

## **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 2 on Monday 18 and Tuesday 19 December 2023**

#### **Background**

1. As Examining Authority (ExA) I undertook my second Unaccompanied Site Inspection (USI) to support my ongoing Examination of the application by Gate Burton Energy Park Limited for the proposed Gate Burton Energy Park, over two days on Monday 18 and Tuesday 19 December 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.
5. The Site Inspection was undertaken to provide me with an opportunity to view the additional land and effects resultant from the Applicants Change Request, to ensure that I had visited all the sites requested to do so by Interested Parties, to provide a winter view of a number of the viewpoints previously viewed at my USI 1 and to visit the general locations of the other NSIP Schemes in the locality.

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

6. The purpose of the inspection was for me to ensure I was familiar with the Proposed Development site and surrounding area. My inspection commenced on Monday 18 December 2023 at approximately 13:30 hours and concluded for that day at approximately 15:30 hours and recommenced on Tuesday 19 December 2023 at approximately 09:30 and concluded at approximately 13:30.
7. On Monday the 18 December the sky was overcast but with breaks in the cloud, however it was bright and visibility was good. It had obviously been raining heavily over the previous period as there was significant areas of

standing water on day 1 when I visited the area around Torksey Ferry Road. I followed the route of Torksey Street along Torksey Ferry Road and then Traversed the Length of Torksey Ferry Road up to the River Trent. I viewed the Additional land on either side of Torksey Ferry Road and the general environment taking note of the relationship with Cottam Power Station and the general landscape character and features in the area, including the Scheduled monument Fleet Plantation Moated Site.

**I concluded my Inspection for Monday 18 December 2023 at approximately 15:30**

**I recommenced my Inspection on Tuesday 19 December 2023 at approximately 09:30**

8. On Tuesday 19 December the sky was heavily overcast and the visit started in light rain, albeit visibility was still reasonable. During the morning conditions improved with lightening skies and improving visibility, which towards late morning early afternoon visibility was good.
9. I drove to the main Solar and Energy Storage Park section of the Proposed Development and undertook a general circular route around the site stopping to view at various viewpoints. I also visited the Cumulative viewpoints identified in the ES as points C1 – C5 in the Environmental Statement to review the relationships with the other NSIPs.
10. Following that general re-familiarisation and review of various Viewpoints (to include those previously visited to contrast giving winter views) from USI 1 I drove to the general locations of Tillbridge, Cottam and West Burton National Significant Infrastructure Project site locations and familiarised myself with their general locations and had regard to their proximity to the Gate Burton Site.

**Unaccompanied Site Inspection 2 concluded at approximately 13:30 on 19 December 2023**

### **Conclusion**

11. I familiarised myself with the area of the additional land the subject of the Change request, reviewed the Proposed Development site in winter views, including 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. I also familiarised myself with the relationship with the Proposed Development site and the other NSIP developments in the locality and various features and landscape.

*Kenneth Stone*

**Examining Authority**