



Development Consent Application: East Anglia ONE North Offshore Wind Farm (Case Ref: EN010077)

Development Consent Application: East Anglia TWO Offshore Wind Farm (Case Ref: EN010078)

Examining Authorities' Note of Unaccompanied Inspections of Sites Undertaken 20 and 21 January 2020 (USI1)

Background

The Examining Authorities (ExAs) undertook their first unaccompanied site inspections (USI1) on the afternoon of 20 January 2020 and on 21 January 2020 to support their forthcoming examinations of applications for development consent for the proposed East Anglia ONE North and East Anglia TWO Offshore Wind Farms (the applications). In the interests of efficiency, the ExAs decided to commence their programme of unaccompanied inspections before the Preliminary Meetings.

Inspections were undertaken from publicly accessible land including highways and public rights of way. No access was required to private land, so advance permission to enter land was not required and these inspections could be undertaken on an unaccompanied basis.

The first unaccompanied inspections are recorded in this note, the purpose of which is to inform the Applicant, Interested Parties (IPs) and other persons of actions already taken by the ExAs. As all of the locations inspected were affected by both applications, a single note has been produced. It is endorsed with the yellow and blue icon used to identify materially identical documentation in accordance with the ExAs' procedural decisions on document management of 23 December 2019¹. Whilst for completeness of the record this note has been published to the Examination Libraries for both applications, if it is read in one library, there is no need to read it again in the second library.

Further site inspections will be required. The site inspection programmes will be discussed at the Preliminary Meetings (PMs) to be held in due course. The Applicant, IPs and other persons will be provided with an opportunity to provide comments to the ExAs on the approach that they should take to site inspections and to nominate site inspection locations. An opportunity will be provided to propose inspections of private land, land where accompaniment is required for safety and related reasons and land where specific features need to be drawn to the ExAs' attention on an accompanied basis – known as accompanied site inspections (ASIs).

Before agreeing to site inspections at any particular location, the ExAs will consider the degree to which it is necessary to visit a site that has been nominated for an inspection to inform them about the application. They may decide not to visit

¹ The ExA's procedural decision of 23 December 2019 made in respect of the application for [East Anglia ONE North](#) can be seen here at Annex B. The ExA's identical procedural decision of 23 December 2019 made in respect of the application for [East Anglia TWO](#) can be seen here, also at Annex B.



nominated locations where they consider that it is not necessary to see the features to be observed there. They may decide not to hold an ASI if all relevant features can be observed and understood from locations in the public domain.

Arrangements for any ASIs will be included in the ExAs' Examination Timetables and procedural decisions to be issued after the PMs. USIs may be carried out by the ExAs as required to inform them and without notice. However, if further USIs are carried out, further inspection notes will be published.

Particulars of the Inspections

The inspections were undertaken by the ExAs consisting of: Rynd Smith (Panel Lead), Mike Harris, Caroline Jones, Jessica Powis and Guy Rigby. The purpose of the inspections was for the ExAs to become familiar with:

- land proposed to form parts of the applications' sites onshore;
- local features, including but not limited to roads, topography, landmarks, settlements etc within the applications' sites and their settings;
- views of the proposed grid connection works sites;
- views of the proposed cable alignment works sites; and
- views of the proposed landfall areas.

The inspections were carried out over two days.

Day 1: 20 January 2020 - The main inspections were undertaken on foot commencing at 13:30. Weather conditions were dry and sunny with excellent visibility. This was adequate to appreciate views of the wider area and the context of the cable alignment works, grid connection works and substation works sites in and around Friston and Knodishall. The inspection concluded at 16:40. Journeys to and between inspection locations by car also enabled the ExAs to observe additional elements of the proposed applications' sites and settings.

Day 2: 21 January 2020 - The main inspections were again undertaken on foot commencing at 08:30. Weather conditions were dry with clear skies and excellent visibility. This was adequate to appreciate views of the wider area and the context of the works together with details of the cable landing areas in Thorpeness and cable alignment works in the Sizewell area together with the cable alignment works. The inspection concluded at 14:15. Journeys to and between inspection locations by car also enabled the ExAs to observe additional elements of the proposed applications' sites and settings.

