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Our ref: GC/NC/61310P
17th January 2025

By email only to: Fiveestuaries@planninginspectorate.gov.uk.

Dear Sir/Madam,

Five Estuaries – Deadline 6 Submission

On behalf of my clients, T. Fairley & Sons Ltd, I am writing to provide an update on work undertaken by my client and the Applicant in relation to screening proposals. This has partly been recorded within the technical note: **10.20.8 Technical Note - SCREENING PLANTING OPTIONS FOR LAND PLOT 17-024. Document Number: 10.20.8 REP4-038.**

The alternative potential option for landscape screening of Normans Farm within plot 17-024, titled “Normans Farm Layout 3”, which was discussed at a meeting on the 22nd November 2024, is the preferred Layout of the three proposals, however, subject to the following outstanding amendments/concerns:-

- a. It is understood that the screening to the north and west of Normans Farmyard and buildings is only for the benefit of my client. Whereas the screening proposals along the north of Ardleigh Road is for the benefit of members of the public.
- b. The screening proposal to the north and west of the New Shed only allows for a circa 5,000 sq. Ft building, which is insufficient for the demands and requirements of my clients farming business.
- c. The screening proposal does not allow for access into the western gable end of the ‘New Shed,’ and with the proximity of the of the New Shed to the Existing Shed, access would not be available into the eastern gable end either, rendering the New Shed useless/land locked. This emphasises how Layout 3, despite having moved the screening belt away from the yard, still prohibits all future yard extension and construction of new buildings. We cannot stress this enough, that my client cannot be in a position where they are unable to extend their yard or construct new farm buildings. This will totally restrict future business growth, which is not a position the Applicant should be putting my client in.

Hyntle Barn, Hill Farm, Hintlesham, Ipswich, Suffolk, IP8 3NJ

Also, at Bury St Edmunds, Colchester, and Eye

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- d. It was understood that the New Shed would remove the need of a screening belt around the yard, thus preventing any future sterilisation. It was also discussed during the meeting on 22nd November 2024, that by Five Estuaries (and North Falls), constructing a new building on our clients behalf, it would remove the need for both projects to acquire the land at the proposed rate, removing the costs in establishing the screening belt and removing an element of management liability for the screening belt, thus being a possible cost equal exercise. This proposal would clearly benefit all parties, and especially my client as no screening belt would prevent any restrictions on future expansion of the yard and buildings. To reemphasise our concerns, our client cannot and must not be in a position where the future growth of their business is prevented due to the presence of the screening belt.
- e. My client, being the only party who stands to benefit from the screening proposals north and west of the yard, is content with having a new farm building to screen the substation, as opposed to a screening belt, in order to protect the future of the farming business.
- f. As to the proposals of Establishing a screening belt along the northern edge of Ardleigh Road, this will have a detrimental impact to the arable land immediately to the north as during the winter months, the soil will not dry out as it will always be in this shadow of the screening belt. We appreciate and understand the need for a screening belt along this stretch of road, protecting the vista from users of Ardleigh Road, however, we request with the screening belt could be kept as sporadic and low as possible, to protect the productivity of the soil immediately to the north.
- g. As to the access to the east of Normans Farm and as shown in Normas Farm Layout 3, we had agreed with the Applicant agreed sufficient width would be removed from the screening belt to allow future access for large agricultural machinery and which my client would retain ownership of. The Normans Farm Layout 3 proposals show such access. We support such access to the land to the east of Normans Farm, and the proposals as per the Applicants drawing suggests the access is circa 27 meters wide. This allows for future agricultural uses and provides a 'corridor' for future services being laid (for uses such as irrigations mains, electricity supplies, etc). In any case, we cannot have an access any narrower than 20 metres. We also agree with the positioning of the access, as the existing buildings will provide a natural visual screen from the substation site for Ardleigh Road users, thus providing the opportunity to not establish a screening belt for the last circa 27 metres, as drawn.
- h. As to the position of the cable corridor, and whilst we appreciate the corridor delineates a 'worst case scenario', perhaps it would be best for Five Estuaries (and North Falls) to use all best endeavours to microsite the cables to the western side of the proposed corridor, thus providing the opportunity to further extend the yard to the west in due course.



