



The Planning Inspectorate

The Planning Act 2008

Application for Development Consent for the Sea Link Project

Case Ref: EN020026

The Examining Authority's Note of an Unaccompanied Site Inspection

Background

The Examining Authority (ExA) undertook an unaccompanied site inspection (USI) to support the examination of an application for development consent for the proposed Sea Link Project (the application) on the afternoon of Tuesday 24 June 2025.

The ExA carried out its USI from publicly accessible land (roads, footpaths and bridleways).

The USI was undertaken to view the location of the proposed development including the proposed landfall areas and proposed locations of a substation and convertor station and construction compounds, and to observe the existing character, appearance and environment of the surrounding area and adjoining land uses.

Particulars of the Unaccompanied Site Inspection

The USI was undertaken by: Sarah Holmes, Richard Hunt, Steven Rennie, Nancy Thomas and Simon Warder. The ExA was accompanied by Louise Harraway from the case team and Marie Shoesmith from the environmental services team.

The USI was undertaken by car. Weather conditions were dry and sunny with a temperature circa 26 degrees centigrade. Weather conditions were suitable to appreciate long range views. The USI commenced at approximately 17:20 and finished at approximately 17:50. A list of the locations visited is attached at Annex A.



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Annex A: List of locations visited on the Unaccompanied Site Inspection on the afternoon of Tuesday 24 June 2025

The ExA undertook a USI at the following locations.

The ExA commenced the afternoon session of the USI from the A256 near the junction with Discovery Park on Monk's Way.

The ExA drove north along the A256 to Jutes Lane at the Ebbsfleet Roundabout to see the location of Great Oaks Small School, where a proposed construction access is proposed (K-AP-10). Then, the ExA drove along Ebbsfleet Lane, and observed the locations of proposed construction access points (K-AP-4 and K-MAP-1) and the entrance to Stonelees Golf Centre. A caravan, which appeared to be in residential use was observed at the northern end of Ebbsfleet Lane where the road has been permanently stopped up adjacent to the A256 (K/RO/0076/b) and close to Work No. 7.

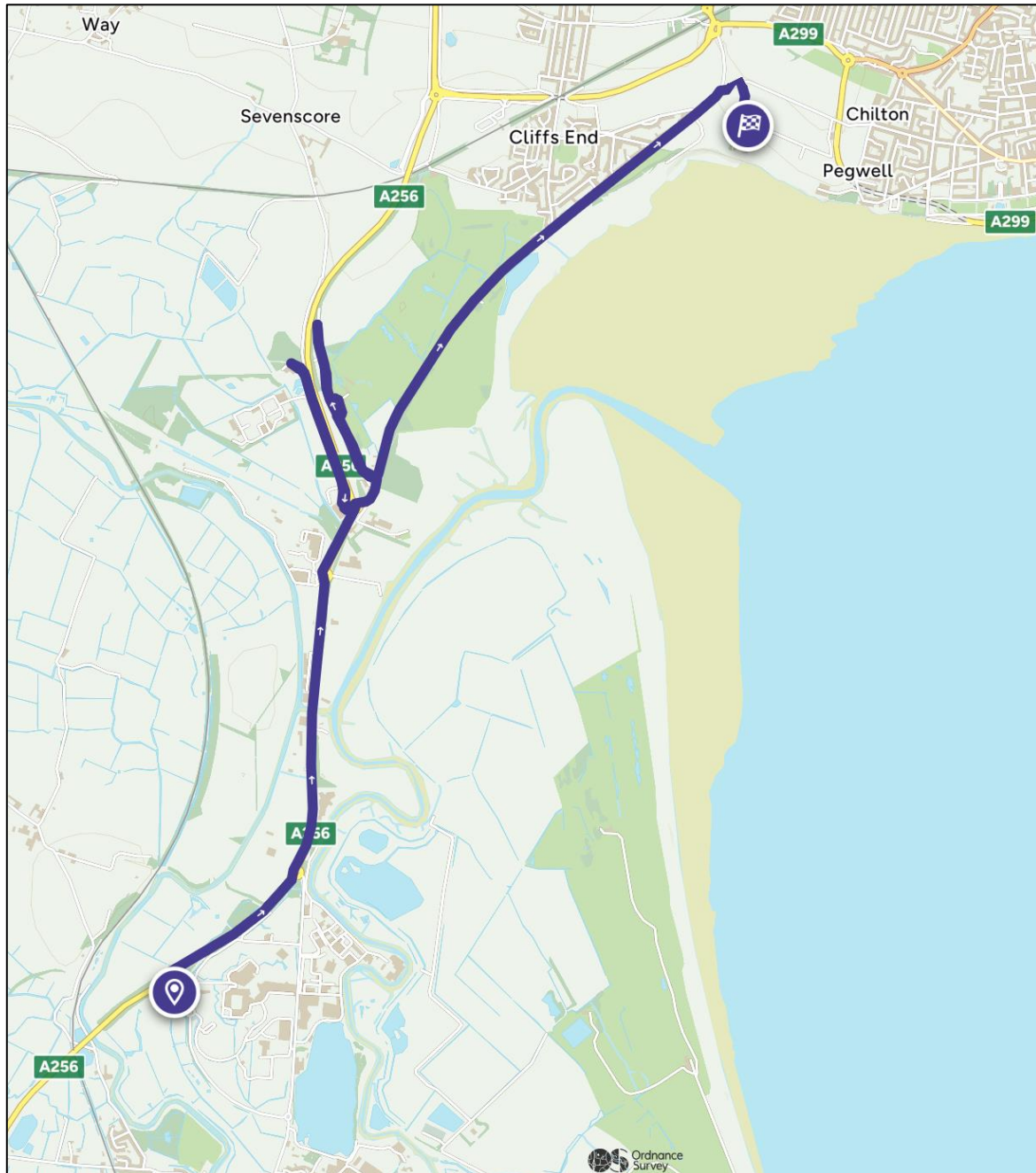
The ExA then drove northwards along Sandwich Road, taking in the views across Pegwell Bay, and noting the approximate location where work no.6 would cross the road and the golf course.

The ExA continued driving northwards to Chalk Hill and took in the view from the approximate position of viewpoint VP13.

The route is shown below.



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The ExA then travelled by car to the Pegwell area of Ramsgate on the Royal Esplanade to view viewpoint VP 14 from Westcliffe Promenade. The ExA noted the views across Pegwell Bay towards parts of the proposed development site, the location of the mouth of the River Stour and buoys within the bay.

The route is shown below.



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