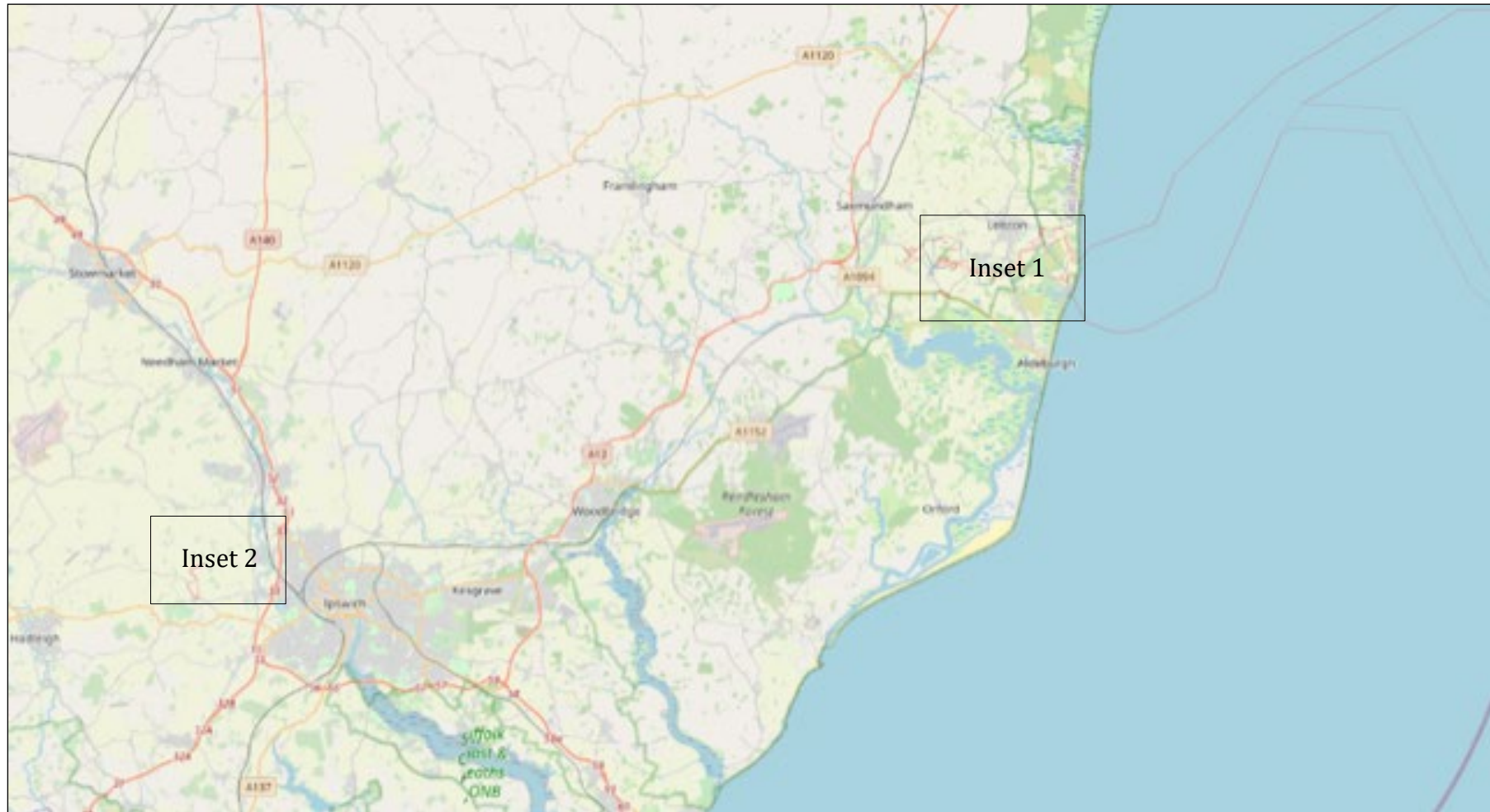
| Location(s) | Relevant Observations |
|--|---|
| Went to location ⑤ at Bullen Lane on map 3.5 in Annex A. | Obtained views of existing National Grid and Scottish Power Renewables East Anglia ONE substation compounds from Bullen Lane and proposed East Anglia THREE substation compound |
| Bridleway from Bullen Lane to Church Hill, Burstall | Took bridleway westwards towards Burstall, obtaining views to the north towards the East Anglia ONE substation compound to the north and National Grid substation to the south, observing level changes within the newly completed East Anglia ONE substation compound and bunding and planting adjacent to both compounds. |
| Bridleway from Bullen Lane to Church Hill, Burstall | Turned eastwards on the bridleway and returned to the car. |