BROOKS LENEY

Whilst my client has a stronger preference for Normans Farm Layout 3 over the original screening design as set out within **VOLUME 9, REPORT 9.22: OUTLINE LANDSCAPE AND ECOLOGICAL MANAGEMENT PLAN - REVISION C. Document Number: 9.22 REP2-022**, the revised proposal still requires further work to prevent my clients current and future business plans being sterilised.

For the avoidance of doubt, my client is working with the applicant but would be grateful for better understanding and empathy on the effects of the proposals on my client's future business.

We welcome a further in the person meeting to discuss and amend the proposals further.

Your faithfully,



Gwyn Church BSc (Hons) MRICS FAAV | Partner
For & on behalf of Brooks Leney

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Encs



FIVE ESTUARIES OFFSHORE WIND FARM

10.20.8 TECHNICAL NOTE - SCREENING PLANTING OPTIONS FOR LAND PLOT 17- 024

Application Reference:	EN010115
Document Number:	10.20.8
Revision:	A
Pursuant to:	Deadline 4
Eco-Doc Number:	005528569-01
Date:	December 2024



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In preparation of this document Five Estuaries Wind Farm Ltd has made reasonable efforts to ensure that the content is accurate, up to date and complete for purpose.

Revision	Date	Status/Reason for Issue	Originator	Checked	Approved
A	Dec 24	Deadline 4	GoBe	VEOWF	VEOWF



CONTENTS

1.	Introduction	5
2.	Updated Options for Screening Planting.....	6
3.	Screening Planting Cross Sections.....	11
4.	Next Steps	13

FIGURES

Figure 2.1 Screening Planting Option 1	8
Figure 2.2 Screening Planting Option 2.....	9
Figure 2.3 Screening Planting Option 3.....	10
Figure 3.1 Indicative Cross Sections of Screening Planting.....	12



DEFINITION OF ACRONYMS

Term	Definition
CAH2	Compulsory Acquisition Hearing 2
OLEMP	Outline Landscape and Ecology Mitigation Plan
LEMP	Landscape and Ecology Mitigation Plan
PRoW	Public Right of Way



1. INTRODUCTION

- 1.1.1 This technical note has been drafted in response to Action Point 4 from Compulsory Acquisition Hearing 2 (CAH2) held on 21 October 2024. Request for the Applicant:

“To submit, on a without prejudice basis, a plan showing the revised screen planting for the perimeter of Land Plot 17-024 adjoining Norman’s Farm house and yard under discussion with T Fairley and Sons Limited. That plan’s submission should be accompanied by a description of the size, age and species of the trees and shrubs that would comprise the screen planting”.

- 1.1.2 The Applicant noted it was not able to submit a plan for Deadline 3 and proposed to provide an update at Deadline 4. As stated at CAH2 the Applicant was considering possible alternative screening options around the perimeter of Land Plot 17-024 and seeking to engage the landowner on these. The Applicant notes that the plans included in the Outline Landscape and Ecology Mitigation Plan (OLEMP) [REP2-022] are indicative screening/planting plans, which would be revised following detailed design and additional engagement with stakeholders as part of the development of the final Landscape and Ecology Mitigation Plan (LEMP) prior to implementation and nothing in this note will predetermine the outcome of the final LEMP’s development generally. The Applicant notes that the final LEMP is required to be approved by the relevant planning authority before it can be implemented.

- 1.1.3 As detailed in 10.2 Land Rights Tracker – Revision D, The Applicant met with the T Fairley Partnership on 22 November 2024 to discuss potential options for landscape screening of Normans Farm, a residential receptor. Section 2 of this document provides plans showing the options.

- 1.1.4 In addition, Examining Authority Written Question SLV.2.03 requested the following:

“Further to the discussion relating to the screen planting proposals for the proposed onshore substation at Issue Specific Hearing 3, submit indicative cross sections for the screen planting for the proposed substation.”

- 1.1.5 Section 3 of this document also provides indicative cross section views of planting options for screening the proposed substations.

