



Application for Development Consent for  
Thanet Offshore Wind Farm Extension  
Case Ref: EN010084

## **Examining Authority's Note of Unaccompanied Inspection of Sites**

**Inspection 2a and 2b:**  
**Landfall Location and North Thanet Coast**  
10 and 13 December 2018

### **Background**

The Examining Authority (ExA) undertook its second unaccompanied site inspections to support its examination of an application for development consent for the proposed Thanet Offshore Wind Farm Extension (the application) on 10 and 13 December 2018, around the dates of the Preliminary Meeting and Issue Specific Hearings 1 and 2 (ISH1 and ISH2).

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 inspections were undertaken to view the proposed application site onshore and views to the existing Thanet Offshore Wind Farm and to the proposed Thanet Offshore Wind Farm Extension. Locations prospectively within the setting of the onshore development proposals in the application were also inspected.

The second unaccompanied inspections are recorded in this note, the purposes of which were:

- to inform the applicant, interested parties and other persons of actions already taken by the ExA; and
- to enable the applicant, interested parties and other persons to consider which additional sites the ExA might need to inspect.

The inspection of Pegwell Bay Country Park on 10 December 2018 extended further than the site inspection carried out on 30 October (US1) with better visibility and included a walk around Stonelees Nature Reserve and the northern edge of the Bay Point Sports Club site. The inspection on 13 December 2018 along the north coast of Thanet East from Margate continued the inspection of 30 October 2018 (US1).

Further site inspections may be required. The site inspection programme was discussed at the Preliminary Meeting held on 11 December 2018. The applicant, interested parties and other persons were provided with an opportunity to provide comments to the ExA on the approach that it should take to site inspections and to nominate site inspection locations. An opportunity has been provided to propose inspections of private land on an accompanied basis, should this be necessary.

Before agreeing to a site inspection at a particular location, the ExA will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform it about the application. It may decide not to visit nominated locations where it considers that it is not necessary to see the features to be observed there. It may decide not to hold an accompanied site inspection if all relevant features can be observed and understood from locations in the public domain.

Arrangements for any accompanied site inspections have been included in the ExA's examination timetable and procedural decision to be issued after the preliminary meeting. If further inspections are carried out, further inspection notes will be published.

### **Particulars of the Inspections**

The second unaccompanied inspection was undertaken in two parts by the ExA. The first part, USI2a was undertaken by Examining Inspectors Rynd Smith (Panel Lead), Jessica Powis and Stephen Bradley, with two Planning Inspectorate staff in attendance: Kate Mignano, Case Manager and Bart Bartkowiak, Case Officer. The purpose of the visit was for the ExA to become familiar with:

- the proposed onshore works including:
  - the proposed cable landfall;
  - Pegwell Bay Country Park; and
  - Stonelees Nature Reserve and its surroundings; and
  - the proposed sub station and grid connection locations at Richborough.

The second part, USI2b was undertaken by Examining Inspectors Rynd Smith (Panel Lead) and Stephen Bradley. The purpose of the visit was for the ExA to become familiar with:

- views to the existing Thanet Offshore Wind Farm and to the proposed Thanet Offshore Wind Farm Extension (the application site and surrounds offshore) from Margate and the north coast of Thanet.

The first part of the inspection (a) was undertaken by car and on foot on 10 December 2018 commencing at 14-10. Weather conditions were clear and dry with full cloud cover; adequate to appreciate short, medium and long range views towards the proposed development from each of the locations that were inspected. The inspection concluded at 16-00, with a drive past the proposed substation site.

The second part of the inspection (b) was undertaken by car and on foot on 13 December 2018 commencing at 14-45 in Central Margate, adjacent to the Turner Contemporary art gallery. Weather conditions were clear and dry with scattered clouds; wind E/NE; sea state slight to moderate; adequate to appreciate short, medium and long range views towards the proposed development from each of the locations that were inspected. The inspection concluded at 16-00 with a walk to the clifftop at Foreness Point.

Individual locations inspected and the purposes of those inspections are recorded in the attached Annex.

## Annex

Place	References	Notes
<b>2a: Pegwell Bay</b>	<b>APP-124 LVIA Onshore Tech Report</b>	
A256 Ramsgate Road	CT13 9NL Stevens and Carlotti up to roundabout / entrance to Richborough Energy Park Opposite Works Nos. 14, 13, 12 & 15 (lorry park) Same side Works No 16	10 December 2018. inspected from car but site not accessible.
A256 roundabout 2 Sandwich Lane	51.312; 1.351 Kent Golf Academy Works Nos. 10 & 11 (access)	10 December 2018. No inspection of cable corridor adj to R Stour - private land nor entry to land within Baypoint Sports Club
Sandwich Road	51.318; 1.357 Pegwell Bay Country Park Landfall Works Nos. 3B, 4B, 4A, 4, 5, 6 and 7  [APP-124] SLVIA Onshore viewpoints 10, 11, 13, 12	10 December 2018. Visibility good. Entered bird hide at landfall location; walked past Context Photo locations C and D passing north of proposed TJB location to point G; walked along cycle path to VP 11; did not visit VP12 or 13; inspected proposed construction and laydown area. Inspected Context Photo locations: L (by triangle of woodland, with detour E along gated path towards I,K); M;N;O; and as far as NE corner of Bay Point Club site. Returned N on coastal path past Context Photo locations K & J, C& A.

Place	References	Notes
		No inspection of HE assets.
<b>2b: North Thanet Coast and Towns Views to proposed Array</b>	<b>SLVIA Offshore Viewpoints [APP-053] Table 12.11 [APP-126] Figure 12.5 [APP-127] Montages</b>	
Viewpoint 3 Margate Harbour Wall (Turner Art Gallery)	CT9 1HG	13 Dec 2018 Walked along harbour wall; seven medium-sided commercial ships at anchor in Margate Roads. Kentish Flats array and London Array both visible.
Viewpoint 14 Walpole Bay, Margate	CT9 3HF	13 Dec 2018 Walked from Turner Art Gallery past Winter Gardens to east end of Clifftop Conservation Area; visibility good; distant view towards Reculver back along coast to west.
Viewpoint 13 Foreness Point, Palm Bay	CT9 3PP	13 Dec 2018; drove from Turner Art Gallery through Clifftop Conservation Area with stop adjacent to Walpole Bay Hotel then along The Ridings and a walk to cliff top at Foreness Point; visibility fair to good.