



The Planning Inspectorate

Application by Medworth CHP Limited for an Order Granting Development Consent for the Medworth Energy from Waste (EfW) Combined Heat and Power (CHP) Facility

Case reference: EN010110

Examining Authority's note of Unaccompanied Site Inspection (USI2) to which the Application relates

Further to the USI1 which was carried out by Examining Inspector Andre Pinto prior to the appointment of Inspector Claire Megginson as a member of the panel, Examining Inspectors Andre Pinto and Claire Megginson, the persons appointed as the Examining Authority (ExA) for the application for an Order Granting Development Consent for the Medworth EfW CHP Facility, undertook the inspection on 11, 13 and 14 April 2023.

The inspection was undertaken by car and on foot on public accessible land, including highways and public rights of way, therefore advance permission to enter land was not required. This allowed the inspections to be undertaken on an unaccompanied basis.

A route was planned having regard to issues raised in written representations and at hearings, enabling the ExA to obtain views of, and to become familiar with, the application site and the surrounding area, including the proposed location for the main EfW CHP facility site, the the proposed construction site and the proposed grid connection route up to the Walsoken Substation. In addition, the ExA had regard to the suggested locations put forward as Unaccompanied Site Inspections (USI) and Accompanied Site Inspections (ASI) as well as comments made about specific sites so far in the Examination process.

Further site inspections may be required and the notification of an ASI, if needed, will be provided in due course. This would include land where accompaniment is required for safety and related reasons; and land where specific features need to be drawn to the ExA's attention on an accompanied basis.

Particulars of the USI2

The USI was carried out over three days, either side of Issue Specific Hearing 2 (ISH2) and then after the Compulsory Acquisition Hearings 1 and 2 (CAH1 and CAH2).

Day 1: 11 April 2023

Weather: Dry with cloudy skies. The temperature was cold. Visibility: Good at all times.

The Inspection commenced at 10:00 and concluded at 14:30.

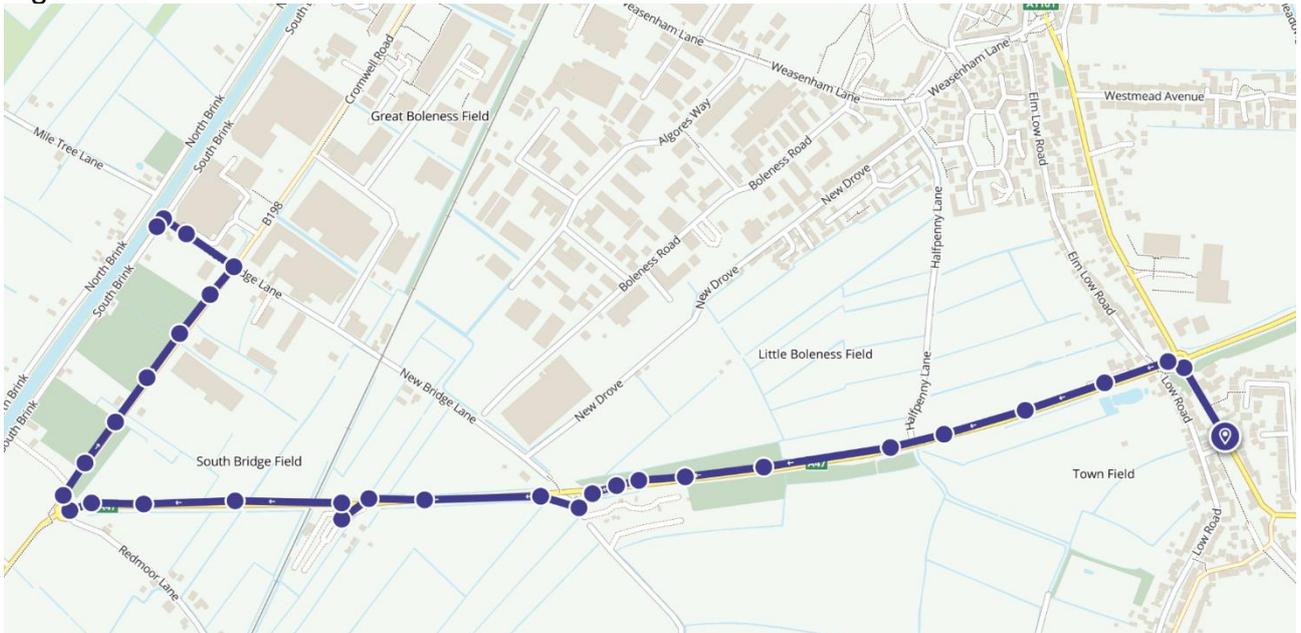
- i. The ExA began, by car, observing the visibility of the proposed development on the approach to Wisbech along the A47 eastbound from the South (Figure 1) as suggested by Cambridgeshire County Council (CCC) [PDA-007] as a USI.