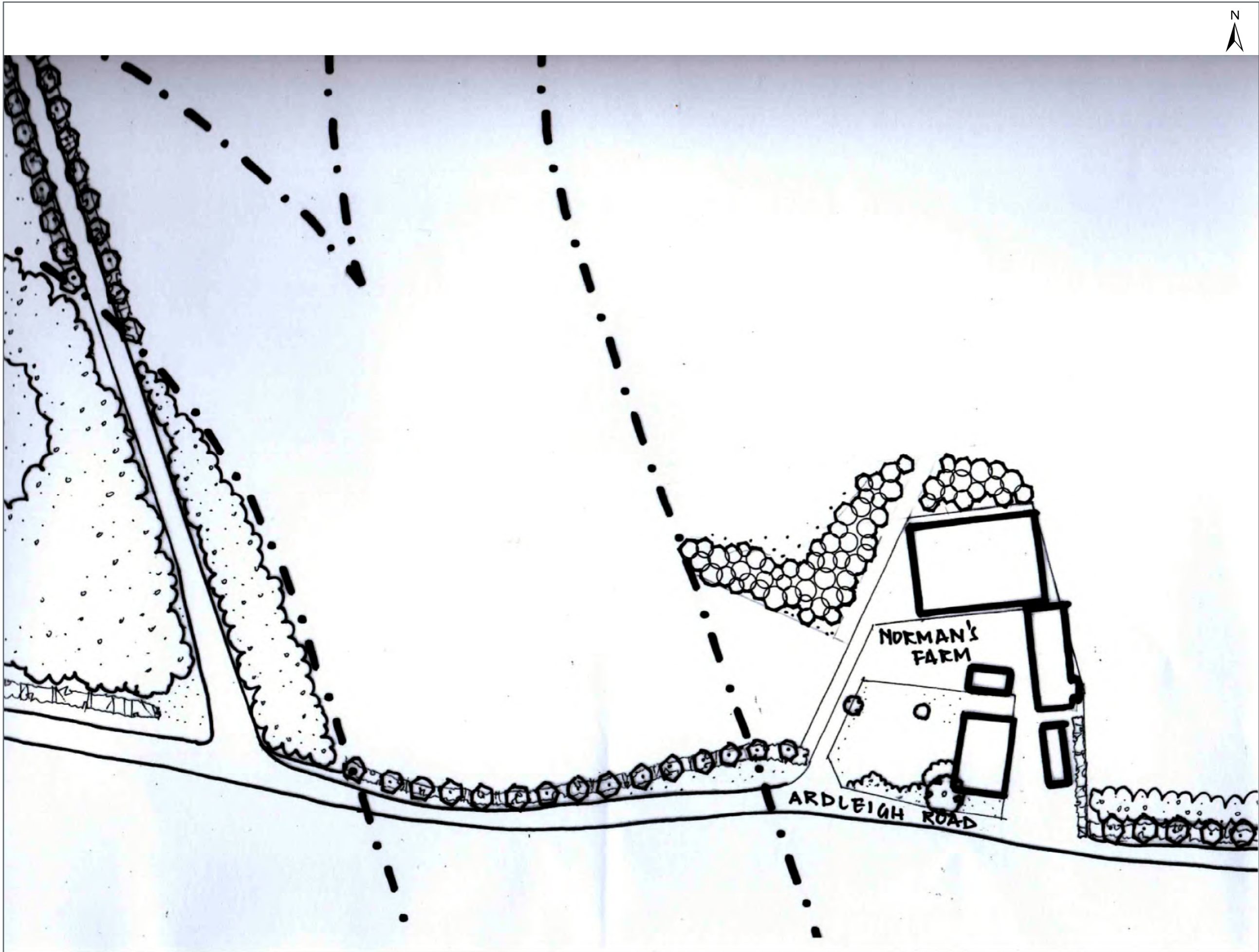


2. UPDATED OPTIONS FOR SCREENING PLANTING

- 2.1.1 In response to the request from the T Fairley Partnership to remove the proposed mitigation planting in the OLEMP [REP2-022], shown to surround Normans Farm on the western, northern and eastern aspect, three alternative options were prepared. The alternative options aimed to achieve the following objectives:
- > Reduce the extent and proximity of proposed tree planting around Normans Farm;
 - > Retain the open aspect and outlook to the west and south of the farmhouse and associated garden;
 - > Retain an effective screen of the onshore substations from Normans Farm, Ardleigh Road, and wider views from Public Right of Way (PRoW) network such as Little Bromley 12 and 14 (FP12 172 and FP14 172) and Little Bromley which are located across this south-eastern sector;
 - > Use the mitigation planting to form an attractive feature in the local landscape;
 - > Ensure the existing types of access are maintained from the farm yard and surrounding road network through openings in the planting that will surround fields; and
 - > Consider how the existing farm buildings and any proposed future expansion e.g. additional farm outbuildings could work with proposed planting to screen the onshore substations.
- 2.1.2 All three options (Figure 2.1, Figure 2.2 and Figure 2.3) have removed planting from the eastern side of Normans Farm. Instead, wider field edge planting can be used to provide robust screening and the existing farm buildings would contribute to the screening of the onshore substations in views from Ardleigh Road to the north-west.
- 2.1.3 All three options are able to retain the open aspect and outlook to the west and south of the farmhouse and garden. Taking a view from Normans Farm and wider visual receptors in relation to the onshore substations, the extent to which an opening to the west of the farm could be provided whilst