



The Planning Act 2008

Application for Development Consent for the West Burton C Power Station

Case Ref: EN010088

Examining Authority's Note of an Unaccompanied Site Inspection

Inspection 1: Environs of the application site and wider area

25 September 2019, 0900-1800

This note is a brief record to inform the Applicant, Interested Parties and other parties of the actions taken by the Examining Authority (ExA).

The ExA undertook an unaccompanied visit on Wednesday 25 September 2019 with the intention of visiting the viewpoints identified within the Applicant's Landscape and Visual Impact Assessment and some public footpaths (including Bole FP2, Bole FP9#1 and West Burton FP4) to consider and gain an appreciation and understanding of the context of the application site, its surroundings and views of it. All inspections took place from a highway or public right of way.

The weather in the morning was light rain and mist, becoming brighter and clearer in the afternoon.

The ExA visited the viewpoints in the following order: 3, 15, 5, 6, 8, 11, 14, 13, 12, 10, 9, 7, 2, 1 and 4. He then revisited viewpoints 3, 15, 5, 6, 8, 11 and 14 as views from these viewpoints in the morning were partially hampered by the mist. The Applicant's photomontages were used to assist the ExA with the visualisation of the Proposed Development from viewpoints 4 and 12.

The ExA notes that the location of viewpoint 13 as shown does not appear to correspond accurately with the associated photograph. It appears to the ExA that the photograph was taken further to the north along the footpath identified as North Leverton with Hablesthorpe BOAT15 where it intersects with another footpath.

As well as visiting the abovementioned viewpoints and footpaths, the ExA observed views towards the application site from in the vicinity of Bole Manor House, the Church of St Martin's in Bole, Segelocum Roman Village and West Burton Desereted Village to gain an appreciation of these heritage assets and their settings.

He also drove the proposed HGV route between the entrance to West Burton Power Station and the A631 and the route between Cottam Power Station and the entrance to West Burton Power Station, through the villages of Treswell, South Leverton, North Leverton with Hablesthorpe and Sturton le Steeple. He noted the nature of the roads and character of the villages.