

**Norfolk Boreas Offshore Wind Farm**

Examining Authority's record of accompanied site inspection 23 January 2020

**Application by Norfolk Boreas Limited for an Order Granting Development Consent for the Norfolk Boreas Offshore Wind Farm**

**Examining Authority's record of an accompanied site inspection, on Thursday 23 January 2020**

Examining Inspectors Frances Fernandes, Stephen Bradley, Peter Braithwaite, Annie Coombs and Menaka Sahai the Examining Authority (ExA) appointed for the Norfolk Boreas Offshore Wind Farm project) undertook an accompanied site inspection (ASI) in the company of Norfolk Boreas Limited representatives and Interested Parties (IPs) as listed below.

The ASI was undertaken in minibuses and private vehicles to the locations to be viewed and then on foot on public and private land. During the ASI different aspects of the proposed substations were viewed at Necton and the proposed highway impacts and intervention scheme were viewed at Cawston.

Elements of the proposed development and other proposed developments were pointed out by:

- reference to existing features in the landscape, existing buildings, roads and streetscape;
- pegging out; and
- viewing and listening from the interiors of three private residences.

Drawings used to illustrate points during the ASI are as follows:

- Works Plans [REP1-007];
- Outline Access Management Plan: A47 Norfolk Boreas Onshore Project Substation Access AC180 Concept [APP-701, Appendix 2]);
- Environmental Statement - Viewpoint 5: A47, Spicer's Corner, Scenarios 1 and 2 [APP-513] and [APP-525];
- Intervention Scheme in Cawston (Outline Traffic Management Plan Appendices [REP1-024]);
- Norfolk Vanguard Consultation Summary Document, Autumn 2017 (to be submitted at Deadline 4).

Date and Time	Location and Participants	Weather
Thursday 23 January 2020	Participants for the entire day (except for visiting interiors of residential properties) as follows: ExA: Frances Fernandes, Stephen Bradley, Peter Braithwaite, Annie Coombs, Menaka Sahai; Planning Inspectorate staff: Siân Evans, Steven Parker, Asha Anderson-Rowe; Norfolk Boreas Limited: Claire Davies, Robert Driver, Catrin Ellis Jones, Rachel Moore, Andrew Ross; Participants who joined for specific locations are listed under the relevant locations below.	

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Thursday 23 January 2020	<p><b>Necton</b></p> <p>Participants for the Necton part of the ASI as follows:            Norfolk Boreas Limited: Jo Phillips            Necton Parish Council: Ken Barrett, Jean Bass, Fraser Bateman, Philip Hayton, Alice Spain            Necton Substation Action Group: Tony Smedley            Ivy Todd Farm landowner: Colin King</p>	
Thursday 23 January 2020 8.45 am to 9.05am	<p>Bradenham Hall Farm, corner of small copse, position north east of north east corner of proposed site of Norfolk Boreas project substation (Scenario 1).</p> <p>Existing features observed/ pointed out: hedgeline boundary between landownerships, Necton Wood to the north west, rich sandy soil.</p> <p>Project features pointed out: pegged out north east corner of proposed project substation, sites for temporary works area, cable route and landscape planting.</p> <p>Accompanied by Mr C. Allhusen, (landowner Bradenham Hall Farm)</p>	Full cloud, visibility poor
Thursday 23 January 2020 9.15am to 10.00am	<p>Walked from Ivy Todd Road (east of access track to Vale House), north along track, west across fields to Ivy Todd Farm.</p> <p>Existing features observed/ pointed out: a drone was flown to hover at a height (unverified) of 19.5m at the start of the walk. Other features: Lodge Farm trees, pit, hedgerow to north, gradual rise of land to north levelling out. In the distance: Dudgeon substation, pylons, Necton Wood, Top Farm, direction of Chapel Lane and St. Andrew's Lane.</p> <p>Project features pointed out: proposed location of project substation and associated landscape planting.</p>	Full cloud, visibility poor
Thursday 23 January 2020 10.15am to 11.05am	<p>Dudgeon and National Grid Necton substations: walked from entrance at A47, along access track to north east corner and returned.</p> <p>Existing features observed/ heard/ pointed out: viewed substation and sealing end compound features, pylons, peripheral access road planting, listened to low hum from transformers and crackle from open conductors. Viewed Top Farm to the north, two fields proposed by IPs as alternative site, Lodge Farm trees, levels at existing substations and land to east (plateau landform), northwest/ south east hedgeline, location of existing attenuation pond.</p>	Full cloud, visibility moderate/ poor

