

East Anglia THREE

Appendix 22.1

East Anglia ONE Land Use Consultation
and Sita Statement of Common Ground

Environmental Statement

Volume 3

Document Reference – 6.3.22 (1)

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22.1.1 East Anglia ONE Onshore Ecology Consultation

Table 1: East Anglia ONE onshore ecology consultation (taken verbatim from consultation documents)

Consultee	Date / Document	Comment	Response / where addressed in the East Anglia THREE PEIR
East Anglia ONE			
Sita UK	Statement of Common Ground (SoCG) / July 2013 ¹ (Appendix 22.1)	The SoCG with Sita is provided below in Appendix 22.1	Works would comply with SoCG, as amended.
East Suffolk Internal Drainage Board		<p>'Local soils are known to be quite unstable; therefore significant works may be required for several years following cable installation to ensure watercourse bank stability.</p> <p>Highlighted the frequency of marsh flooding and how marshes have shrunk over the years, including leaving one or two bridges 'high and dry'. Suggested consideration of the possible need to relay cables in the future to address land shrinkage problems that may arise.'</p>	<p>Detailed crossing methodologies would be prepared prior to construction and would take account of works necessary to ensure bank stability.</p> <p>Detailed project design including cable burial depths and routeing of trenches within the working width would take account of land shrinkage risks. Details will be provided in the Construction Code of Practice (CoCP).</p> <p>Storage and handling of soils during construction, and reinstatement following construction would be completed following strict guidelines to protect soil qualities.</p> <p>See also Chapter 21 Water Resource and Flood Risk.</p>
Interoute	June 2012 / Phase 2 Consultation	'Route will cross our London to Leiston fibre optic duct and cable route which runs the	EATL can confirm that the A12 and verge would be crossed

¹ A SoCG was produced and signed to show clearly areas of agreement and disagreement between EAOL and SITA UK, in relation to the proposed project. Sita is the promoter of a Greenhouse development on land within the proposed order limits of East Anglia ONE. The SoCG seeks to ensure that the developments promoted by Sita and East Anglia ONE Limited (EAOL) can both be accommodated within the land required. The document has been signed by both parties.

Consultee	Date /Document	Comment	Response / where addressed in the East Anglia THREE PEIR
	Comments	verge of the A12. Assume this section will be directionally drilled, and not open cut.'	using HDD techniques.
Martlesham Parish Council	June 2012 / Phase 2 Consultation Comments	'Hoped that local footpaths will only be closed for a very minimum period during construction, given their use. Will be temporary closures of some footpaths where the route crosses. Suffolk County Council has confirmed they will give a 6 months closure window to enable a more flexible 2 week closure. Seek written reassurance that a short closure will not be extended for months.'	EATL would only be seeking temporary closures and local diversions during cable installation works. To maintain construction schedule flexibility the closure notice would cover a six month period, however actual closures are only anticipated to take approximately two weeks per location.
Mid Suffolk District Council (MSDC)	June 2012 / Phase 2 Consultation Comments	'Consider the extinguishment of bridleway Bramford BR1 has not been demonstrated as necessary; would prefer the bridleway be retained or diverted. Reiterates comments offered in PEIR response, and seeks assurance that land sterilisation issues have been appropriately assessed.'	BR1 would be retained and not diverted in final onshore cable route selection. Potential impacts on future land use are addressed in section 22.7.
Playford Parish Council	June 2012 / Phase 2 Consultation Comments	'Pig Lane bridleway is a much used bridleway by horses and riders; horses may well become frightened by heavy machinery putting themselves in danger.'	All construction work would be constrained to a defined working width and as such any interaction between machinery and equestrian users would be kept to a minimum. Construction personnel would be asked to be mindful of any equestrians using local bridleways to minimise the chance of scaring the horses.
SCC	June 2012 / Phase 2 Consultation Comments	'Expect priority [Public Rights of Way (PRoW)] to be kept open during works, or temporarily diverted to	EATL would be seeking temporary closures and local diversions during cable installation works for all