still screening the onshore substations was assessed. This identified a gap in screening on a triangle of land to the west of the existing farm shed (at the rear of the farmhouse) and to the east of the onshore cable route. Each of the three options provide slightly different arrangements for screening in this area.
- 2.1.4 All three options provide effective screening of the onshore substation that would otherwise not be the case with the removal of proposed planting around Normans Farm (i.e. planting that was proposed in the OLEMP [REP2-022]). Therefore, the conclusions of the original assessment which states that views of the onshore substations would be screened from Normans Farm, Ardleigh Road, and wider views across the PRoW network and Little Bromley within a 5 to 10 year period, are maintained.
- 2.1.5 For options 1 and 2 (Figure 2.1 and Figure 2.2), the planting would be to a depth of approximately 15m and would appear associated with the setting of the farm, albeit slightly offset to the north-west. Planting is also shown to the rear of the farm shed as a precautionary measure in case the existing farm outbuildings are removed at any time.



- 2.1.6 Option 3 accommodates a suggestion by the landowner for potential expansion of the farmyard at Normans Farm, including a new farm outbuilding (shown as “New Shed” in Figure 2.3). This Option also includes screening planting as the construction of any new farm outbuilding cannot be guaranteed and relied upon by the Applicant. The planting would be to a depth of approximately 15m and would appear associated with the setting of the farm. Depending on the timing of any new farm outbuilding, this could provide instant visual screening for the receptor.



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PROJECT TITLE:
FIVE ESTUARIES OFFSHORE WINDFARM

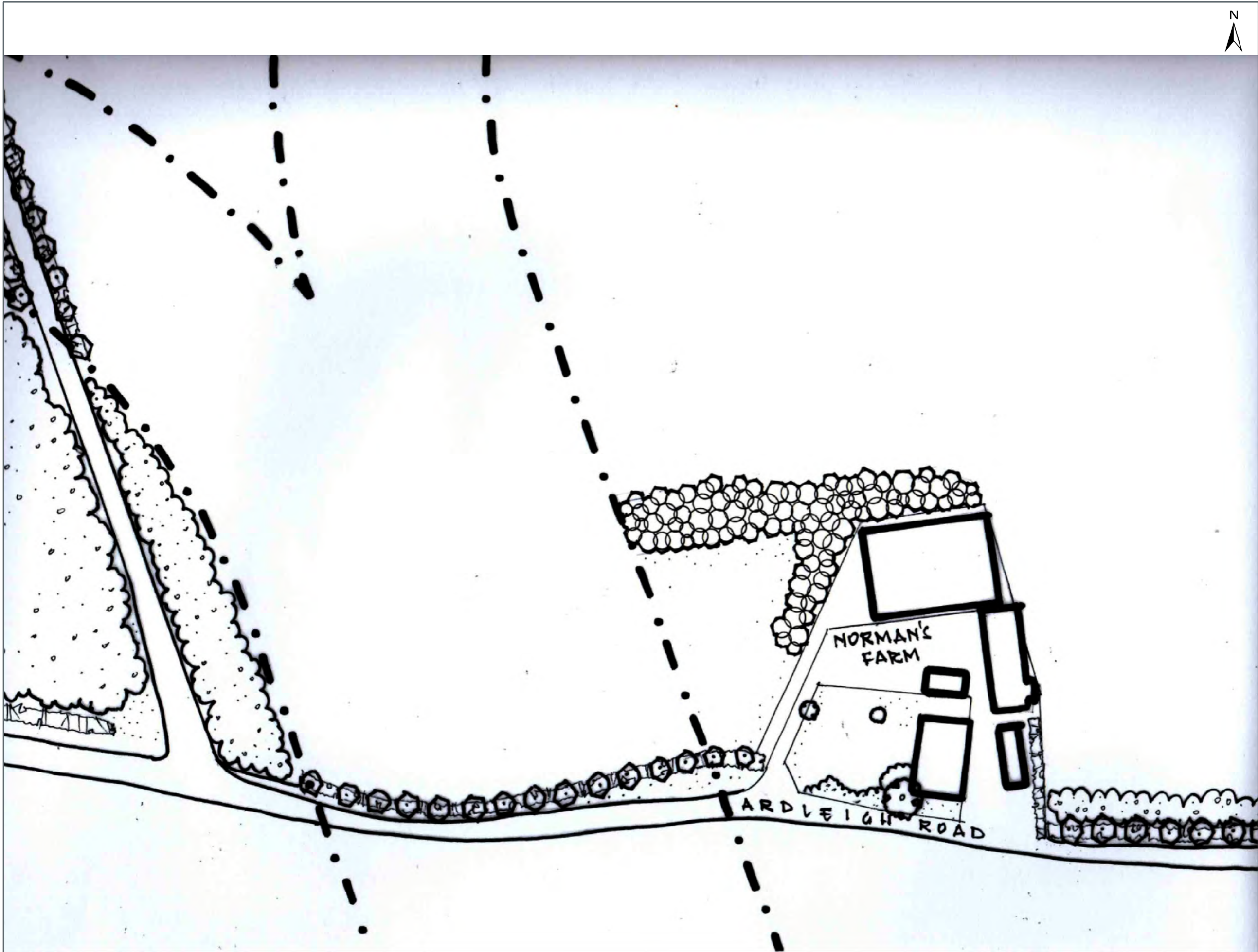
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NORMANS FARM LAYOUT 1

