

## **Application by Gate Burton Energy Park Limited for an Order Granting Development Consent for the Gate Burton Energy Park**

**Case Reference: EN010131**

### **Examining Authority's Record of an Unaccompanied Site Inspection 1 on Wednesday 3 and Thursday 4 May 2023**

#### **Background**

1. As Examining Authority (ExA) I undertook my first Unaccompanied Site Inspection (USI) to support my preparation for the forthcoming examination of the application by Gate Burton Energy Park Limited for the proposed Gate Burton Energy Park, over two days on Wednesday 3 and Thursday 4 May 2023.
2. The inspection was undertaken from publicly accessible land including highways and public rights of way. No access to private land, including that forming part of the application site, was sought and therefore advance permission to enter land was not required. This allowed for the inspection to be undertaken on an unaccompanied basis.
3. I undertook the inspection on my own. No Interested Parties or other persons were encountered during my inspection.
4. My inspection was primarily undertaken by car, driving the surrounding roads and stopping at various viewpoints to view or walk to take in particular points. A rough general route is highlighted on the attached map.
5. Further site inspections may be required. Site inspection programmes will be discussed at the PM to be held in due course. The Applicant, Interested Parties and Other Persons (if any) will be provided with an opportunity to comment on my proposed approach to site inspections and to also nominate site inspection locations. An opportunity will be provided, in due course, to propose site inspections of private land; land where accompaniment is required for safety and related reasons; and land where specific features need to be drawn to my attention on an accompanied basis, known as Accompanied Site Inspections (ASI).

#### **Particulars of the Inspection**

6. The purpose of the inspection was for me to become familiar with the Proposed Development site and surrounding area. My inspection commenced on Wednesday 3 May 2023 at approximately 15:00 hours and concluded for that day at approximately 18:30 hours and recommenced on Thursday 4 May 2023 at approximately 09:30 and concluded at approximately 12:30.

7. The weather was generally bright, sunny, dry and visibility was good on both days. I followed a route to take account of the various viewpoints (VP) and HGV routing in the assessment of the Environmental Statement accompanying the application. A general routing is illustrated on the attached plan.
8. The details of the general route and some broad commentary is provided in the following bullet points.
  - I commenced the visit at and around Gate Burton, viewing from the A156 and also went into Clay Lane and VP3 and 16.
  - I travelled north on the A156 and stopped and noted the proposed main access point VP13. Taking in the general landform, landscaping, vegetation and field boundaries
  - I continued north until Lea and then turned east and south and went along Willingham Road towards Knaith Park. (following the HGV route).
  - I drove west along station road and back towards Knaith to see the northerly areas of the Proposed Development site, noting LCC5, LCC8, VP12 and LCC7. And returned along the same route to Lea on the A156 to re-join my original route on Willingham Road.
  - I followed the B1241 Kexby Lane noting the Proposed Development site areas on either side of the road and the proposed access locations noting VP11 and VP10.
  - I continued until Kexby and turned south on Willingham Road down to Willingham by Stow where I viewed the proposed access point, noting VP20 and VP19. I took the B1241 south to Stow to take in LCC6, C3 and VP6 then returned to Willingham by Stow and continued on my circular route around the Proposed Development site.
  - I continued south along Marton Road taking in VP9 and C2 and where, just after the main 90 degree bend I noted the proposed access point. Stopping to gain views of the Proposed Development site and taking in VP8, 18 and LCC1.
  - I continued west along this road noting the Proposed Development site to the north noting VP17. Willmington Road continued crossing the rail line at VP4 and on until its junction with the A156.

**That concluded my Inspection for Wednesday 3 May 2023 at approximately 18:30**

**I recommenced my Inspection on Thursday 4 May 2023 at approximately 09:30**

- I drove into Marton on the A156 and took the A1500 east (noting LCC9 and VP5 and stopping where the grid connection corridor crosses the A1500) to visit the longer views and potential cumulative views identified as viewpoint 7 and C4 and continuing

north through Ingham to C5. Returning to Marton on the same route.

- I then proceeded south on the A156 (stopping just outside Marton where the grid connection corridor crosses the A156 to view back towards Marton and westward towards Cottam Power Station) until its junction with the A57 which I took west following the proposed HGV route.
- From the A57 I took Laneham Road north, Cottam Road and Headstead Bank to view the crossing points of the connection corridor and HGV route and the identified viewpoints on route including VP21 and VP22. At Rampton junction with Laneham Road I detoured into Rampton to see VP23.