Consultee	Date /Document	Comment	Response / where addressed in the East Anglia THREE PEIR
		suitable alternative routes. Will advise where it considers lower priority routes can be temporarily closed. Expect PRow to be restored to their original routes and to an acceptable condition post completion of the works.'	PRowS that are within the cable corridor. (See section 22.6.2) EATL would seek to reinstate PRow after closure.
SCC	June 2012 / Phase 2 Consultation Comments	'Require a pre-construction survey of the affected PRow, including those to be used for access, to inform this reconstruction process. Inform Parish Councils and councillors of the proposals and work programme. County council will require details of the scheme communications strategy. PRow temporary closures and diversions require legal orders; application to be made at least 3 months prior to allow for administration and statutory advertising time.'	EATL can confirm that a pre-condition survey would be commissioned (see section 22.6.2). EATL would endeavour to keep Parish councils informed of the proposals and work programme. EATL would work with Suffolk County Council to ensure all temporary closures and diversions meet with their approval.
Suffolk Coastal District Council (SCDC)	June 2012 / Phase 2 Consultation Comments	'Expressed support for keeping parish councils and councillors informed of the proposals and work programme.'	See comment above.
Health Protection Agency (HPA)	June 2012 / Phase 2 Consultation Comments	'Aim to provide an assessment of the health impact of the electric and magnetic fields produced by the equipment.'	An assessment of the potential electromagnetic field (EMF) impacts associated with the project is provided in section 22.6.3
MSDC	June 2012 / Phase 2 Consultation Comments	'Reiterate the PEIR comments and request consideration to the impact of EMFs from high voltage cabling on local populations be assessed.'	An assessment of the potential EMF impacts associated with the proposed project is addressed in section 22.6.3
MSDC	February 2012 / PEIR	Similar projects have provoked concerns and discussion regarding the impact of EMFs from high voltage cabling on local populations. Request topic be included in the ES.	Consideration of EMF arising from the installation of the onshore cable route and the operation of the converter station is addressed in section 22.6.3.

Consultee	Date /Document	Comment	Response / where addressed in the East Anglia THREE PEIR
HPA	February 2012 / PEIR	No further comments to those provided at scoping. Attached a framework for considering health impacts including EMF.	Consideration of EMF arising from the installation of the onshore cable route and the operation of the converter station is addressed in section 22.6.3.
Bawdsey Parish Council	February 2012 / PEIR	(a) What research/evidence is there for dispersal of EMF along and above the buried cable trench? (b) What are the suggested or proven health implications of this? (c) What are the health risks if cable(s) fracture?	Consideration of EMF arising from the installation of the onshore cable route and the operation of the converter station is addressed in section 22.6.3
Martlesham Parish Council	February 2012 / PEIR	Provided a circular walks leaflet showing all footpaths in that area of Martlesham. Hoped that footpaths will only be closed for a minimum period during construction given their use.	PRoW (including those that make up the Martlesham circular walk) are shown on <i>Appendix 22.2, Figure 22.6 a-?</i> and are discussed in section 22.6.2
Waldringfield Parish Council	February 2012 / PEIR	Support all necessary cable tunnelling and trunking for this and possible future wind farms to be done in one go. Tunnelling should be carried out under hedgerows where possible to avoid disturbance. Needs to be adequate compensation for farmers.	Impacts to agriculture are discussed in section 22.6.2.
Planning Inspectorate	June 2011 / Scoping	Cross reference should be made to the possible impacts on agriculture and soils in relation to any potential contaminated land and run-off. The potential for sterilisation of land should be considered.	Issues associated with agriculture and soils in relation to any potential contaminated land and run-off are addressed in Chapter 19 Geology and Ground Conditions. The potential to sterilise the land through permanent easement restrictions is addressed in section 22.6.3
Planning Inspectorate	June 2011 / Scoping	The ES should acknowledge potential health issues	Consideration of EMF arising from the installation of the

Consultee	Date /Document	Comment	Response / where addressed in the East Anglia THREE PEIR
		associated with EMF around the overhead power lines, above-ground connection cables, and underground cables and analyse these impacts.	onshore cable and the operation of the converter station is addressed in section 22.6.3.
SCC	June 2011 / Scoping	<p>The route of the onshore cabling is crossed by numerous PRoW; many are important for sub-regional and local recreational and tourist purposes and form important local transport links of local significance.</p> <p>The Council will check plans to ensure all relevant PRoW information is captured.</p> <p>All PRoW would need to be restored.</p> <p>Works may require highway closures and possibly alternative routes, depending on local importance.</p> <p>Parishes and councillors need to be informed of the proposals and works programme. Mitigation proposals may be sought to overcome any issues identified.</p>	PRoW are shown on <i>Appendix 22.2, Figure 22.6</i> and are discussed throughout this chapter, including discussion of temporary closures and diversions. EATL note the requirement to keep parishes and Councillors informed of proposals and works programmes.

22.1.2 SITA Statement of Common Ground

Part 3

Appendix 3B

Statement of Common Ground between East Anglia ONE Limited (EAOL) and SITA UK

East Anglia ONE Offshore Windfarm

East Anglia ONE Offshore Windfarm

Statement of Common Ground

July 2013

Sita

Introduction

EN010025– Application for the East Anglia ONE WindFarm

Background

This Statement of Common Ground (SOCG) has been prepared in respect of East Anglia ONE Limited's (the Applicant) application for a development consent order (DCO) to the Planning Inspectorate (PINS) under the Planning Act 2008 (the Application).