Figure 1



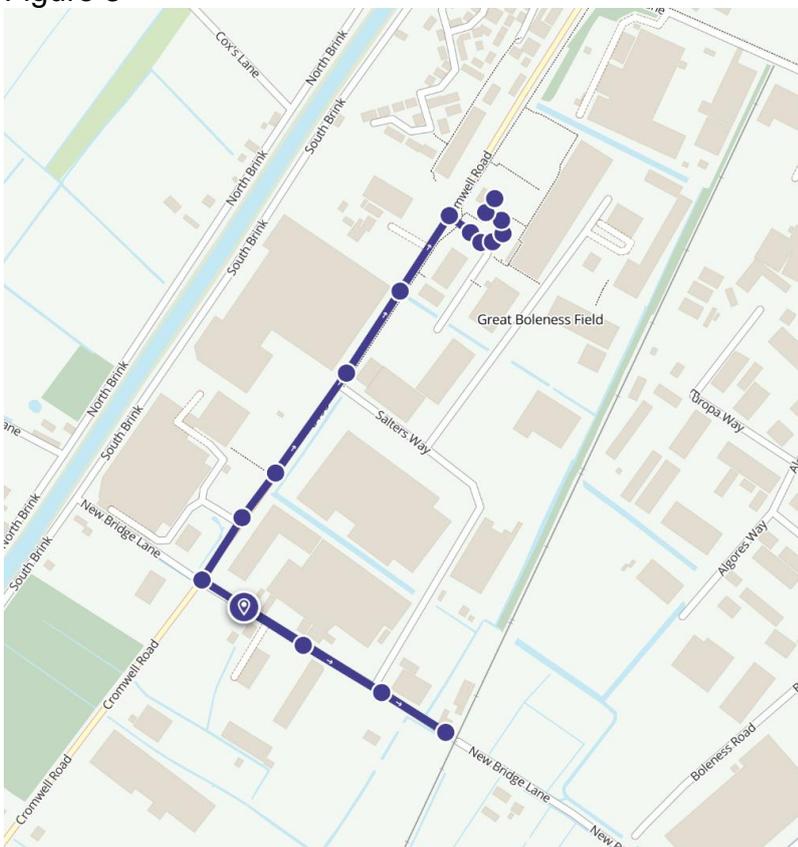
- ii. The ExA, by car and on foot, observed the application site from New Bridge Lane and Oakdale Place residential parks, south of the A47.
- iii. The ExA, by car, viewed the main access/exit route into the facility from the Redmoor Lane roundabout and Cromwell Road into New Bridge Lane as suggested by CCC [PDA-007] as a USI.
- iv. The ExA, on foot, viewed the River Nene from the junction of South Brink and New Bridge Lane to observe the flood plain, flood gates and proximity of the site to the river as suggested by CCC [PDA-007] as a USI (Figure 2).

