



**National  
Trust**

Online submission: Planning Inspectorate

██████████@nationaltrust.org.uk  
10 March 2025

Your Ref: EN010115

Our Ref: 20049295

Dear Sir/Madam

**Application by Five Estuaries Offshore Wind Farm Limited for an order granting development consent for the Five Estuaries Offshore Wind Farm project**

**Deadline 8 Submission**

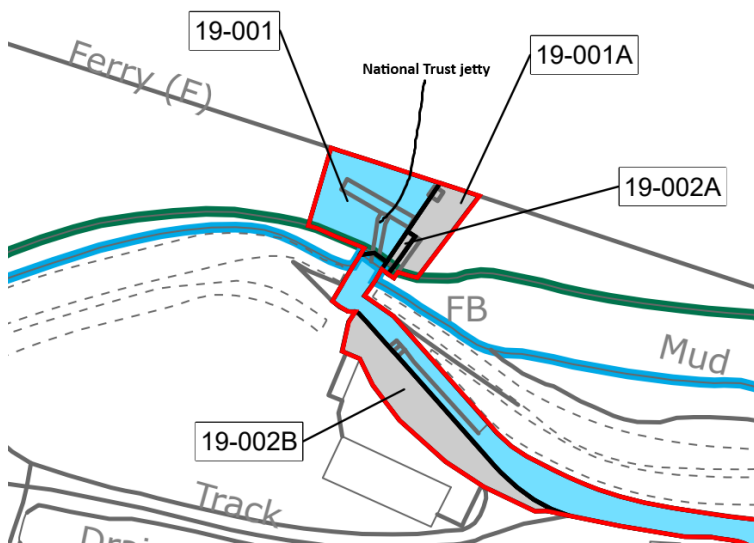
Further to our submission at Deadline 7 (REP7-101), the National Trust wishes to update the Examining Authority regarding Plot 19-001 at Orford Ness, included in the Applicant's latest version of the Book of Reference (REP7-013) and on the Onshore Land Plans (REP7-004), described as *362 square metres of river (River Ore) and jetty (south of Orford Quay) (excluding all the interests of the Crown).*

In the Book of Reference, submitted by the Applicant at Deadline 7, the National Trust has not been included in the list of Category 1 parties for Plot 19-001. The jetty mentioned above falls within the National Trust's freehold ownership, as shown on Land Registry title SK127406 (referred to in the title as 'the pier' and shown on the title plan as 'timber walkway') and this land was subsequently declared inalienable. The location of the jetty is shown on an extract of the submitted Land Plan (Onshore) below (Sheet No.19).

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Patron: His Majesty The King  
Chair: ██████████  
Director-General: ██████████  
Midlands & East of England Regional Director : ██████████  
Registered office: Heelis, Kemble Drive, Swindon, Wiltshire SN2 2NA  
Registered charity number 205846

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The jetty is main and habitual means of access to Orford Ness for operational staff, visitors and contractors.

The jetty is in constant daily use. Staff and visitors travel by our main vessel *Octavia* (an open launch holding 12 passengers) from the mainland at Orford harbour, across the river, to the Ness. On visitor open days *Octavia* operates as a passenger ferry and makes the trip across to Orford and back every 20 minutes from 08:30 to 17:00. The use of the jetty is vital for this operation, for the National Trust's conservation work on the internationally designated site and for the experience of thousands of visitors. Visitor numbers for the 2024 operating year were 13,412, set to grow in the 2025 operating year. Vital income which funds our conservation work is attached to our visitor operation.

The Trust has a second vessel *Eleanor*, a workboat permanently moored to the jetty and used by our teams for patrol and carrying staff and equipment to the Southern end of Orford, this again requires access at all times.

The jetty also forms a critical part of our emergency plan and operations and is vital for public and employee safety. The ability to control the use of this jetty is essential for our operations on Orford Ness.

The National Trust does not consider that the use of the jetty is necessary for the delivery of compensatory measures by the Applicant on third party land on Orford Ness. There is an alternative option available to the Applicant using land owned by the same party who owns the proposed compensation land.

The National Trust advises the Examining Authority that there is no commercial agreement in place between the Trust and the Applicant to use this jetty. The National Trust has requested that the applicant clarifies whether or not it intends to use the jetty. It would seem unnecessary to include Plot 19-001 within the Book of Reference and Land Plans if the jetty

is not required. If it does intend to use the jetty, it is essential that an agreement is in place in order to prevent the Applicant's operations impeding the use of the jetty for our operations and impacting on our visitor business and conservation work. The implications of including rights over inalienable land were set out in our submission at Deadline 7 (REP7-101).

The National Trust's current position is that the matter of the use of this jetty is unresolved.

Yours faithfully

  
Regional Planning Adviser (Midlands and East of England)