Annex A

USI3

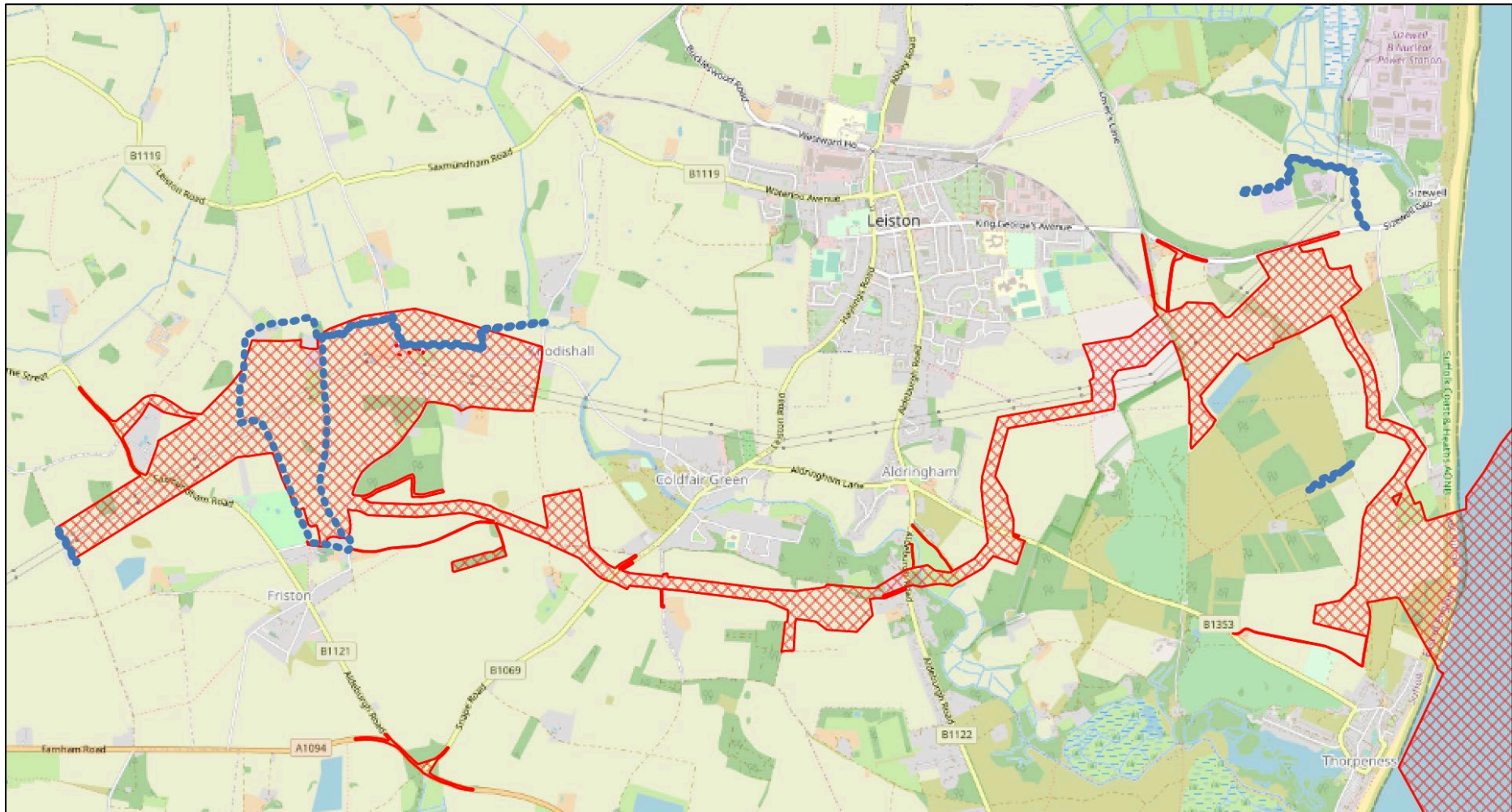
Key Plan: Regional Overview



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (August 2020) Do not scale



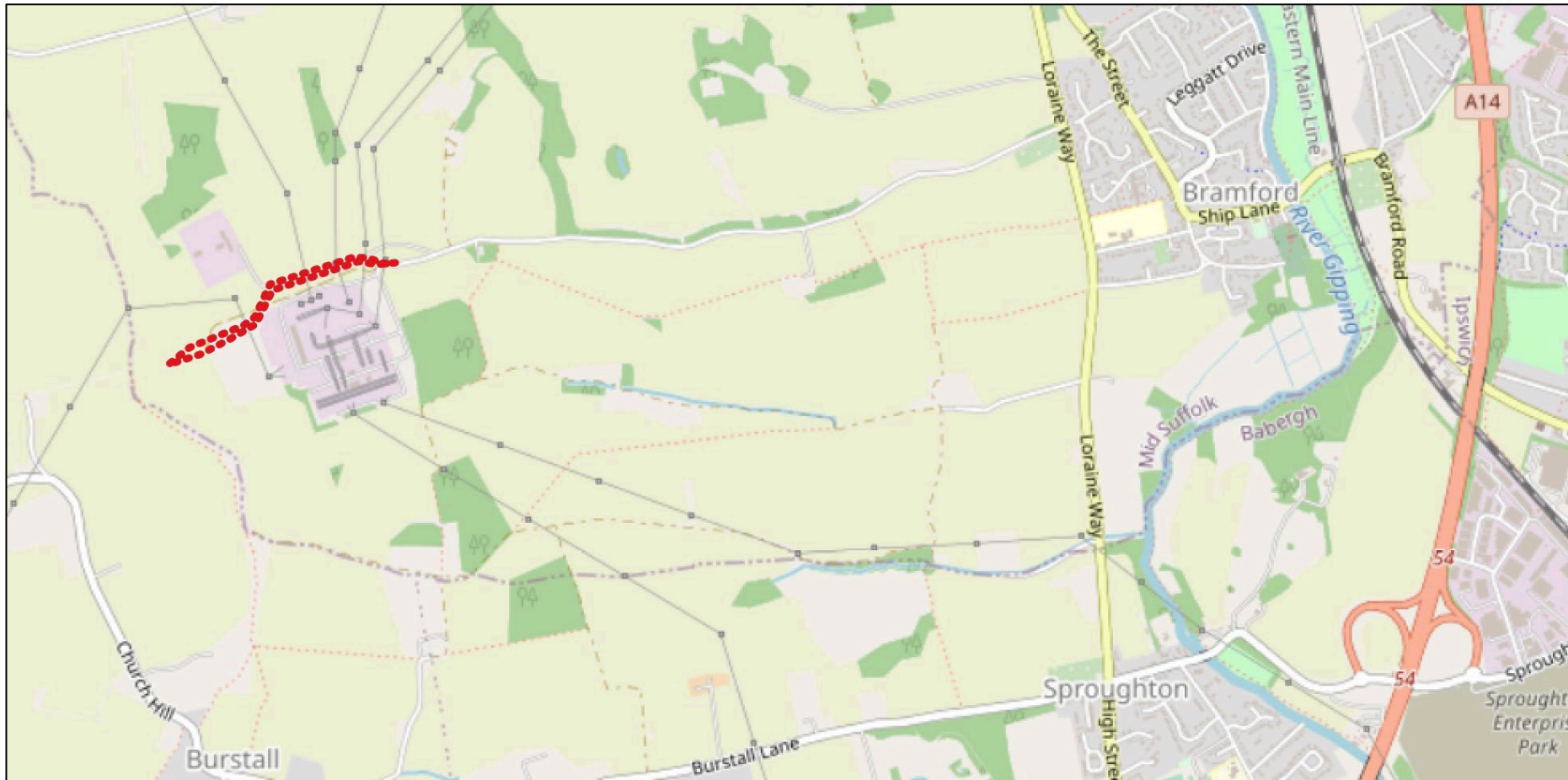
Key Plan: Inset 1 – Friston to Thorpeness



