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Your Ref:

Mr Mackay
By email only

Our Ref: EN010077

Date: 22 November 2019

Dear Mr Mackay

Planning Act 2008 (as amended) – Section 51

Application by ScottishPower Renewables for an Order Granting Development Consent for the East Anglia ONE North Offshore Wind Farm

Advice following issue of decision to accept the application for examination

On 22 November 2019 the Secretary of State decided that the application for the above project satisfied the acceptance tests under section 55 of the Planning Act 2008 (PA2008). The Planning Inspectorate's acceptance checklist and the application documents have been published and made available on the project page of our website.

In undertaking checks at the acceptance stage, the Inspectorate has made some initial observations in relation to the application. This letter comprises advice to the Applicant provided under section 51 of the PA2008 in respect of these initial observations. The Applicant should pay attention to its content and consider how appropriate action might be taken in response.

Consultees identified on a precautionary basis

Given the individual circumstances of this case, the Planning Inspectorate advises taking a precautionary approach to consultation under s42(1)(a) of PA2008 to ensure that all persons potentially affected by, or potentially likely to have an interest in the application are given the opportunity to participate fully in the Examination of the application. On this basis, the Applicant may wish to serve notice on the bodies listed in Box 6 of the section 55 checklist when it serves notice of the accepted application under s56(2)(a) of the PA2008; unless there is a specific justification why this is not necessary.

Minor errors and omissions

There are minor errors and omissions, as reflected in Box 30 of the acceptance checklist.

The Land Plans and Book of Reference (BoR)

It is noted in the checklist (Box 30, Regulation 5(2)(i)) that there are some discrepancies in Part 1 of the BoR in relation to 'Description of Land'. Further guidance on this issue can be found in DCLG's Planning Act 2008 Guidance related to procedures for the compulsory acquisition of land (Annex C and D).

The Applicant is advised to carry out a full check of the BoR to ensure all information provided is complete and accurate. An introduction to the document may aid the reader. Although this is not formally required to comply with the legislation or Guidance, such an introduction has been included in some recent applications. Please provide updated Land Plans which include:

- The names of all relevant landmarks described in Column 2 ('Extent of acquisition or use') of the BoR (e.g. Sizewell Estate, Sizewell Gap, Grimsey's Lane, Blackheath Estate, Redhouse Farm and Knodishall Hall) should also be shown on the relevant Sheets of the Land Plans.
- Road names on the Land Plans to assist the identification of land should be shown more clearly.
- Larger and clearer landmarks on the relevant Sheets of the Land Plans.
- The same map base as the other submitted plans and sheet layout. (It was noted in the checklist that the Land Plans have used a different map base to the other submitted plans, and this makes comparison between the Land Plans and the other submitted plans more difficult than it needs to be.)
- Additional insets. (It was noted in the checklist that Plots 18, 91 and 126 would benefit from being shown on an inset plan.)
- Corrected Plot number for inset 9.4.

Works Plan (Onshore)

Please provide updated Works Plans (Onshore) where the tones used to identify Works are sufficiently translucent to enable underlying features to be fully discerned.

Submission of updated documents

With regard to the issues identified above, it would be helpful and assist the examination process if any other information, clarification documents or amendments made to the application documents were submitted to the Planning Inspectorate as soon as possible to assist those who may benefit from their publication whilst preparing Relevant Representations.

Please pay close attention to the advice set out in this letter and act on it accordingly. This will contribute towards a more efficient examination and give any future Examining Authority comfort that the documentation is complete and accurate.

We trust you find this advice helpful, however if you have any queries on these matters please do not hesitate to contact our office using the contact details at the head of this letter.

Yours sincerely

Kate Mignano

Kate Mignano
Case Manager

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