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1	03/12/2024	For information	DB	

DRAWING NUMBER: 05356.00010.0449.0

SCALE: 1:300000 PLOT SIZE: A3 DATUM: OSGB 1936 PROJECTION: British National Grid





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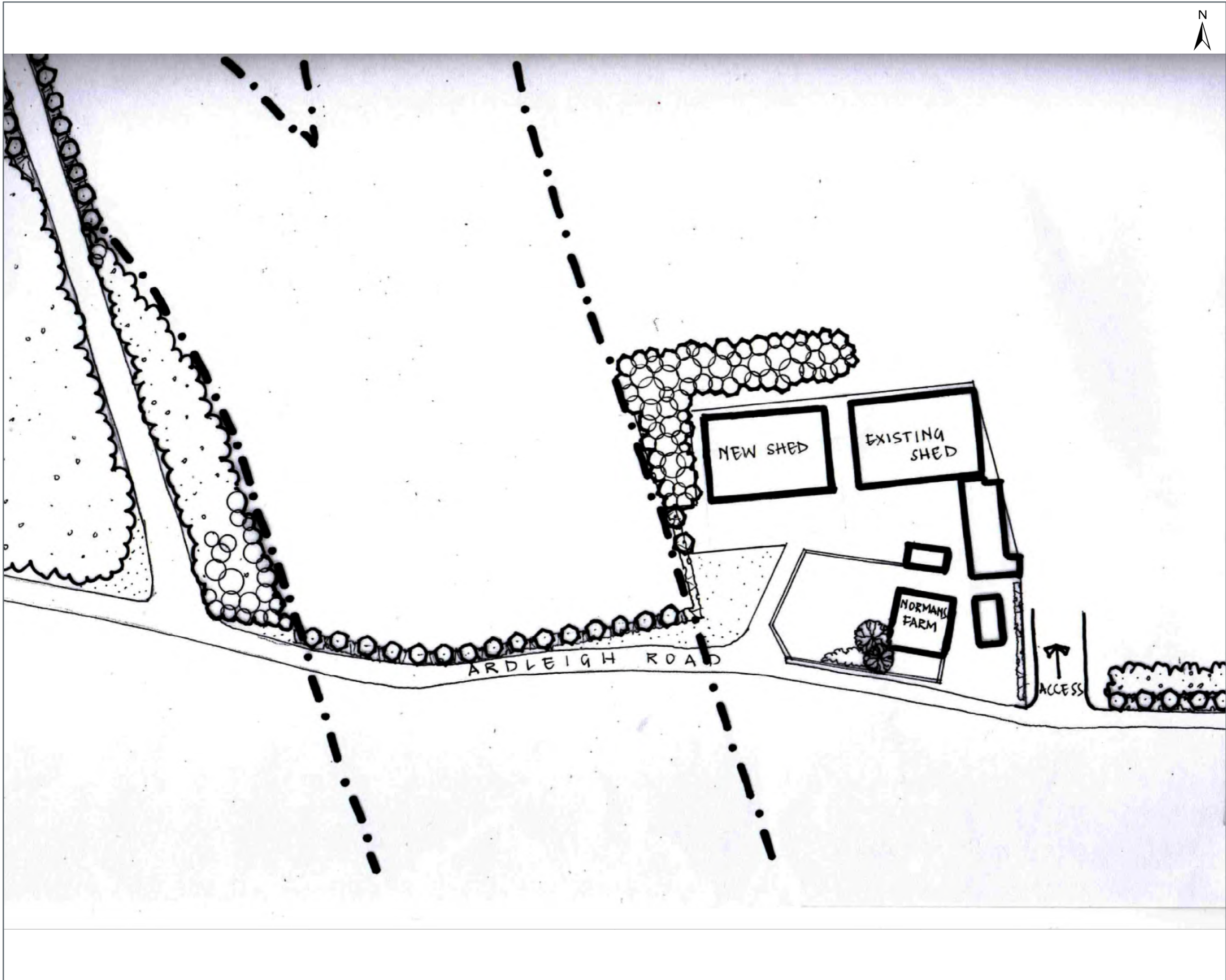
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DRAWING TITLE:
NORMANS FARM LAYOUT 3