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (July 2020) Do not scale



Key Plan: Inset 2 – Burstall



Base Map Source: © [Open Street Map](https://www.openstreetmap.org/) Contributors (EPSG: 3857 – WGS 84) via QGIS (July 2020) Do not scale



Key to Plan Notations



Land within the red line boundary (RLB) for East Anglia ONE North



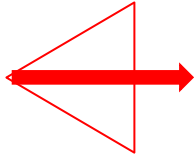
Land marked cross hatched is within the RLB for both applications



Land within the RLB for East Anglia TWO



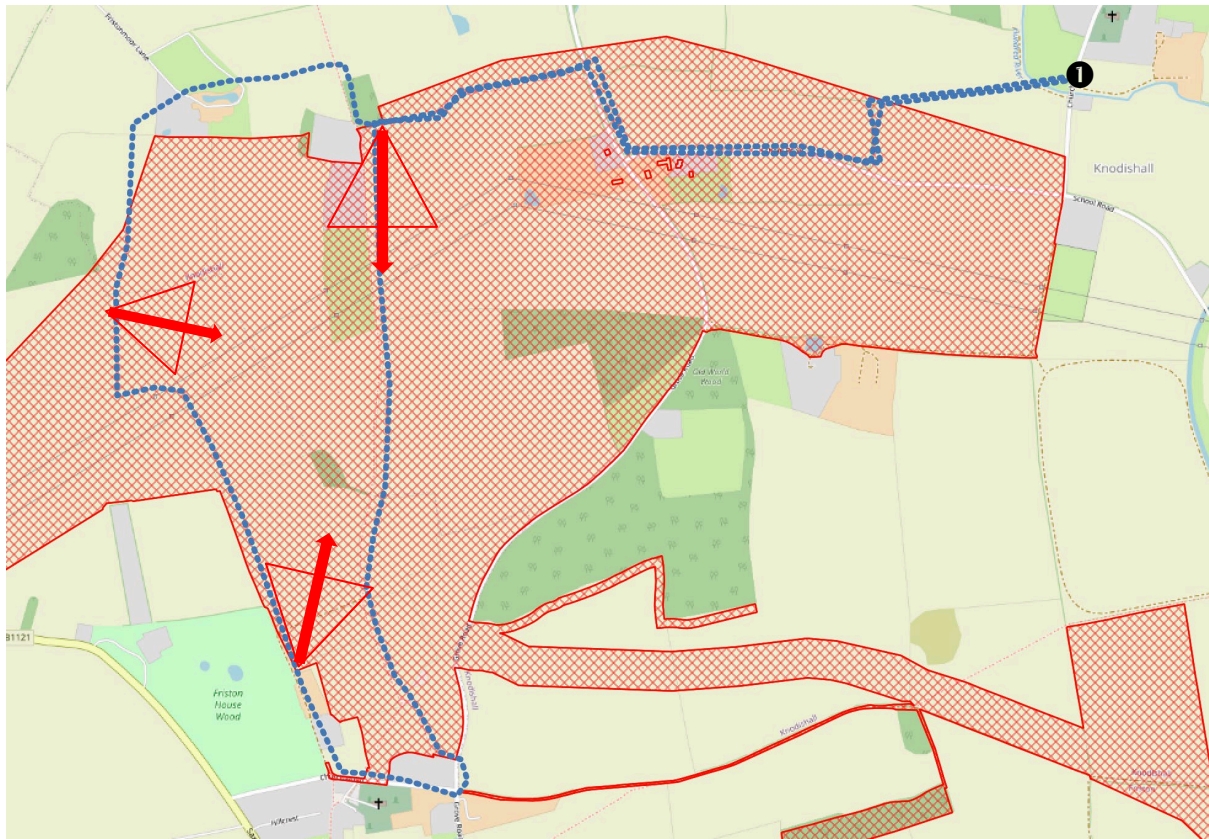
Walking routes taken during USI3



Key views

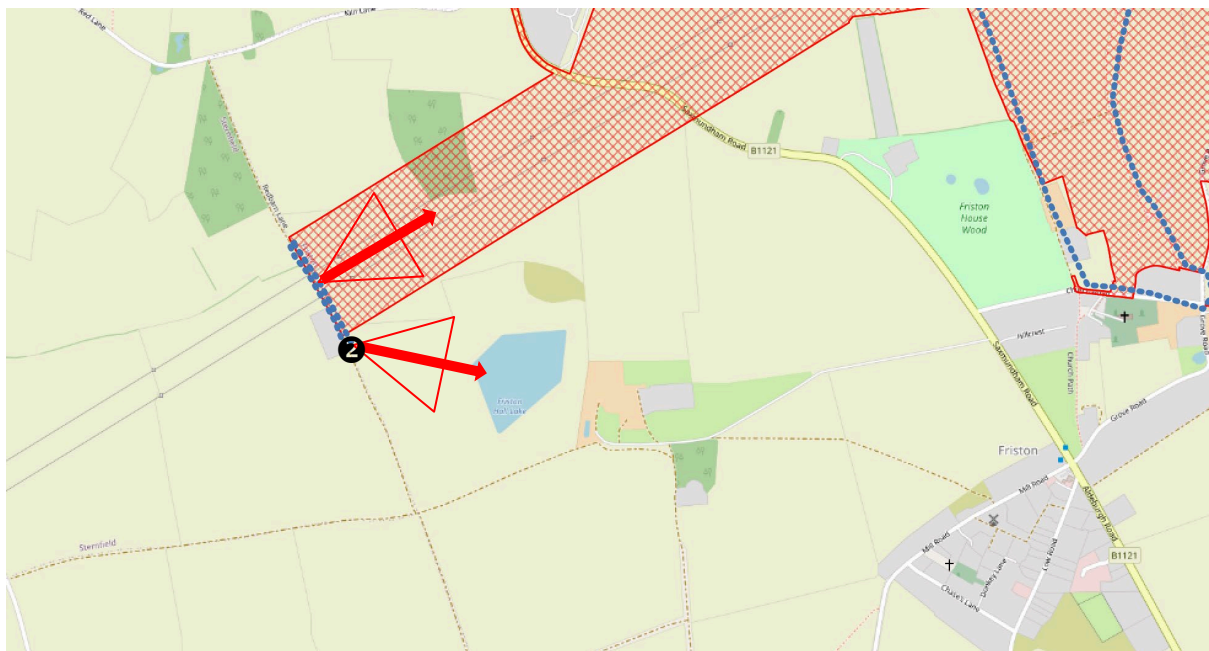


Inspection 3.1: Knodishall, Friston & Fristonmoor: Proposed Transmission Connections