Figure 2



- v. The ExA walked along New Bridge Lane, viewing the application site to the North and viewed the route for the proposed railway and its proximity to the application site as suggested by CCC [PDA-007] as a USI.
- vi. The ExA, on foot, viewed the application site from Cromwell Road Commercial Zone/Wisbech Retail Park, including Lidl, Costa, Farmfoods etc as suggested by CCC [PDA-007] as a USI. (Figure 3)

Figure 3



- vii. The ExA, by car, travelled via Weasenham Lane in order to observe the application site from this vantage point and to view the route that construction traffic will take as suggested by CCC [PDA-007] as a USI.
- viii. The ExA, by car, travelled to the application site, along Algores Way, stopping at The Helping Hands Disability Group, Riverside Meadows Specialist Academy and Cambrian Specialist Education School to view the application site from these locations as suggested by CCC [PDA-007] as ASI. Whilst these locations were suggested as ASI, the ExA considered that the application site could be viewed from public land adjacent to these locations and therefore included them within the USI.
- ix. The ExA, on foot, viewed the application site from Algores Way (Figure 4)

Figure 4



- x. The ExA, by car, travelled along Algores Way, Weasenham Lane and Boleness Road to view the field adjacent to Lineage Logistics on foot, where the construction workers car park is proposed as suggested by CCC [PDA-007] as a USI and to view the application site in the context of the Lineage building.

- xi. The ExA, by car, travelled along New Drove to view the application site in the context of the Lineage building as suggested by CCC [PDA-007] as a USI.
- xii. The ExA viewed the application site from Heron Road open space as suggested by CCC [PDA-007] as a USI (Figure 5).

Figure 5



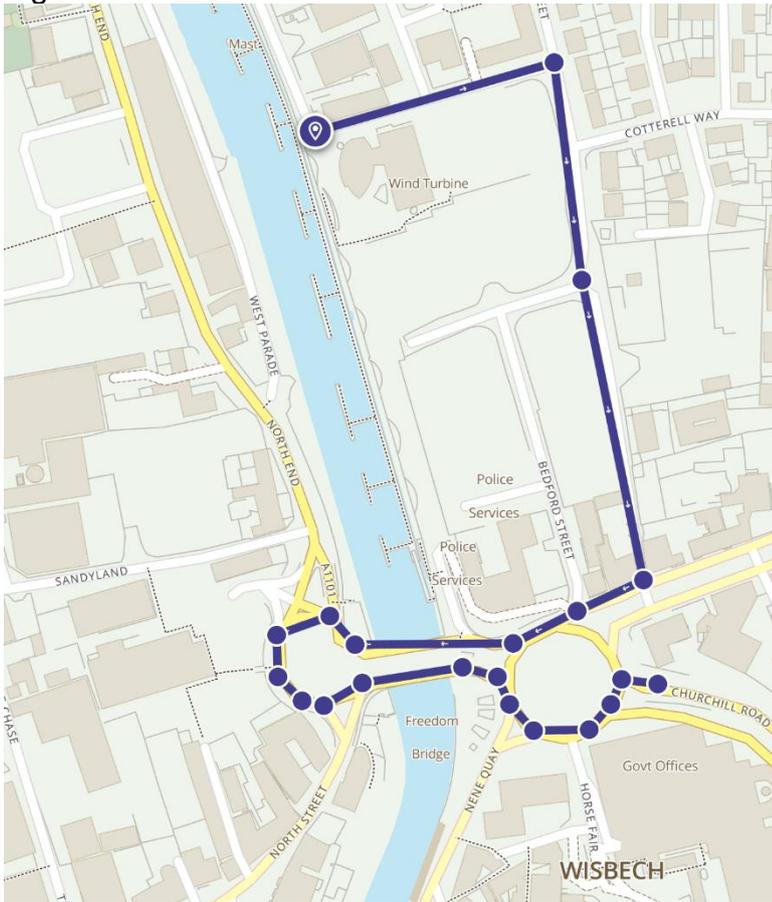
Day 2: 13 April 2023

Weather: Rainy with cloudy skies. The temperature was cold. Visibility: Good.