The individual locations inspected over both days and the purposes of those inspections are recorded below with route maps provided at **Annex A**. Route numbers as shown on the maps are set out below.

Reference to Environmental Statement View Points (ES VP) is taken to be to Figures 28.5 and 29.4 for seascape and onshore receptors (Examination Library references APP-319 and APP-394 respectively); these references are common to both applications.



Day 1 (20 January 2020):

The approach by car enabled the ExAs to view proposed junction works between the A12 and A1094 at Friday Street, between Stratford St Andrew and Benhall Green. The ExAs then drove along Church Road northwards from Snape towards Sternfield, observing the setting from the proposed transmission connection works from the west and approaching the works' site from Red Lane and Redbarn Lane.

Inspection 1.4 viewed the following on foot:

- Friston Hall Cottages
- Westernmost extent of grid connection works site/red line boundary (RLB)
- Bunded water storage west of Friston Hall

Location(s)	Relevant Observations	ES VP (where applicable)
Entered Redbarn Lane at its northern junction with Red Lane/Kiln Lane by car. Parked at point ① on Annex A map 1.4. Walked south to Friston Hall Cottages.	Views across the RLB into proposed transmission connection works. Bunded water storage west of Friston Hall.	

The ExAs then proceeded by car via Kiln Lane to Saxmundham Road, crossing the proposed works' site in a south easterly direction before entering and viewing the village of Friston, then driving along Grove Road and School Road to obtain further views of the interior of the works' site, before taking Church Road to park south of Knodishall Church.

Inspection 1.3 viewed the following on foot:

- Environs of Knodishall and Friston
- Proposed cable alignment works
- Proposed grid connection works
- Proposed substation works
- General location of properties
- St Mary the Virgin church
- Setting of listed buildings
- Affected public rights of way

Location(s)	Relevant Observations	ES VP (where applicable)
Parked at point ② on Annex A map 1.3. Walked southwards along Church Road crossing School Road, The Old School, then southwards on public footpath.	Environs of Knodishall. Northernmost extent of grid connection works/RLB. Easternmost extent of grid connection works/RLB.	SLVIA VP11 Illustrative VPC



Location(s)	Relevant Observations	ES VP (where applicable)
Walked eastwards on public footpath towards Church Road, Friston.	Setting of St Mary the Virgin, Friston. General location of properties.	SLVIA VP7 SLVIA VP4 SLVIA VP2
Walked northwards past Woodside Barn Cottages and Friston House towards Fristonmoor and Moor Farm.	Setting of listed buildings. Proposed substation works site. General location of properties.	SLVIA VP1 SLVIA VP5
Walked southwards past Little Moor Farm and towards Woodside Farm.	Proposed substation works site Northernmost extent of grid connection works.	
Walked via Grove Road, Manor Farm and School Road returning to Church Road, Knodishall.	Grid connection works. Southeastern extent of grid connection works site/RLB. Grove Wood.	SLVIA VP14

Following conclusion of Inspection (1.3), the ExAs then passed through the A1094 intersection with the B1069, where works are also proposed.

Day 2 (21 January 2020):

Inspection 1.1 viewed the following on foot:

- Heritage Coast
- Suffolk Coast & Heaths Area of Outstanding Natural Beauty
- Leiston-Aldeburgh SSSI
- Sandlings SPA
- Views towards Sizewell Marshes SSSI

Location(s)	Relevant Observations	ES VP (where applicable)
Commenced in Thorpeness at location ③ on map 1.1 in Annex A. Walked to cable landfall at Thorpeness beach.	Beach including existing cliff defences. Thorpeness Common.	
Walked north across landfall area to Sizewell along Suffolk Coast Path.	General seascape. General location of properties including Ness House.	SLVIA VP10 SLVIA VP11
Walked from Sizewell to Crown Farm via Sandy Lane and Lover's Lane.	Environs of Sizewell A & B. Existing sub-station infrastructure associated with Galloper and Greater Gabbard offshore wind farms (OWFs) Broom Covert site. Vegetated boundaries to Lover's Lane & Sizewell Road.	