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (August 2020) Do not scale

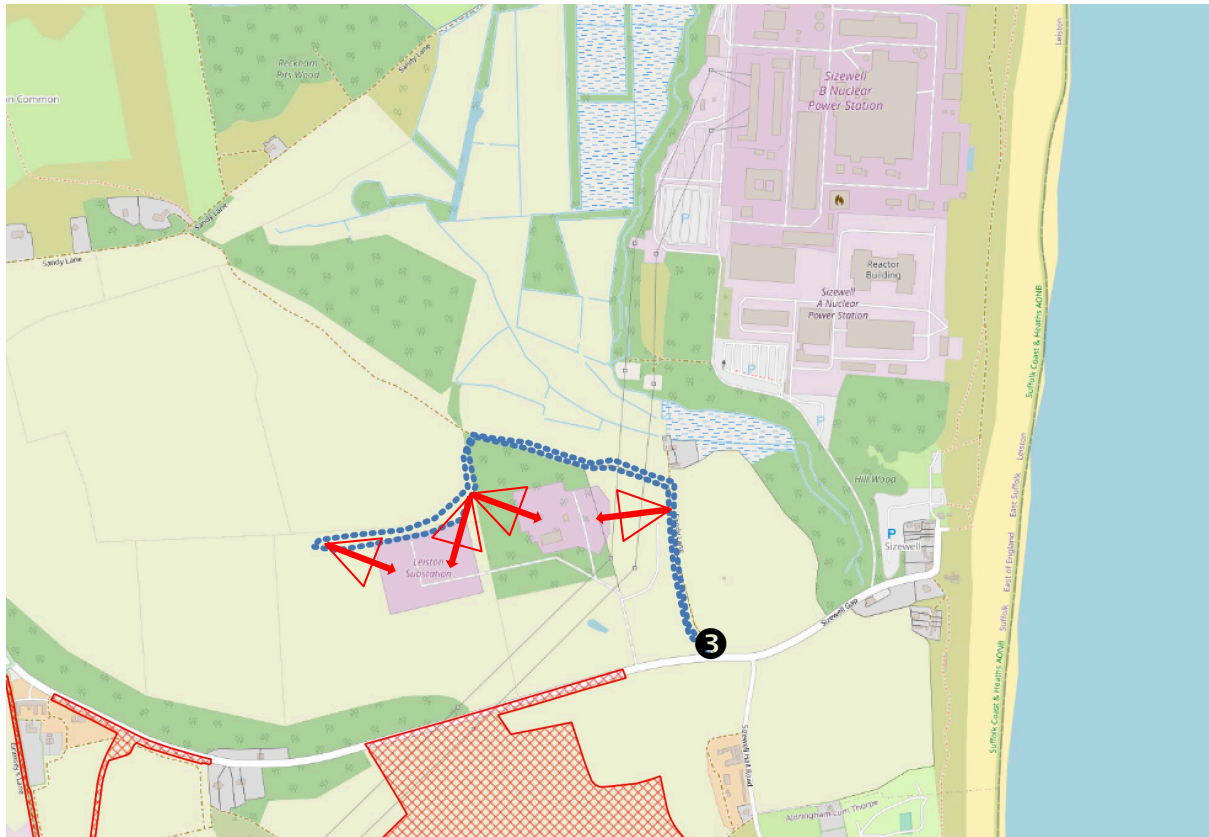
Inspection 3.2: Redbarn Lane, Friston: Proposed Transmission Connections



