



Planning Inspectorate

Application by Keadby Next Generation Limited for an order granting development consent for The Keadby Next Generation Power Station Project (EN0110001) Case reference: EN0110001

Examining Authority's note of an unaccompanied site inspection (USI1)

The Examining Authority (ExA) undertook USI1 on Wednesday 8 October 2025.

The inspection was undertaken by car and on foot using public roads and footpaths. A route was planned having regard to the applicant's Environmental Statement in respect to landscape and visual, noise and vibration, cultural heritage and biodiversity and wildlife matters.

The USI1 began at 10:00am and was completed at 1:45pm. The weather was dry, largely overcast but with some sunny spells, and around 14oC temperature. As such, the ExA was not hindered in any way from undertaking the site inspection.

Ref	Location	Observations
1	A18	The views of the existing Keadby Power Station (KPS) noting the agricultural use in the foreground with the longer-distant views dominated by the KPS, electricity pylons and onshore wind turbines. Further observed the levels of traffic along the A18 and the background noise levels in this area.
2	Proposed Access/Egress	Noted the Mabey Bridge proposed access from A18 and the bridge structure, alongside the egress point. Then drove a short distance and observed a third crossing over the River Torne and the properties of South Pilfrey Farm and Keadby Grange.
3	Althorpe and Derrythorpe	Drove along the A18 and turned off onto Crowle Bark Road, noting the KPS site and presence of pylons and turbines. Compared the views with the applicant's submitted viewpoint 6. Then proceeded along Derrythorpe Road and Trent Side noting the local environment and background noise levels.
4	Keadby	Drove to the settlement of Keadby and noted the character and appearance of the area. Drove along Woodgarr Avenue, Queens Crescent and Cheswick Crescent and noted glimpsed views of the surrounding turbines.
5	Queens Crescent	Walked along an unmade track to the rear of properties in Queens Crescent heading in a westerly direction passing underneath a railway line and walked along the path towards a sewage treatment works and a residential property, observing the view towards the KPS which was largely screened through vegetation. Walked back and towards the second access to the east again noting the local character and views of the KPS.
6	Keadby Lock and canal walk	On foot, noted and appreciated the Keadby Lock Listed Structure and Scheduled Monument. From there, walked along the southern

		<p>tow path alongside the Sheffield and South Yorkshire Navigations Canal towards the railway line crossing. Observed the KPS and located and noted the water abstraction point and the vegetation. The ExA particularly wanted to identify the veteran and ancient trees which are potentially proposed for removal. Compared the views with the applicant's submitted viewpoints 2, 3 and 14.</p> <p>Still on foot, crossed the railway line and noted the proposed site area, National Grid's substation and the proposed construction laydown area as all were visible from this location. Noted the location of Vazon Bridge and the location of what appears to be a residential property located between the bridge and the railway line.</p>
7	Northside of Keadby Lock	Walked on foot to the proposed Waterborne Offloading area, noting the site is enclosed and primary hardstanding and containing what appeared to be a disused and boarded up building. Noted the access to this area and the proposed abnormal load haul road and route towards the KPS. Further noted the properties in Mariners Arms Flats and their proximity to the haul road and existing KPS, and the extant background noise levels.
8	Trent Road and Chapel Lane	Drove along Trent Road noting that this is the access to the KPS site. Proceeded along Chapel Lane towards the KPS. Noted the residential dwellings at the head of the road, followed by the mix of agricultural land and heavy industrial works thereafter. Noted the location of the proposed emergency access road. Drove further along Chapel Lane towards the Vazon Bridge and railway line, where public access then ceased. Compared the views with the applicant's submitted viewpoint 1.
9	Keadby Village Northern Edge	Drove to and observed the views of KPS from Keadby Warping Drain and then observed the location of the water discharge corridor and its discharge into the River Trent.
10	Middle Lane	Drove to this location and observed the views of the KPS and wider context and background noise levels.
11	Amcotts and wider area	Drove along the B1392 Northfield Lane and then onto Meredyke Road and then Ox Pastures Lane and observed the views of the KPS and wider context and background noise levels. Compared the views with the applicant's submitted viewpoints 8, 9 and 10.
12	Washinghall Lane and Ealand	Drove along Washinghall Lane stopping at the point the road became unmade. Walked on foot a short distance to observe the KPS in the distant and the quantum and proximity of turbines in this location. Although largely quiet, the turbines were clearly audibly making a "swoosh" noise. Proceeded along the unmade road, noting the locations of Ealand Poultry Farm and North Pilfrey Farm. Proceeded to the village of Ealand before rejoining the A18 and thus having completed a complete circuit of the KPS area. Compared the views with the applicant's submitted viewpoint 7.
13	Retail Park Scunthorpe and A107(M)	Final stop was the retail park. Observed very distant views of the KPS in certain locations in and amongst the turbines and pylons which were very visible.
		End of US11.