

I Christopher Bond write both as a Land Agent for Bidwells in Norwich representing my clients affected by the proposed Sheringham Shoal and Dudgeon Offshore Windfarm Extension Projects and as a member of The Land Interest Group (LIG)

At the Issue Specific Hearing 2 on 20 January 2023, I raised the issue of the extent of the proposed survey areas within the DCO application as provided for in Article 16 of the Draft Development Consent Order and, specifically, how such survey areas could restrict my client's activities on such designated land and, thus, the need for these areas to be restricted if/when the DCO is granted. Specifically at 16(1) what is meant by: - enter on any land within the Order limits "or which may be affected by the authorised project" This appears to be a wide-ranging authority for the Applicant to enter my clients land without specific definition as to the extent of the land over which such survey rights would be exercisable, clearly an unacceptable position for a landowner. It is imperative that such survey rights are restricted in extent so that the future use of the land is not impacted and that the survey rights fall away if an alternative non-agricultural use of the land is planned.

As a result, the Inspector requested I provide details of this issue where my clients would be specifically affected by survey area restrictions, which I am providing below as follows.

- The land belonging to John Barnard (identification Number 20033228/sheet 34 of 40 of the Land Plan-Onshore) affected by the Projects adjoins Wymondham adjacent to the B1172 Road between Wymondham and Hethersett and, therefore, has prospects for development or alternative uses in the future. Hence the need to restrict the survey areas so as not to impede on any possible development or alternative use opportunities.
- The land belonging to Robert Barnard (identification Number 20033231/sheet 33 of 40 of the Land Plan-Onshore) affected by the Projects adjoins Wymondham and, therefore, has prospects for development or alternative uses in the future. Hence the need to restrict the survey areas so as not to impede on any possible development or alternative use opportunities.
- The land belonging to Peter Gowing & Partners (identification Number 20033227/sheet 34 of 40 of the Land Plan-Onshore) affected by the Projects relates to the Park Farm Hotel and buildings complex at Hethersett where expansion has taken place over the years. Hence the need to restrict the survey areas so as not to impede on any possible future expansion or development or alternative use opportunities.

While those clients referred to above are specific examples of my concerns over the possible extent of survey rights, any restrictions on land use due to the survey rights in connection with the Windfarm Extension Projects will be of concern to all my clients and I suggest all landowners affected by the Projects as it is impossible to predict when opportunities will arise for alternative uses of land apart from agriculture which may not involve development in the traditional sense, specific examples being the construction of solar farms or battery storage.

I hope I have explained the survey area issues clearly and they can be taken into account when considering the DCO application.