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DRAWING NUMBER: 05356.00010.0451.0

SCALE	PLOT SIZE	DATUM	PROJECTION
1:3000000	A3	OSGB 1936	British National Grid

FIVE ESTUARIES
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3. SCREENING PLANTING CROSS SECTIONS

- 3.1.1 Indicative cross sections have been prepared to illustrate the potential mix of screening planting, as well as their structure and how they might mature over 5, 10 and 20 years (Figure 3.1). The planted woodland areas would form not only a robust screen to the onshore substation, but also an attractive landscape feature in their own right. As set out in Sections 8 and 9 of the OLEMP [REP2-022], the woodland areas will be designed with careful consideration of plant histories and compatibilities to ensure the woodland ecosystem is as resilient as possible to pests and disease and the effects of climate change.

Mixed Density - Edges can be screened effectively with shrubbier species creating a thicket. Mid -size trees to the interior create a more open structure allowing for species with attractive fruit, berries and blossom.



– 20 metres –



Closed Canopy - Aim to establish large, long lived climax forest trees with a clear understory. Light demanding species are gradually reduced as canopy conditions develop, leaving a shade-tolerant understory.



– 20 metres.



Mixed Structure - Mix of large, medium and small trees, managed to maintain layered and varied structure and keep some open pockets for light-demanding species through thinning and techniques like coppicing.



Year 5 after planting



Year 10 after planting



Year 20 after planting

NOTES

1. This drawing is to be read in conjunction with all other drawings and specifications.
2. Do not scale off this drawing. Written dimensions to be taken only.
3. Any discrepancies found between this drawing and other drawings and specifications in the construction documents must be referred to the Landscape Architect prior to work commencing.
4. This drawing must not be copied in whole or in part without prior written consent of Optimised Environments Ltd.

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-	Issue	LH	28.11.2024
Issue	Revision	Initial	Date

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RWE

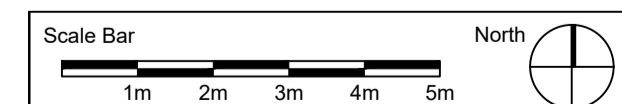
Project

Five Estuaries

Drawing Title

Mitigation Planting

Indicative Woodland Types



Scale: 1:100@A1 Date: NOV 2024

By:	lh	Status:	INFORMATION
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Checked: **jp** Approved: **jp**

Drawing Number
241128_ind.woodland

Rev



4. NEXT STEPS

- 4.1.1 The Applicant notes the feedback received on the options from the T Fairley Partnership on 22 November 2024 and is considering this within its updated proposals. This feedback included consideration of field access, drainage ditches and interaction of the proposals with existing services (electricity and water). The Applicant will continue this engagement.
- 4.1.2 The Applicant is seeking to hold further dialogue on the potential options included within this note with Tendring District Council and Essex County Council.
- 4.1.3 The Applicant is continuing its ongoing discussions with North Falls and National Grid to ensure coordination on the proposals.
- 4.1.4 The Applicant proposes to submit an updated OLEMP at a future deadline which considers the feedback received.



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