Location(s)	Relevant Observations	ES VP (where applicable)
Walked from Halfway Cottages to Thorpeness via track to Dower House and Thorpeness Common.	Significant elements of proposed cable works areas. SPA. SSSI.	

The ExAs then proceeded by car via the B1353 from Thorpeness to Aldringham, obtaining views to the north and south at the crossing point between that road and the proposed cable alignments.

Inspection 1.2 viewed the following on foot:

- Hundred River Valley Special Landscape Area
- Views towards Suffolk Coast & Heaths Area of Outstanding Natural Beauty
- Views towards designated ancient woodland

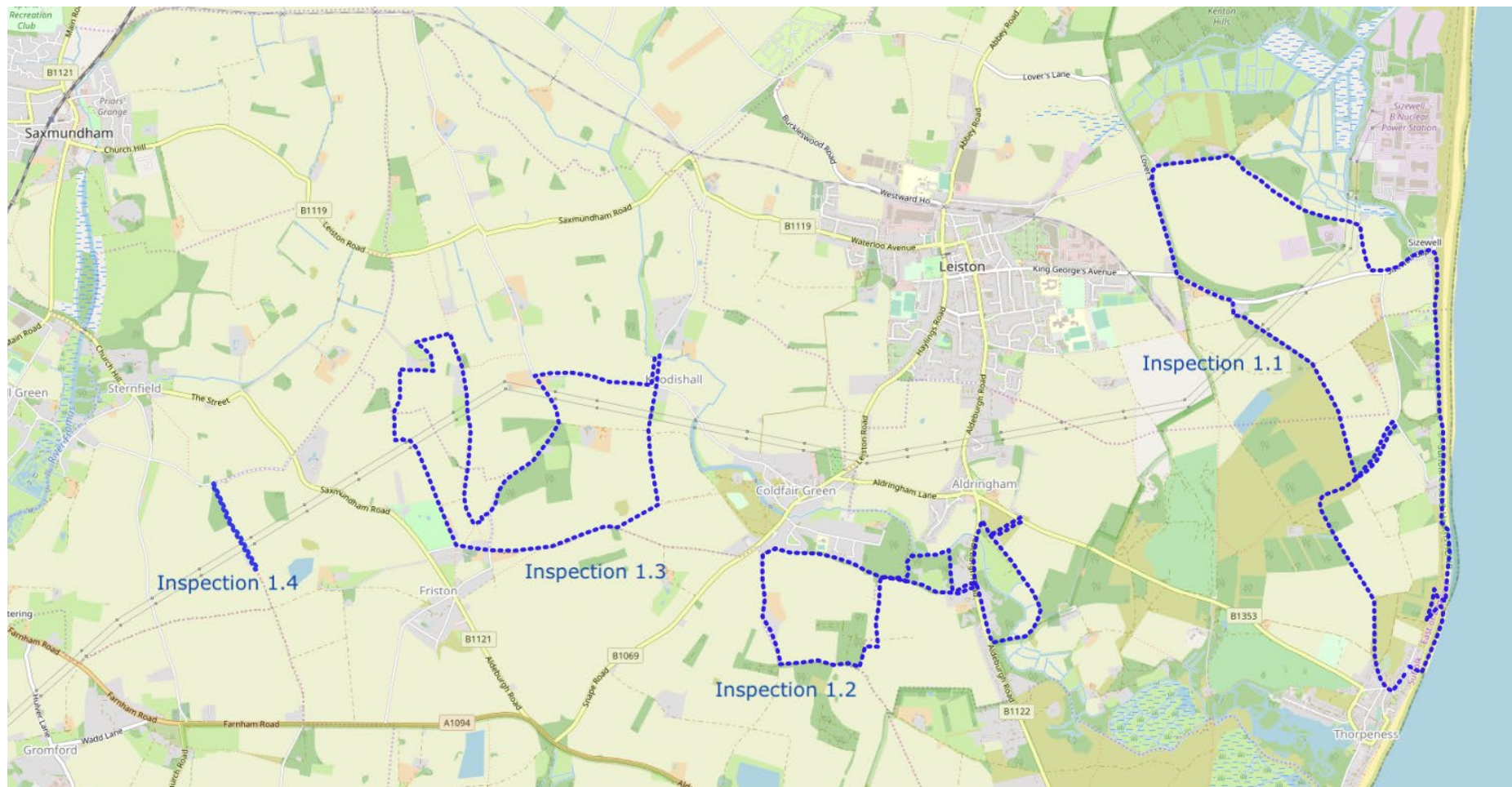
Location(s)	Relevant Observations	ES VP (where applicable)
Parked at point ④ on map 1.2 in Annex A on the B1353. Walked rights of way via Saint Andrew's Church to Fitches Lane.	Hundred River. Cable crossing point of B1353. Cable alignment in agricultural land. Cable crossing point of B1122	
Fitches Lane to junction of Sloe Lane/Snape Road and woodland and open land rights of way.	Raidsend woodland. Round Covert. Portobella Covert. Five Acre Pickle. Four crossings of the proposed cable alignments.	
Fitches Lane (south of Coldfair Green) to B1122 (Aldeburgh Road)	Residential properties fronting Fitches Lane.	
B1122 (Aldeburgh Road) to B1353	Environs of Aldringham Court Bridge over Hundred River	Illustrative Viewpoint A