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	<p>From bank on south of access track in the distance to the south west: properties on St. Andrew's Lane, Necton Church spire, turbines and mast with red light at North Pickenham Airfield.</p> <p>Project features pointed out: proposed location of National Grid substation extensions (both scenarios) for Norfolk Vanguard and Norfolk Boreas, pylon terminal tower replacement and addition, levels including setting a new level below existing for Norfolk Boreas substation extension, relocation of attenuation pond, retention of hedgeline.</p> <p>Ken Barrett, Jean Bass and Fraser Bateman left after this part of the ASI.</p>	
<p>Thursday 23 January 2020 11.50am to 12.05pm</p>	<p>Junction of Moor Lane and A47 at Spicer's Corner.</p> <p>Existing features observed/ pointed out: A47, crest of rise in road to the south, roadside verge and trees, traffic.</p> <p>Project features pointed out: proposed concept for junction for access (AC180 [APP-011]) to proposed project substation. Proposed views of project substation and National Grid extensions from VP5 for both scenarios for Norfolk Vanguard and Norfolk Boreas including mitigation planting.</p> <p>Accompanied by: Andrew Ross (Norfolk Boreas Limited).</p>	<p>Full cloud, visibility moderate/ poor</p>
<p>Thursday 23 January 2020 12.30 pm to 1.15pm</p>	<p>Top Farm: walked from Top Farm south and east to hedgeline at landownership boundary and returned.</p> <p>Existing features observed/ pointed out: Necton Wood, Lodge Farm trees, Dudgeon and National Grid Necton substations (and tree line along western edge), existing pylons, existing farm track to Spicer's Corner, fields proposed by IPs as alternative site, topography. Long distance views to parts of Necton village.</p> <p>Project features pointed out: proposed access road alignment, National Grid substation extensions (both scenarios) for Norfolk Vanguard and Norfolk Boreas, pylon terminal tower replacement, project substation (both scenarios).</p>	<p>Full cloud, visibility moderate/ poor</p>
<p>Thursday 23 January 2020</p>	<p><b>Cawston</b></p> <p>Participants for the Cawston part of the ASI as follows: Norfolk County Council Highways Department: John Shaw Broadland District Council: Matthew Rooke Cawston Parish Council: Brian Schuill; Chris Monk (at start and house visit only)</p>	

## Norfolk Boreas Offshore Wind Farm:

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	IPs: Nicola Banham, Polly Brockis	
<p>Thursday 23 January 2020 3pm to 4.20pm</p>	<p>Cawston: walked from village hall along B1145 west to junction with Heydon Road, then east through centre of village to junction with Howard's Way, and return to village centre.</p> <p>Existing features observed/ pointed out: junction with Heydon Road, bridge over Marriott's Way, access to play park, junction with Booton Road, existing kerbside parking, traffic including tractors passing along B1145, school bus drop-offs, public bus stopping at black and white sign, triangle parking area, existing footways and locations where no footway, street drains, conservation area boundaries and listed buildings.</p> <p>Project features pointed out: proposed intervention scheme and its revisions (a drawing of which will be submitted at Deadline 4). Including proposed start and end point of 20mph zone, yield points, representation of HGV stacking, kerbside parking spaces, modifications to central triangle parking area, conservation area sympathetic traffic signage, new bus stop locations, footway to school.</p>	<p>Full cloud, visibility moderate/ poor</p>
<p>Thursday 23 January 2020 4.20pm to 4.50pm</p>	<p>Cawston: interiors of three residential properties The visit to each property was attended only by the relevant IP, the ExA and Catrin Ellis Jones (Norfolk Boreas Limited).</p> <p>Home of Polly Brockis: viewed and listened to traffic from second floor bedroom looking east along B1145, first floor bedroom looking west along B1145, and cellar – noting position of cellar void beneath and proximity to street above.</p> <p>Home of Nicola Banham: viewed and listened to traffic from first floor bedroom, ground floor front room overlooking B1145 and cellar – noting position of timber cover to grating (seen from footway).</p> <p>Home of Chris Monk: viewed and listened to traffic from front living room, window overlooking B1145.</p>	