**Unaccompanied Site Inspection 1 concluded at approximately 12:30**

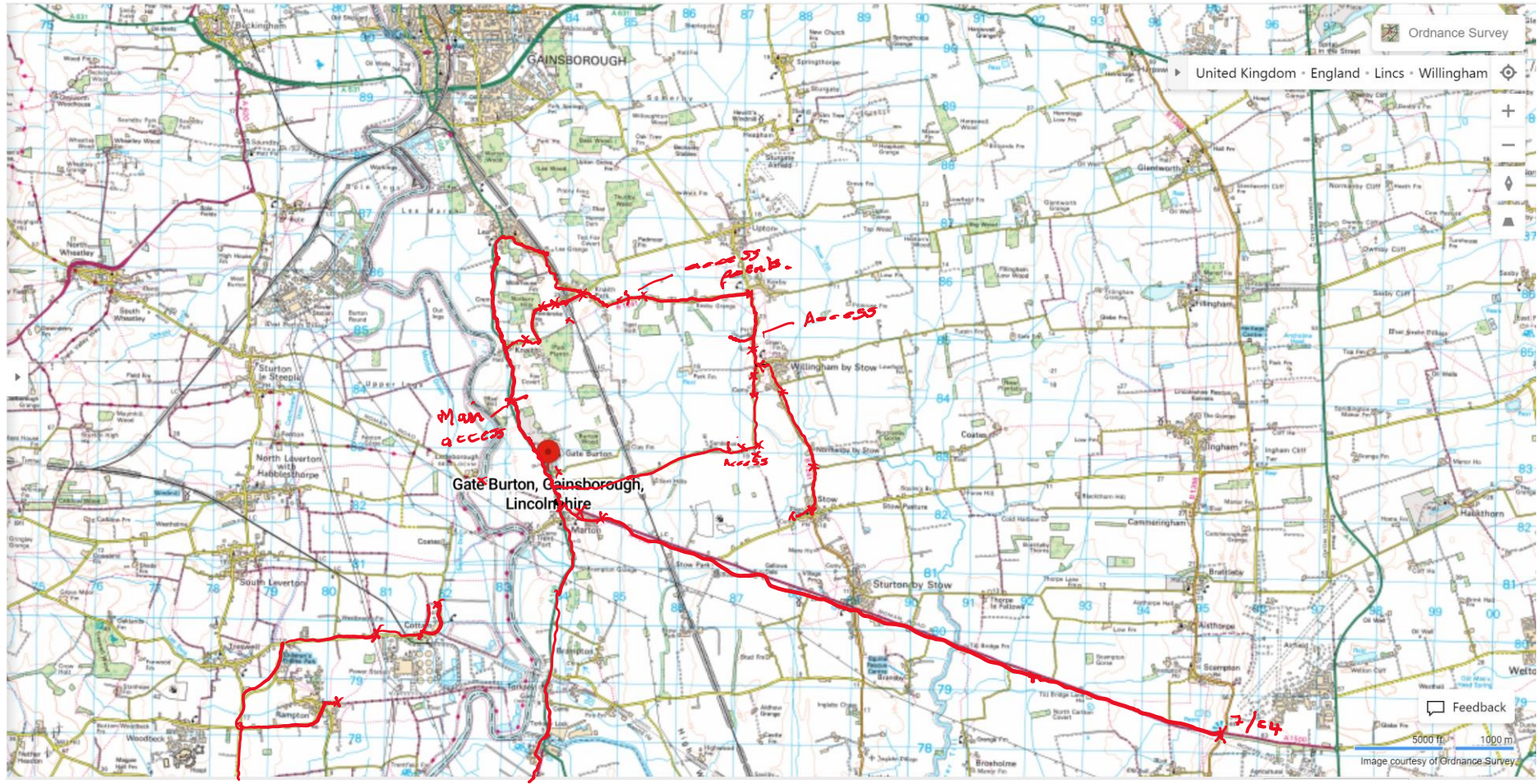
### **Conclusion**

9. I have familiarised myself with the area and the Proposed Development site, the proximity of the various settlements in its vicinity, existing roads and the surrounding area, including the landscape, various features, woodland blocks, hedgerows, field boundary treatments and general landform etc.
10. I did not walk along all the various existing public footpaths but noted their locations. I would anticipate visiting these routes during the course of the Examination. I may visit these routes on an unaccompanied basis since I would be using public rights of way.

*Kenneth Stone*

Kenneth Stone

**Examining Authority**



UP FROM  
A57

DOWN TO  
A57

Main  
access

Access

Access

Access

7/24

Gate Burton, Gainsborough,  
Lincolnshire

Ordnance Survey

United Kingdom · England · Lincs · Willingham

Image courtesy of Ordnance Survey