Annex A

USI1 Key Plan

Routes of Inspections on Foot



Base Map Source: © [Open Street Map](https://www.openstreetmap.org/) Contributors (EPSG: 3857 – WGS 84) via QGIS (January 2020) Do not scale.

ExA's Note of Unaccompanied Inspection of Sites
Inspection 1: 20 and 21 January 2020



Key to Plan Notations



Land within the red line boundary (RLB) for East Anglia ONE North



Land marked cross hatched is within the RLB for both applications



Land within the RLB for East Anglia TWO

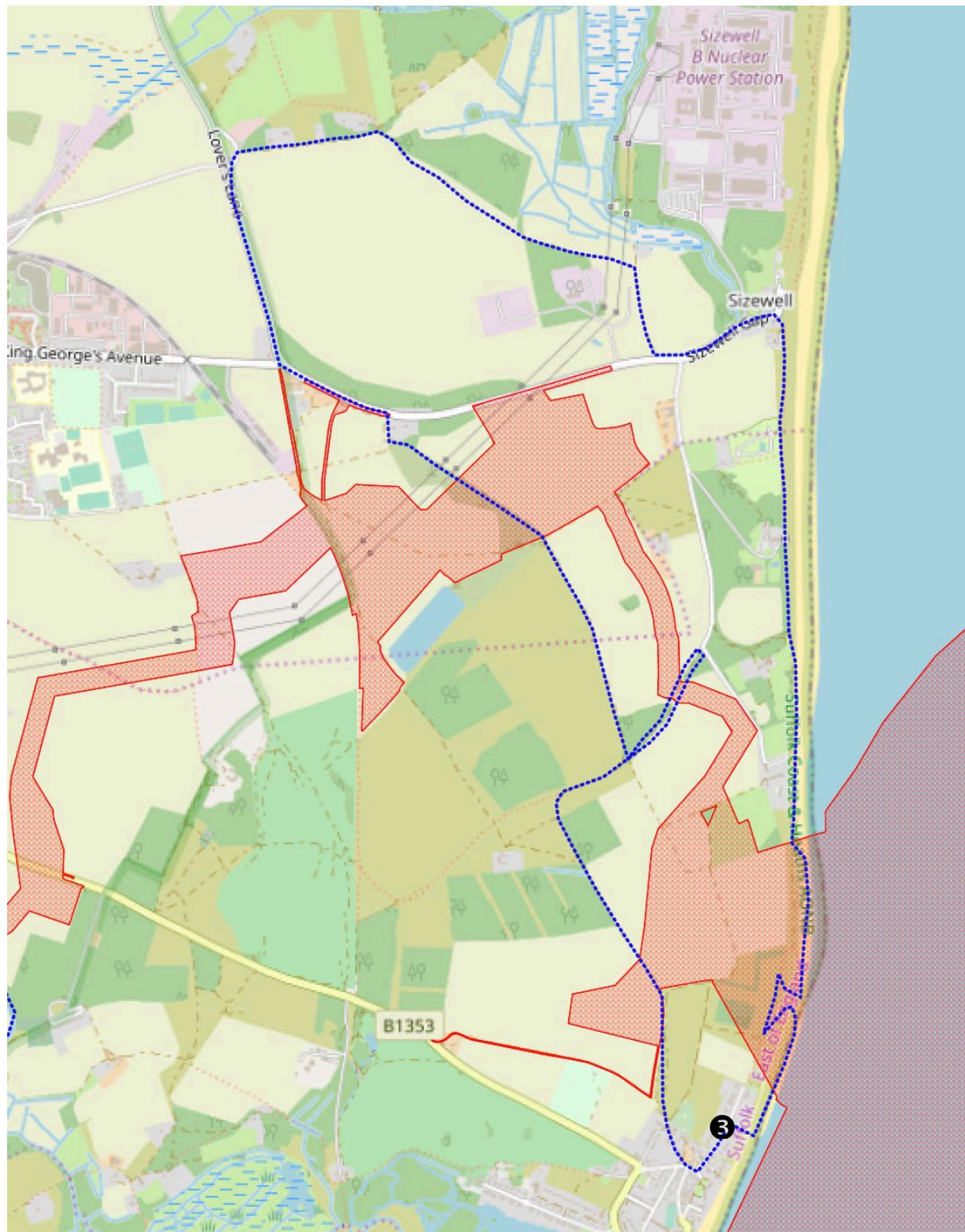


Walking route taken by the ExAs during USI1



Inspection 1.1:

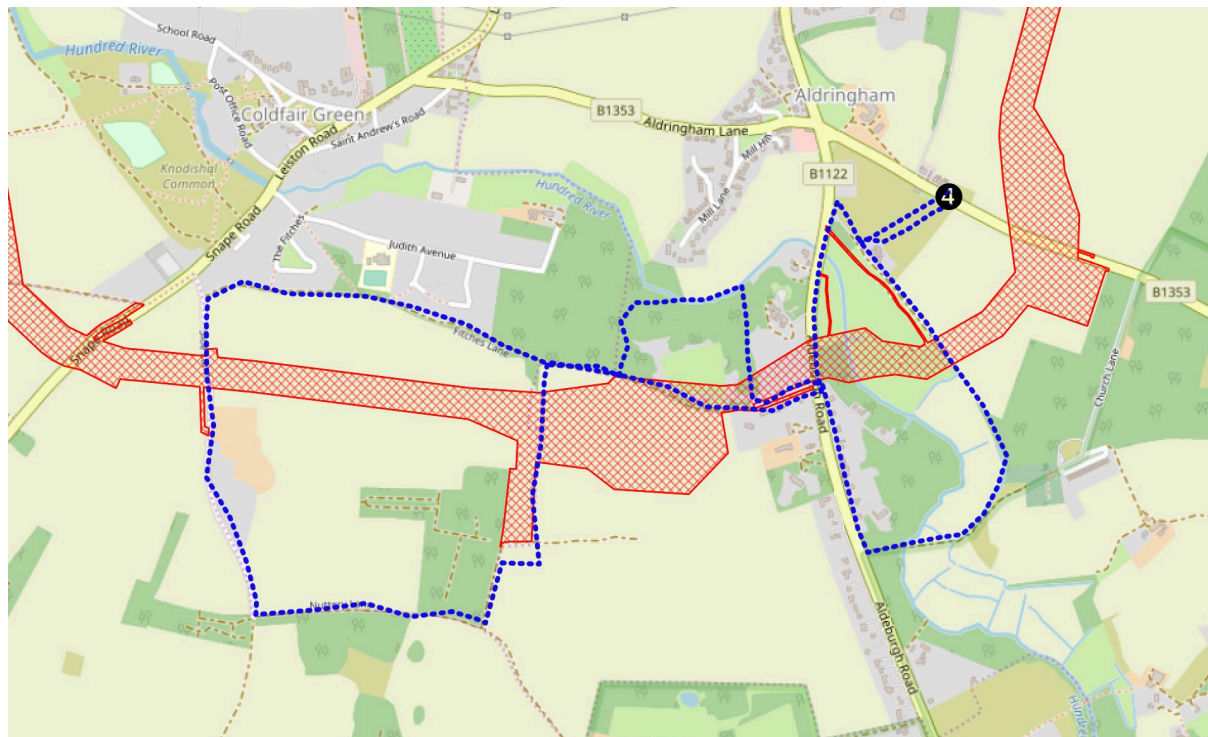
Thorpeness, Sizewell & Broom Covert: Landfalls & Cable Alignments