The Inspection commenced at 17:15 and concluded at 18:30.

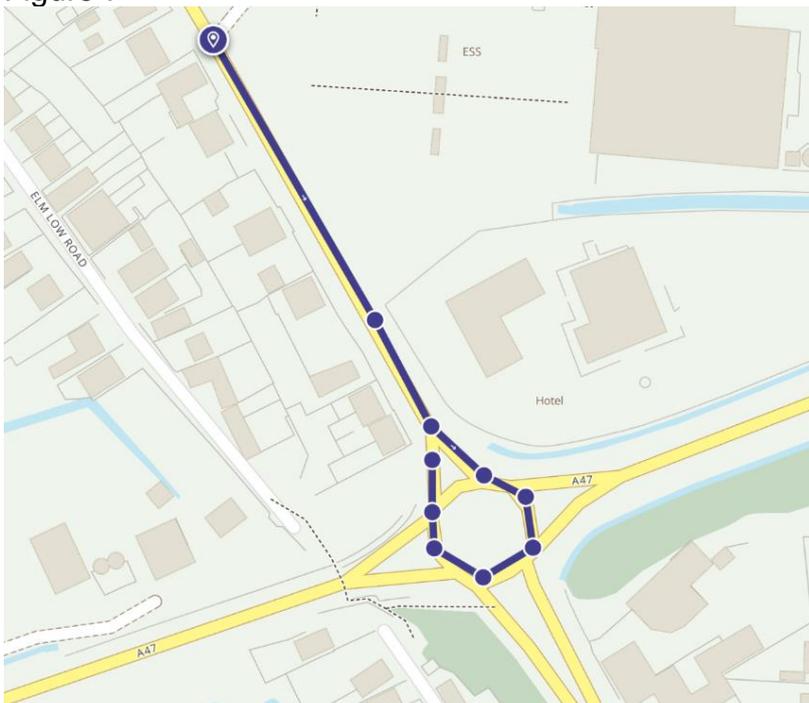
- i. The ExA, on foot, began by observing the A1101 from Freedom Bridge as suggested by Cambridgeshire County Council (CCC) [PDA-007] and Virginia Bucknor [PDA-101] as an ASI. The applicants response to the request for this location to be an ASI was to state that the applicant is not proposing to transport waste through the centre of Wisbech. The ExA chose to view this location as a USI (Figure 6)

Figure 6



- ii. The ExA, by car then observed the traffic at Elm Hall Roundabout as suggested by Cambridgeshire County Council (CCC) [PDA-007]. In addition, both Freedom Bridge, Redmoor Lane Roundabout and Elm Hall Roundabout were observed by the ExA a number of times, at different times of the day throughout 11, 12, 13 and 14 April 2023 (Figure 7).

Figure 7



Day 3: 14 April 2023

Weather: Dry with cloudy skies. The temperature was cold. Visibility: Good at all times.

The Inspection commenced at 09:40 and concluded at 13:30.

