From:	[redacted]
To:	East Anglia ONE North; East Anglia Two
Cc:	[redacted]
Subject:	Deadline 8 - Post CAH3 hearing submission - IP 20024269 and 20024270
Date:	25 March 2021 08:12:09
Attachments:	Jane Rossin D8 submission re CAH3 Session 1 - Book of Reference Part 2.doc

Dear Caroline

Thank you for your email and sorry you couldn't open the document. I'm sending again as a Word document and hope it's ok this time. Could you let me know please?

Please find attached my Post hearing submission / Written submission with respect to the EA1N and EA2 Books of Reference Part 2 with regard to :

- Compulsory Acquisition Hearings 3 (CAH3)
- ExA's (CAH3) Hearings Action Point

Kind regards

Jane Rossin
IP 20024269 & 20024270

The Planning Act 2008

East Anglia ONE North (EA1N)
East Anglia TWO (EA2)
Offshore Wind Farms

Planning Inspectorate References: EN010077 and EA2 : EN010078

DEADLINE 8
Post Hearing Submission on Compulsory Acquisition Hearings 3 (CAH3)
and
Compulsory Acquisition Hearings 3 (CAH3): Hearings Action Point 1

Submitted for Deadline 8 (25 March 2021)

Interested Party: Jane Rossin

20024269 (EA1N)
20024270 (EA2)

1. In this submission I ask that the Applicants and ExA consider the following evidence relevant to ExA's request that the Applicants "clarify their reasoning in respect of the potential exclusion as a Category 3 Party of parties whose land, while not directly affected by the authorised project, may be entitled to claim compensation for loss resulting from the implementation of either or both of the Orders and use of either or both of the authorised projects".
I believe that I should have qualified as a potential Category 3 Claimant for the reasons described below.

2. I am joint owner of [redacted] in Gipsy Lane, Aldringham [redacted] which is situated close to the proposed Cable Corridor Order limits at Works No 19.

3. Prior to observing the video recording of CAH3 and as a lay person, I had not appreciated the importance of an entry in Part 2 of an NSIP Book of Reference.

4. I am surprised and concerned that the Applicant has not listed my name as a potential Category 3 Claimant who may have "reasonable potential for a claim on a precautionary basis" in EA1N or EA2 Books of Reference Part 2.

5. I duly returned completed a Land Interest Questionnaire to Dalcour Maclaren in 2018 and the Applicants are fully aware of us (the owners) and the property.

6. The Applicants stated at CAH3 that the criteria used to assess whether a party might potentially be in Category 3 have been:
   - distance from order limits (unfortunately not quantified at CAH3)
   - work activities anticipated to be taking place at that distance
   - whether the Applicants 'felt' they might contribute to a loss of value that might qualify for compensation

7. Proximity to Order Limits
   - The distance of the house from Cable Corridors Order Limit, according to 2.2 EA1N Land Plans (Onshore) - Rev 04, Sheet 5 are 71m at closest point.
   - The rear garden is only 26m away from Order Limit at its boundary with Hundred River.
   - Land Plan Rev 04 does not illustrate our main living area at the rear of the house, added in 2014. This extended the house 5m nearer to Works No 19 than the Land Plan shows.

8. EA1N/EA2 works activities anticipated to take place in proximity to the home
   - Construction of one or two haul roads between Works Access 4 at B1353 and River Hundred
   - Trenching and laying of cable duct / cables along Cable Corridors
   - Construction of an Open Cut Watercourse crossing of the Hundred River and over pumping of river water during that process
   - Repeated turnings of HGV and other construction vehicles on East side of Hundred River

9. Other factors

- A major contributor to the market value of this house has been its quiet, rural wooded location alongside the Hundred River and with views across attractive meadows of the Aldringham River Hundred SLA.
- The only separation of the rear wooded garden from the meadow on the East side of the river at Works 19 is the river itself. The width of the river varies according to season and rainfall. The land is designated by Environment Agency as Flood Zone 3 and is highly prone to fluvial flood. Consequently, it has not been practicable or desirable for the owners to build a visual/ noise barrier such as a boundary fence at the rear garden boundary.
- As retirees, our days are largely spent in the garden and in the house according to season. Construction noise, dust and visual intrusion on this residence from construction works and vehicles will inevitably blight our lives during construction.
- There is no commitment to build EA1N and EA2 concurrently and the latest Draft Development Consent Order does not require the Applicants to commence work before 5 years following consent. The overall duration of impact could therefore be perhaps 9 years or even longer. [redacted] it is sadly quite possible that a house sale at a significantly lower value will be necessary during that period [redacted]

10. ExA Accompanied Site Visit ASI2

- The ExA Panel visited Riverwood on 27 January 2021 in order to observe the close proximity of the home to the Cable Corridor and may well have noted issues such as mentioned above.
- It is unfortunate that representatives of the Applicants and Local Authorities were not able to attend.

11. An Anomaly?

- I have examined the Books of Reference, Part 2 for examples of other potential claimants at a similar or greater distance from the Order limits. The owner of Hawsell's Farm, Leiston illustrated on Sheet 4 of 2.2 EA1N Land Plans (Onshore) - Rev 04 is prominent in this respect. Although that house is situated at least 102m to the west of the cable corridors order limit, its owner is listed in Book of Reference Part 2 without reference to any particular plot of land. That house is very considerably further away from the Order Limits than is Riverwood.
- It would appear the Applicants have not been consistent in applying a 'Distance from Order Limits' criterion.

END