



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 ('the 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 10 March 2026.

The ExA carried out its USI from publicly accessible land.

The purpose of the site visit was to observe highway conditions, listed buildings and revisit viewpoints without summer vegetation.

Particulars of the Site Visit

The visit was undertaken by: Steven Rennie and Nancy Thomas.

The visit was undertaken by car and on foot.

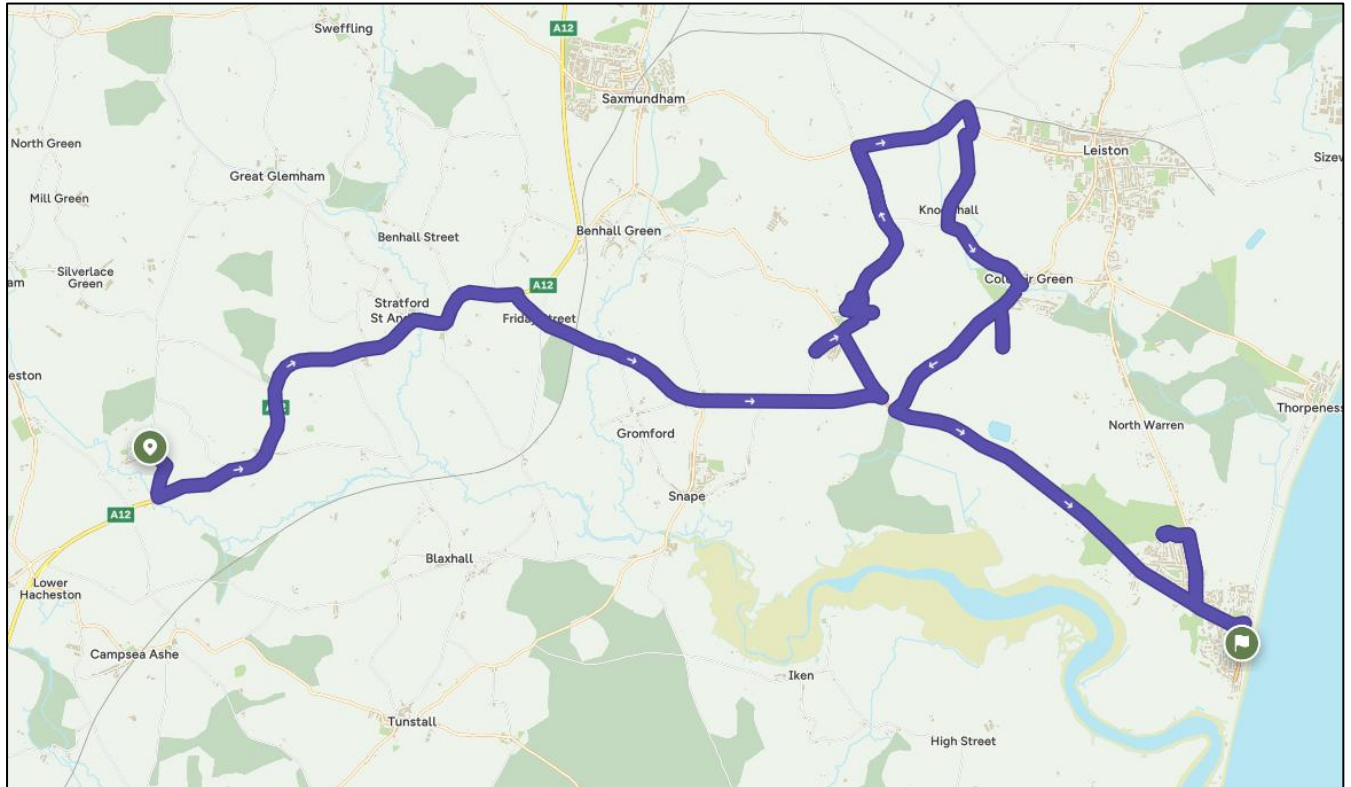
Weather conditions were dry and cloudy with a temperature circa 12 degrees centigrade. Weather conditions were partially overcast. The inspections commenced at approximately 9.30 and finished at approximately 13.15. A list of the locations visited is attached at Annex A.



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Annex A: List of locations visited on the USI on the afternoon of 9 March 2026

The route is shown below:



The ExA commenced the site inspection by visiting Marlesford, particularly to see the access points onto the A12, such as from Bell Lane.

Following this, the ExA travelled north along the A12 and turned onto the A1094, driving west. The ExA observed the roadworks at the junction between the A1094 and the A12. The ExA then turned off the A1094 and onto the B1121, observing the geometry of this junction.

The ExA travelled into Friston, where it walked the Sandlings Walk between Mill Road and observed the setting of Friston Hall and its gates listed buildings, including views towards the proposed substation. Back in Friston the ExA walked around the listed Saint Mary's Church and war memorial, plus observed the setting of the nearby listed buildings of Duffield House, Church Walls Cottages, Woodside Farm and Friston House. Views from these listed buildings towards the proposed substation site were a particular focus. The ExA observed viewpoints 8 and 23.

The ExA then drove north along Grove Road and walked along public right of way (reference E354/006/0) to observe Little Moor Farm and its setting, plus its views towards the proposed substation and converter station. The ExA then travelled by



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the site of the proposed converter station. The ExA also walked along public right of way (reference: E491/004/0) to the west of Hill House Farm to take in views, including towards the site of the proposed converter station. The ExA also observed viewpoint 5.

The ExA then travelled through the village of Sternfield to the junction with the B1121 Main Road. The listed buildings Garden Cottage and The Limes and their context were viewed near this junction. The ExA then walked through Benhall, viewing listed buildings Benhall Stores, Bay Tree Cottages, 5 and 6 Benhall Green, 7 and 8 Benhall Green and Lime Tree Cottage. Benhall Cottage off Grays Lane was also observed. The context and setting of the village and these heritage assets were noted, with regard also to the views towards the location of the proposed development.

The ExA returned to the B1121 and observed the Benhall Railway Bridge, the access into Whitearch Park, and the junction between the B1121 and the A12 from a highway layout perspective.

This concluded the site inspections for the day.