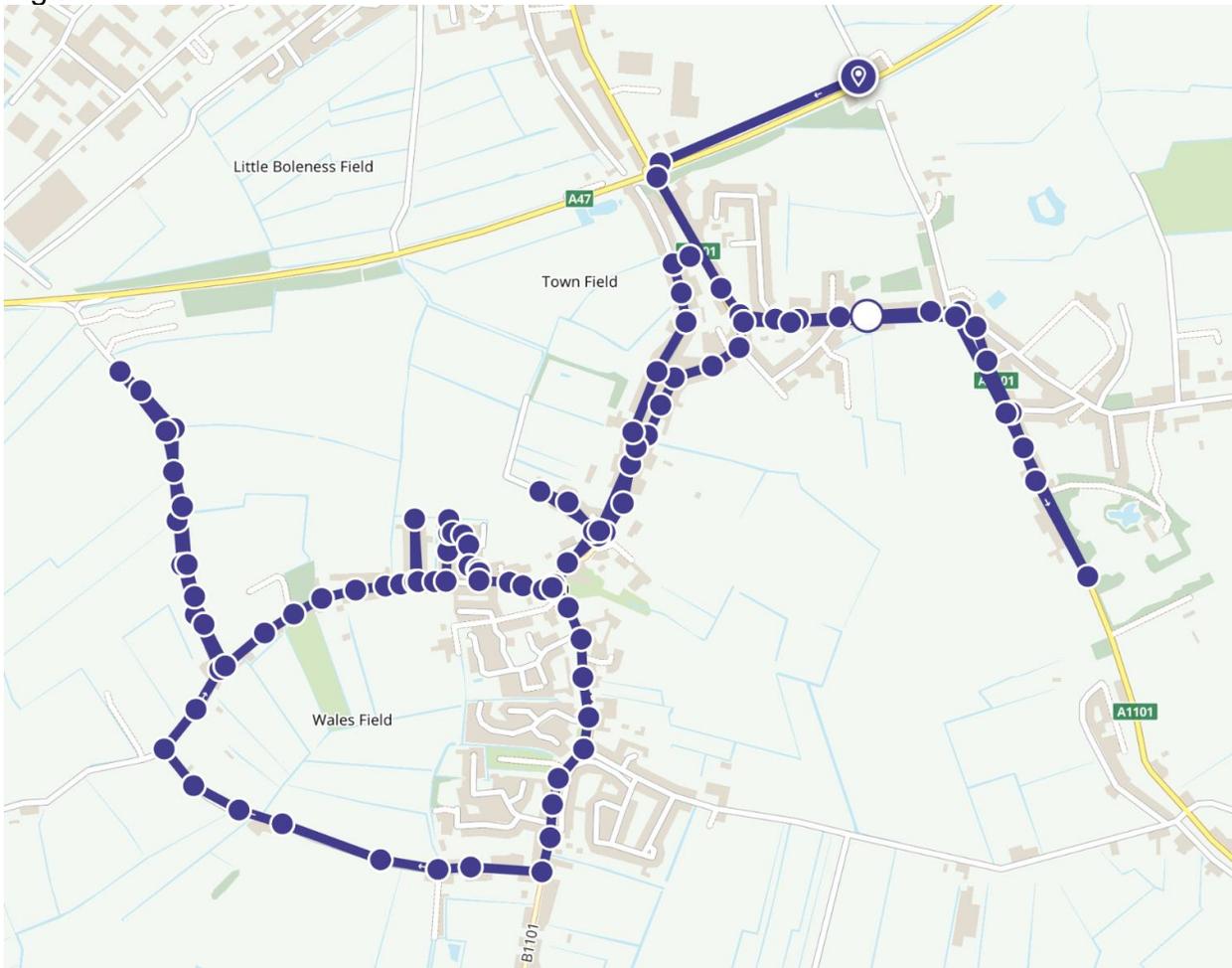
- i. The ExA, by car, travelled eastbound along the A47 up to the Walsoken Substation and viewed the easement corridor of the A47 where the grid connection would be routed and the grid connection to the Walsoken substation from the A47 as requested by Norfolk County Council (NCC) [PDA-009] as an ASI.
- ii. The ExA stopped at Walsoken Substation and observed the point of the grid connection and adjacent residential properties on foot (Figure 8).

Figure 8



- iii. The ExA, by car, travelled throughout the local communities to the southeast of the application site as indicated on Figure 9, to appreciate the extent of views towards the application site. This included the locations within and between the villages of Emneth (Low Road/Outwell Road), Elm (Wales Bank/Limes Avenue/All Saints Close) and Begdale (Redmoor Lane/Begdale Road) including public rights of way as suggested by CCC [PDA-007] as a USI.