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (August 2020) Do not scale

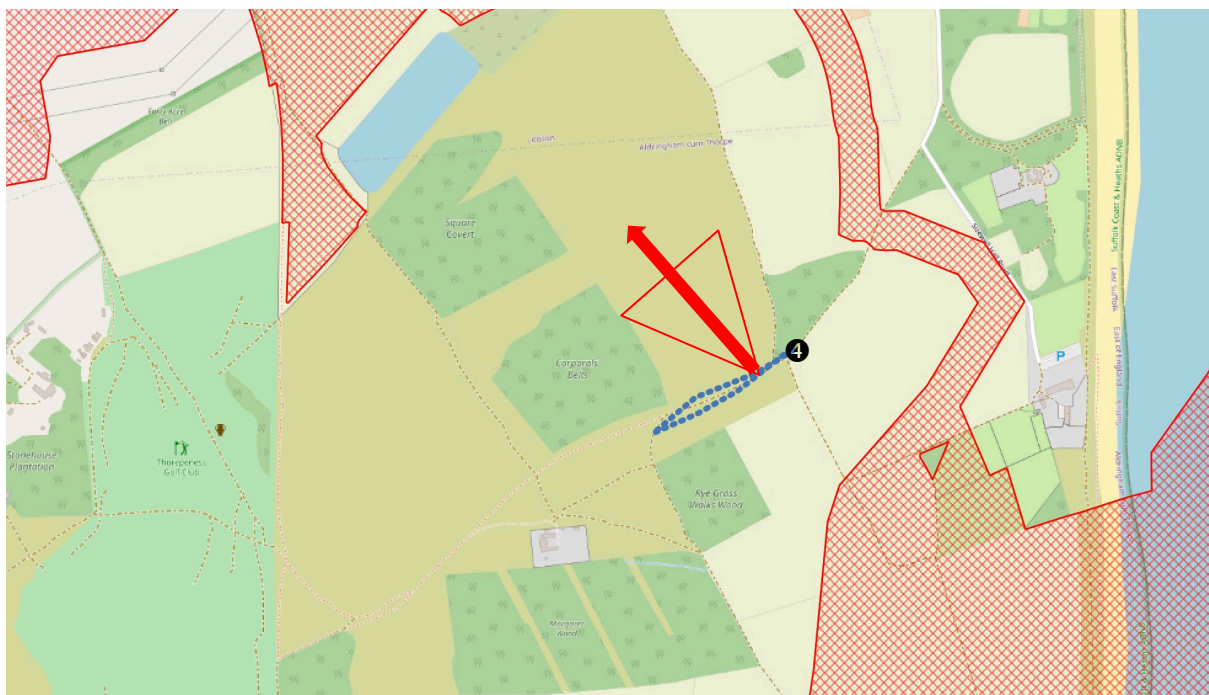


Inspection 3.3: Sizewell Gap & Broom Covert: Existing Substations and Grid Connection



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (August 2020) Do not scale

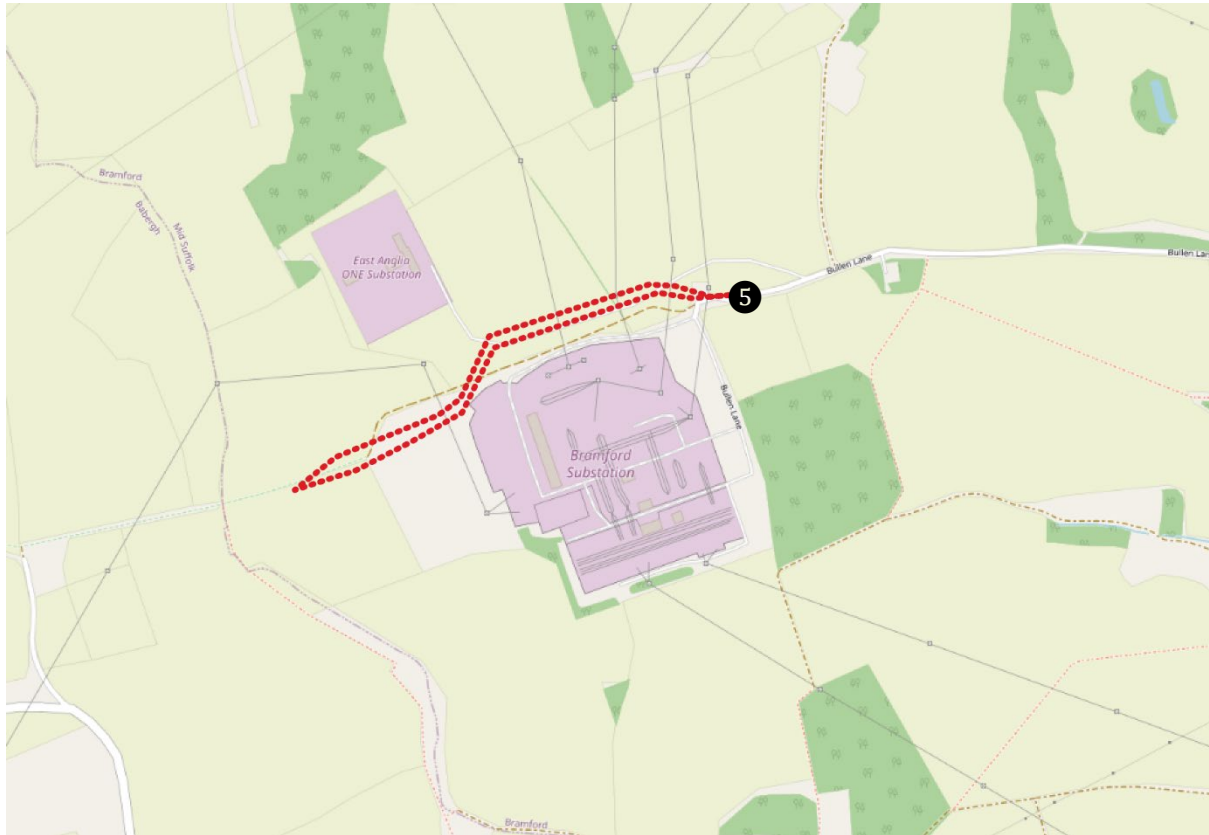
Inspection 3.4: Sandlings SPA





Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (August 2020) Do not scale

Inspection 3.5: Burstall: Transmission Connections for East Anglia ONE



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