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (January 2020) Do not scale

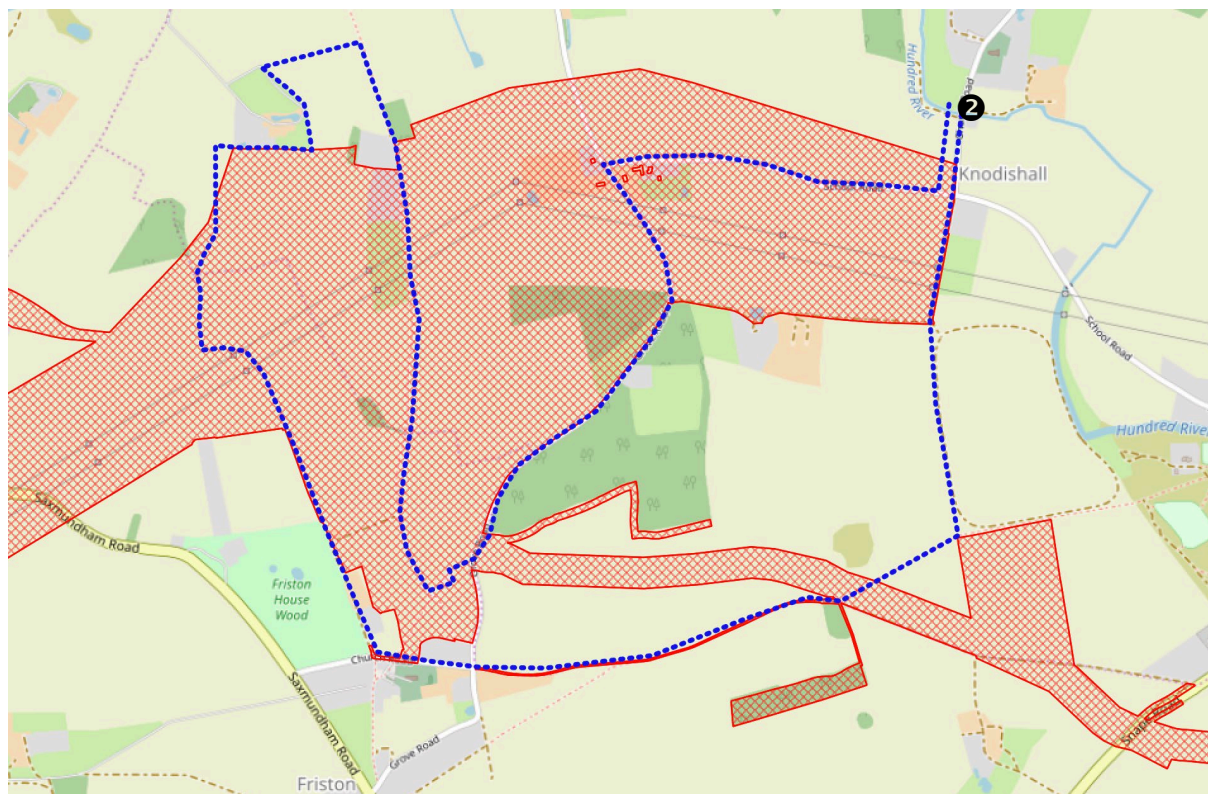


Inspection 1.2: Aldringham & Coldfair Green: Cable Alignments



Base Map Source: © [Open Street Map](#) Contributors (EPSG: 3857 – WGS 84) via QGIS (January 2020) Do not scale