Figure 9



- iv. The ExA, by car, travelled along Redmoor Lane to Redmoor Lane roundabout to appreciate the extent of the views towards the application site (Figure 10) as suggested by CCC [PDA-007] as a USI.
- v. The ExA, by car and on foot, travelled along Halfpenny Lane to appreciate the extent of the views towards the application site as suggested by CCC [PDA-007] as a USI (Figure 11).

Figure 10

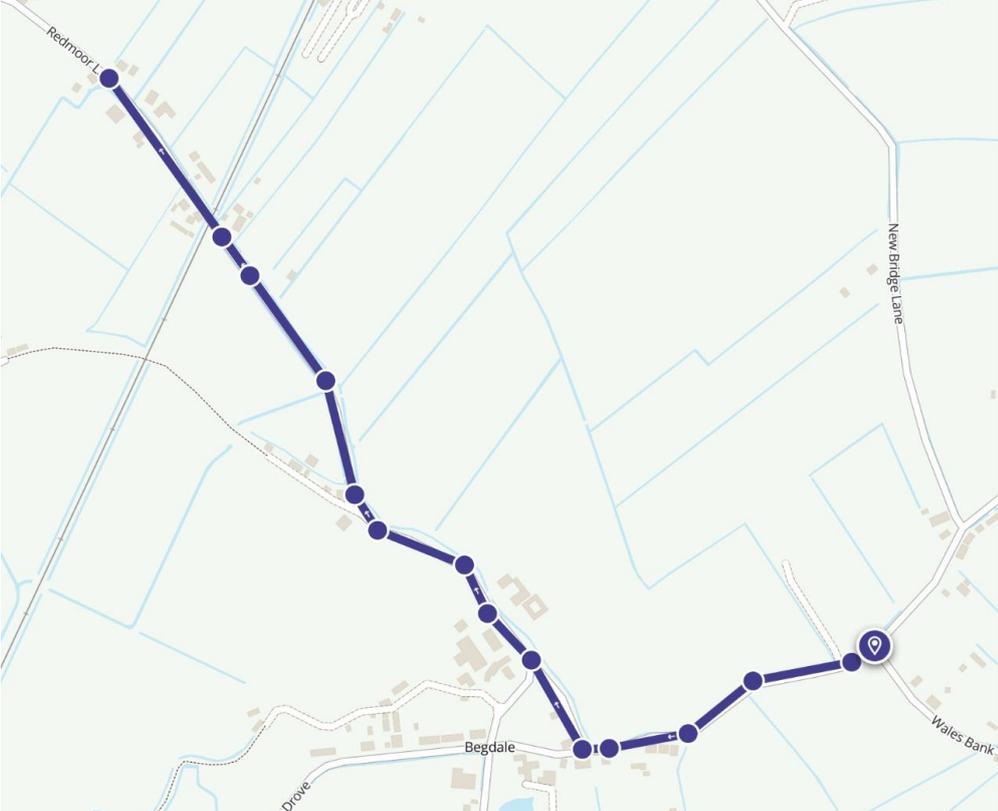
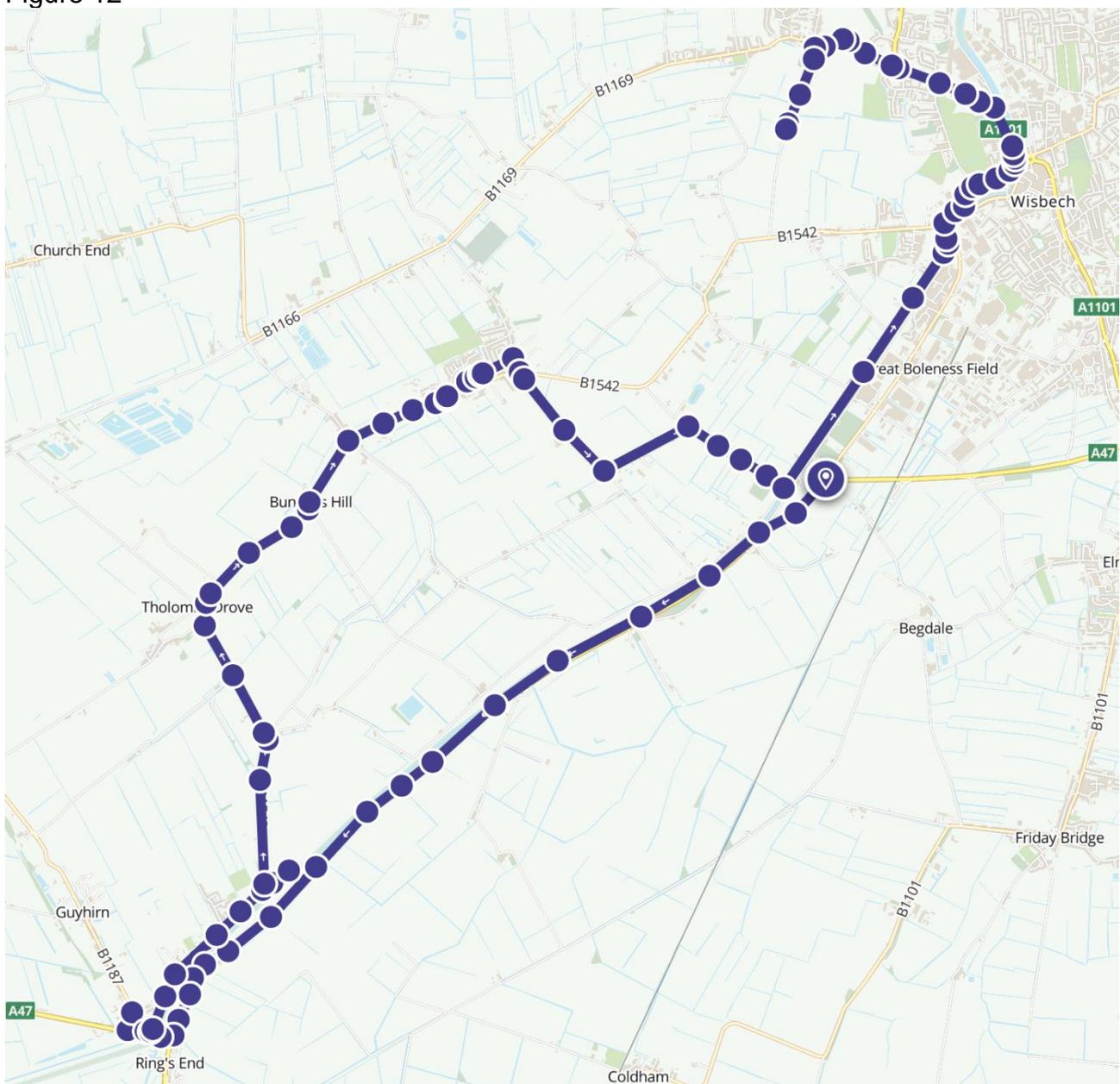


Figure 11



- vi. The Exa, by car, travelled along the A47 towards Guyhirn Roundabout to observe the traffic use on the carriageway as suggested by CCC [PDA-007] as a USI.
- vii. The ExA, on foot, walked along the Nene Way public right of way, entering from Selwyn Corner, Guyhirn and observed the application site as suggested by CCC [PDA-007] as a USI.
- viii. The ExA, travelled by car and observed the application site from Guyhirn to Wisbech St Mary and walked around the church at Wisbech St Mary as suggested by CCC [PDA-007] as a USI.
- ix. The ExA, by car, travelled along Bevis Lane, Cross Lane, Lords Lane and North Brink and observed the application site as suggested by CCC [PDA-007] as a USI.
- x. The ExA ended the site visit on foot, observing the application site from The Still public right of way south of Leverington as suggested by CCC [PDA-007] as a USI (Figure 12)

Figure 12



END OF USI2