This SoCG is a means of clearly stating any areas of agreement and disagreement between parties in relation to the Application.

The table presented below is the basis for a Statement of Common Ground with Sita the promoters of a Greenhouse development on land within the proposed order limits of East Anglia ONE. A seeks to ensure that the developments promoted by Sita and East Anglia ONE Limited (EAOL) can both be accommodated within the land required.

This table is based upon the information exchanged between Sita and EAOL during discussions on the application.

The SoCG is supported by drawing nos. EAOL/SSL–20130410–01 and EAOL/SSL – 20130410-02 which set out the proposed works to be carried out by Sita and by EAOL and their geographical locations.

The Development

The Application is for development consent to construct and operate the proposed East Anglia ONE Offshore Windfarm, which comprises up to 325 wind turbine generators and associated infrastructure, with an installed capacity of up to 1,200 MW (the Project). The Project would be located in the North Sea approximately 43.4 km from the Suffolk coast at its nearest point. The offshore array site occupies an area of approximately 300 km².

The DCO, if made, would be known as the East Anglia ONE Offshore Windfarm Order. It will comprise the following elements:

- Up to 325 offshore wind turbines, with a maximum height of 200m, to provide an installed electrical capacity of up to 1200 MW.

- Up to three offshore collector stations and up to two offshore converter stations.
- Up to one offshore meteorological mast to collect information such as wind speeds and wind direction.
- Cables buried in the seabed to link the wind turbines, the offshore stations and meteorological mast.
- Up to four offshore undersea export cables to transmit electricity from the offshore stations to the shore.
- A landfall site at Bawdsey with onshore subsurface transition pits to connect the offshore and onshore cables.
- Up to four onshore underground cables, with jointing pits, running for approximately 37 km from the landfall at Bawdsey to the connection point near Bramford, Suffolk, to transmit electricity to a new onshore converter station and up to eight additional underground cable ducts to accommodate the cables for future projects.
- An onshore converter station adjacent to existing National Grid substation near Bramford, Suffolk, to connect the offshore wind farm to the National Grid network.
- The permanent and/or temporary compulsory acquisition of land and/or rights for the Project.
- Overriding easements and other rights over or affecting land for the Project.
- The application and/or disapplication of legislation relevant to the Project including inter alia legislation relating to compulsory purchase.
- Such ancillary, incidental and consequential provisions, permits or consents as are necessary and/or convenient.

The Application was submitted to the Planning Inspectorate on 21 November 2012 and accepted for examination on 14th December 2012.

Application elements under consultee remit

This Statement relates to Work shown on drawings EAOL/SSL-20130410-01 and/or EAOL/SSL-20130410-02 (Work Number 36) as defined in Schedule A, Part 1 of the Draft Development Consent Order.


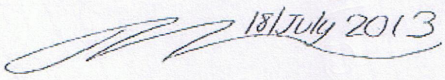
TABLE OF MATTERS AGREED AND NOT AGREED			
ID	Issue	Sita	EAOL
Matters Agreed			
001	Location of the EAOL Cable Route is acceptable to both parties as identified on drawings nos. EAOL/SSL-20130410-01 and EAOL/SSL-20130410-02		Agreed
002	Location of Sita Greenhouses is acceptable to both parties as identified on drawing nos. EAOL/SSL-20130410-01 and EAOL/SSL-20130410-02		Agreed
003	Location of the EAOL trenchless crossing of the B1113 as identified on drawing EAOL/SSL-20130410-01		<p>Agreed</p> <p>The agreed location of the EAOL trenchless crossing of the B1113 is coincident with the access for the northern greenhouse as identified on drawing no. EAOL/SSL-20130410-01. A minimum working width of 40m is required for the trenchless crossing and this should be maintained free from vegetation and any new buried or overhead services until completion of the crossing.</p> <p>See Item 008 for soft landscaping restrictions post cable installation.</p>