Inspection 1.3: Knodishall, Friston & Fristonmoor: Transmission Connections (Centre & East)

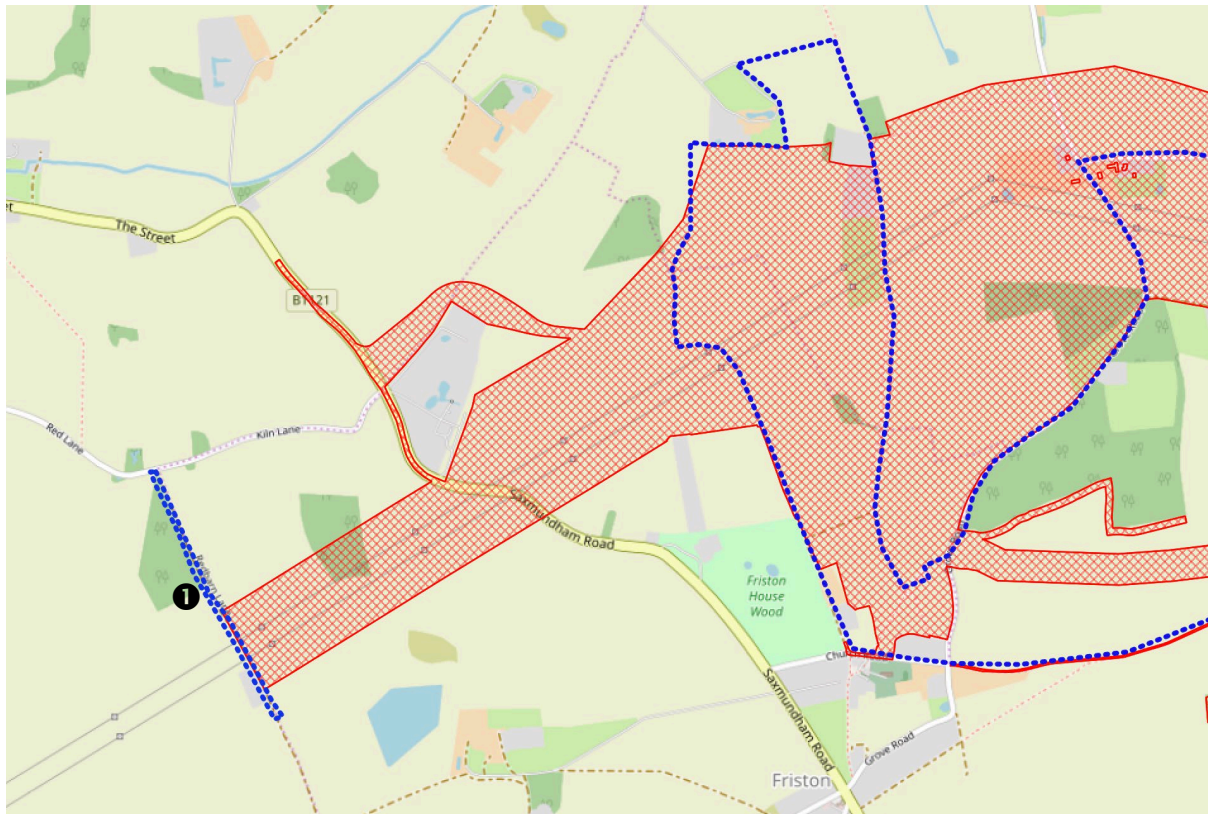


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Inspection 1.4:

Friston Hall Cottages: Transmission Connections (West)



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