

Georgie Hannigan

From: [REDACTED]@birketts.co.uk>
Sent: 10 April 2026 10:34
To: Norwich to Tilbury
Subject: Accompanied Site Inspection for the Norwich to Tilbury Development Consent Order Project [REDACTED] and [REDACTED]

Good Afternoon

Application for the Norwich to Tilbury Development Consent Order

Interested Party references: [REDACTED] and [REDACTED].

We write on behalf of our Client Anglia Ruskin University (interested party references [REDACTED] and [REDACTED])

We write in relation to the Accompanied Site Inspection and must request that the itinerary and timings for the ASI is strongly reviewed by the Examining Authority as it is vital that this is carried out correctly for the reasons set out below. Anglia Ruskin University has very strong concerns with the Applicant's proposed itinerary and timings.

We have reviewed the applicant's draft itinerary for the ASI. Whilst we are appreciative that the itinerary includes Anglia Ruskin University's Equine Facility, and the area around Cow Watering Lane, we do not agree with the suggested visitation time nor the allocation of 15 minutes for the reasons set out below. The proposed timing of visiting this location at 17:05 would be completely at odds with the deemed impact on this land and is wholly inadequate. Visiting at a time when the campus is not fully operational and at a different time of day to the time when the Applicant's contractors would actually be using the location for the proposed scheme works will remove the ability of the examining authority to understand the correct impact of the scheme at this location and on our Client's operations. This appears to be a tactical move from the Applicant.

It is highly likely that this location will be used by the Applicant's contractors between usual working hours, which would be the same hours when the level of activity at the campus is at its highest. This is therefore the time when the health and safety impacts on children, animals, visitors, staff and employees for ARU Writtle would also be at their highest. Vehicular and Equine Traffic on the campus would be at its highest. The number of users of the land would be at its highest. The operations of the Campus and of ARU Writtle would be at its highest. Therefore a site visit after 17:00 hours is not reflective of the actual operation of the scheme, the use of the location land nor the impact on the location land and our Client. Our Client is in a unique operational position where the impacts of the operation of the scheme and the use of the land will be higher and more dangerous at different parts of the day, notwithstanding that at all times of day, 365 days a year the scheme will impact our Client, the location and the operation of the Writtle Campus.

We therefore respectfully request that the site visit timings for Anglia Ruskin University's Equine Facility, and the area around Cow Watering Lane is undertaken at a time period between 9am and 4pm to enable a fair, just and correct review by the examining authority of the location and the impact of the scheme. In addition whilst the date/day for the ASI has not been finalised we would respectfully request that any ASI which includes Anglia Ruskin University's Equine Facility, and the area around Cow Watering Lane would be undertaken not on a Wednesday.

Secondly we do not deem that the allocated 15 minute visit slot would be enough to inspect the necessary parts of the Anglia Ruskin University's Equine Facility, and the area around Cow Watering Lane. This is also particularly relevant for this location because, in order to comply with ARU Writtle's safeguarding obligations given that children are on site, all visiting persons will need to undertake the ARU Writtle visitor process which includes signing in at ARU Writtle's reception area (located at the main campus, which is a few minutes' drive away from its Equine Facility) and being accompanied at all times by a member of ARU staff (this includes comfort breaks). This can take some time to action and can only be actioned on the day with the relevant ARU staff present. This should be taken into account for timings both in terms of the time of the site inspection and how long should be allocated for this site inspection at this location, for which we would therefore recommend a minimum of 1 hour between 9am and 4pm and not on a Wednesday.

Kind regards

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