TABLE OF MATTERS AGREED AND NOT AGREED			
ID	Issue	Sita	EAOL
004	Location of Site Access for EAOL construction and maintenance.		<p>Agreed</p> <p>Site access for EAOL construction and maintenance activity shall use the same access points as provided by Sita for the operation of the greenhouses.</p>
005	Location of Site Access for Greenhouse construction and operation	TBC by Sita – currently subject to discussions with the Highway Authority	<p>Agreed</p> <p>There are no implications for EAOL using a southern access not currently identified on any plans.</p>
006	Location of crossing of Pound Lane as shown on the plan for EAOL cable		<p>Agreed</p> <p>The location of the open-cut crossing of Pound Lane will be as shown on drawing nos. EAOL/SSL-20130410-01 and/or EAOL/SSL-20130410-02</p>
007	Spoil – temporary and permanent storage	Earthworks will be required to create a development platform for the greenhouses	<p>Agreed</p> <p>EAOL have no restrictions on the earthworks required to create a development platform for greenhouse construction.</p> <p>The cables will be installed below final site levels as determined by Sita. Prior to cable route construction the cable route corridor shall be sensibly level. No spoil or any other temporary or permanent storage of any material, building or structure shall be permitted above the installed cables and ducts.</p>

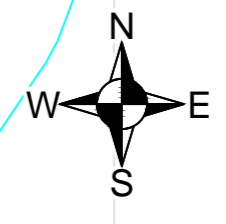
TABLE OF MATTERS AGREED AND NOT AGREED			
ID	Issue	Sita	EAOL
008	Trees, hedgerows and landscape strategy		<p>Agreed</p> <p>No landscaping over the EAOL cables or along the EAOL cable route prior to construction commencement or during operations unless prior agreement with EAOL in accordance with published guidance and industry standards.</p> <p>EAOL are committed to working with Sita to develop a landscape strategy for areas directly sterilised for tree planting by the EAOL cable. This strategy will outline the species and type of planting that can be provide directly above and in the vicinity of the EAOL cable. Drawing nos. EAOL/SSL-20130410-01 and/or EAOL/SSL-20130410-02 identify these areas. In principal hedges and shrubs can be planted on the cable; small trees (e.g. Birch/Maple) should be 5m back from the cable route; and large, forestry type trees (e.g. Ash/Beech/Oak) need to be 10m back from the cable route.</p>

TABLE OF MATTERS AGREED AND NOT AGREED			
ID	Issue	Sita	EAOL
009	Location of lagoons required by Sita		<p>Agreed</p> <p>Lagoons shall not be located over the EAOL cable route corridor and a 2.5m buffer. This is in order to ensure safe access for maintenance of the lagoon by Sita and routine inspection of cable route corridor by EAOL. The lagoon shall be designed to ensure the stability of the side slopes in both the full and fully drained condition to preclude any possibility of ground movement that could affect the integrity of the buried power cables. The lagoon shall be lined or otherwise made impermeable to prevent water ingress into the cable trenches.</p>
010	Crossing of EAOL cable and ducts with service pipes including those relating to drainage into lagoons		<p>Crossing point to be confirmed at a later date but locations will be agreed providing the methodology is agreed with EAOL. At this stage EAOL overwhelming preference is for service crossings to be by bridge or other overhead system with supports located as far as practicable outside of the cable route corridor.</p>
011	EAOL cables and ducts where installed in conjunction with an existing access.		<p>EAOL method of working (including timing) to be agreed with Sita such that construction activities are least disruptive to the effective operation of the greenhouse</p>

TABLE OF MATTERS AGREED AND NOT AGREED			
ID	Issue	Sita	EAOL
012	Relocation of existing services and installation of new services.	Existing overhead and potentially some underground services will be relocated to allow construction of greenhouses. New services will be required for the greenhouses and supporting infrastructure.	There are no restrictions on overhead crossing of the cable route corridor. Any supporting structure (e.g. new power pole) to be located as far as is reasonably practicable outside of the cable route corridor. Any new utilities and services associated with greenhouse construction to be located outside cable route corridor. Any future crossings (such as heat pipes) to be above ground.
013	Location of cable joints		EAOL may require up to three locations for jointing of cables which after reinstatement would have no further impact on greenhouse operations. The locations of joints to be confirmed but will be within the route corridor identified on drawing nos. EAOL/SSL-20130410-01 and/or EAOL/SSL-20130410-02.
Matters Not Agreed			
014	The commercial arrangements regarding land compensation are not agreed and are subject to separate discussion		Agree the commercial arrangements are not agreed and are subject to future discussion with the relevant parties.

Signed	
Name	CLIFF MATTHEWS
Position	EfW Regional Manager
For	Sita SITA UK LTD
Date	19 th July 2013
Signed	 18 July 2013
Name	Helen Thompson
Position	Sr Project Manager
For	East Anglia ONE Limited
Date	18 th July 2013

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NORTHERN GREENHOUSE

SOUTHERN GREENHOUSE

SITE LAYOUT
SCALE 1:5000

NORTHERN GREENHOUSE
PLAN AREA 82,001m²
FLOOR LEVEL 15.00mAOD

- NOTES**
1. SURVEY CARRIED OUT BY SLR CONSULTING LTD 9th OCTOBER 2012.
 2. THIS PLAN IS ORIENTATED TO ORDNANCE SURVEY NATIONAL GRID AND NEWLYN DATUM DERIVED FROM ORDNANCE SURVEY ACTIVE NETWORK (OSTN02.OSGB36)
 3. THIS PLAN HAS NO SCALE FACTOR APPLIED; THE OSGB36 DATUM IS BASED ON THE ORIGIN OF SURVEY CONTROL POINT ST1.
 4. WHILST EVERY EFFORT HAS BEEN MADE TO INCLUDE ALL ACCESSIBLE DETAIL, SOME FEATURES MAY NOT BE SHOWN IF OBLSCURED AT THE TIME OF SURVEY (e.g. AREA OVERGROWN).
 5. THE ACCURACY OF THIS SURVEY IS COMMENSURATE WITH THE DRAWING SCALE SPECIFIED WITHIN THE TITLE BLOCK. ALL CRUCIAL DIMENSIONS SHOULD BE CHECKED ON SITE.
 6. SURROUNDING LAND OS CONTOURS DERIVED FROM NEXTMAP BRITAIN DIGITAL ELEVATION MODELS CONTOURS AMENDED TO BEST FIT TOPOGRAPHIC SURVEY.
 7. ANGLIA ONE RED LINE ROUTE SUPPLIED BY SCOTTISH POWER, REFERENCE: EAOW1_RedBaryPCOn_v14_Ext_Blakenham_SHP. DATE RECEIVED: 17-10-2012.
 8. GREENHOUSE DESIGN AS INSTRUCTED BY CLIFF MATTHEWS (SITA UK).

- LEGEND**
- TOPOGRAPHIC SURVEY CONTOURS
 - SURROUNDING LAND OS CONTOURS
 - GREENHOUSE DESIGN
 - VEGETATION
 - OPTION B GREENHOUSE FOOTPRINT
 - ANGLIA ONE RED LINE ROUTE
 - PROPOSED INTERNAL ROAD
 - PROPOSED EXTERNAL ROAD
 - PROPOSED CAR PARK
 - PROPOSED EPW PIPE ROUTE
 - PROPOSED LAGOON
 - PROPOSED TREE PLANTATION
 - PROPOSED REVETMENT
 - PROPOSED STATUTORY FOOTPATH
 - PROPOSED PERMISSIVE FOOTPATH

3	NPS	VSQ	04/13	AMENDMENTS TO NORTHERN GREENHOUSE DESIGN
2	NPS	VSQ	12/12	AMENDMENTS TO SOUTHERN GREENHOUSE DESIGN
1	NPS	VSQ	10/12	PROPOSED FEATURES ADDED
0	NPS	VSQ	10/12	
Revision	By	Chk'd By	Date	Comments

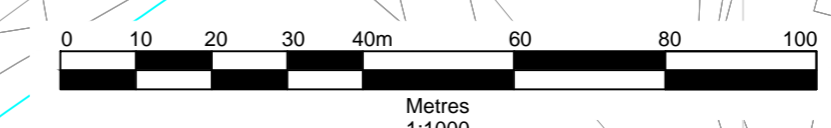


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Site: GREAT BLAKENHAM, SUFFOLK
Project: LITTLE BLAKENHAM GREENHOUSES

Drawing Title: NORTHERN GREENHOUSE DESIGN
APRIL 2013

Scale: 1:1000 @ A1	Date: APRIL 2013
Drawing Number: EAOL-SSL 20130410-01	Revision: 3



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NORTHERN GREENHOUSE

SOUTHERN GREENHOUSE

SITE LAYOUT
SCALE 1:5000

SOUTHERN GREENHOUSE
PLAN AREA 103,818m²
FLOOR LEVEL 13.5mAOD

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0	NPS	VSQ	10/12	
Revision	By	Chk'd By	Date	Comments

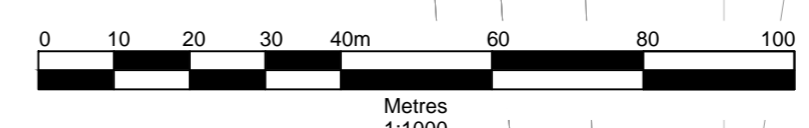


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Site: GREAT BLAKENHAM, SUFFOLK
Project: LITTLE BLAKENHAM GREENHOUSES

Drawing Title: SOUTHERN GREENHOUSE DESIGN
APRIL 2013

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Appendix 22.1 Ends Here