

Cabinet

Report Title:	East Anglia THREE offshore windfarm – Comments of Suffolk County Council on Section 56 Consultation
Meeting Date:	19 April 2016
Lead Councillor(s):	Councillor Matthew Hicks, Cabinet Member for Environment and Public Protection
Local Councillor(s):	Councillors Andrew Reid; Patricia O’Brien; Peter Bellfield; John Field; Caroline Page
Director:	Geoff Dobson, Director of Resource Management
Assistant Director or Head of Service:	Sue Roper, Assistant Director, Strategic Development
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Brief summary of report

1. The report seeks the Cabinet’s authorisation to submit the Council’s formal response to the East Anglia THREE offshore windfarm planning application, currently being considered by the Planning Inspectorate on behalf of the Secretary of State for Energy and Climate Change.
2. East Anglia THREE is the second phase of development in the East Anglia Array. The first phase, East Anglia ONE, was consented in 2014 and will start construction in 2017. Those works will include not only laying the cables for the East Anglia ONE windfarm, but also cable ducts for future windfarms including East Anglia THREE.
3. As such, the current application seeks to build an offshore windfarm of up to 1.2GW, pull cables through four of those ducts and construct a further substation at Bramford.
4. The project could result in the creation of up to 2,670 jobs in the East of England during its construction and significant investment in local supply chains. There will however be impacts associated with the construction phase of development, for example traffic movements and skills shortages, and, in the longer term, the visual impacts of the new substation that need further consideration.
5. Attached to this report is Appendix B, providing the Council’s detailed comments on these and other matters and which is proposed to form the Council’s response to the consultation.

What is Cabinet being asked to decide?

6. To authorise the Director for Resource Management, after consultation with the Cabinet Member for Environment and Public Protection, to submit a Local Impact Report and Statements of Common Ground to the Planning Inspectorate during the examination of East Anglia THREE, as informed by the key issues identified in this report and Appendix B.
7. To authorise the Director for Resource Management to submit the Council's response under Section 56 of the Planning Act 2008 to the proposed East Anglia Three Windfarm order (Appendix B) to the Planning Inspectorate as the Council's statutory response to the current consultation on the East Anglia THREE project, as may be amended to elaborate or clarify on the points contained therein

Reason for recommendation

8. The reasons for the recommendations are set out in full in the main report below, but broadly, this is to protect the natural and historic environment and the amenity of communities of east and mid Suffolk and to maximise the opportunities arising from the development.

What are the key issues to consider?

9. The key issues to consider at this time are how the opportunities afforded by the proposals may be best achieved and whether the mitigation proposed to deal with any adverse impacts is sufficient to overcome unacceptable harm to the communities and environment.

What are the resource and risk implications?

10. There are reputational risks that may be associated with not being seen to be sufficiently supportive of the offshore wind industry, particularly with this being a strong theme of the Local Enterprise Partnership and the Enterprise Zone and in Great Yarmouth and Lowestoft's designation as a Centre for Offshore Renewable Engineering. There are also risks to the natural and historic environment, as well as to the wellbeing of the local population directly affected by the proposal. The Council's approach is therefore to seek to mediate between these risks.
11. The principal resource implication of this proposal is the demand upon the time of existing staff required to continue to pursue the issues set out in this report. However, the Council has an agreement with the developer to recover costs reasonably incurred during the consenting process for the advice that we provide.

What are the timescales associated with this decision?

12. This consultation, the final one to be undertaken by the applicant, is expected to conclude on 22 April 2016. The Planning Inspectorate is then anticipated to begin the public examination of the project in late May or early June 2016, meaning a final decision by the Secretary of State is expected no more than 12 months later. Onshore construction could start between 2020 and 2025, with the first export of electricity anticipated two years after commencement. The full build out of the windfarm could take up to four years.

Alternative options

13. The Cabinet could take the view that, despite the Council's in principle support for offshore renewable energy and Cabinet's previous support for the East Anglia ONE project, the specific proposals put forward for East Anglia THREE should not be supported. It is however, the view of officers that East Anglia THREE can be a successful development for Suffolk, providing a positive economic legacy, while safeguarding the environment, if the issues identified by officers are addressed by the applicant.

Who will be affected by this decision?

14. Local businesses could be positively affected by increased demand for their services and job opportunities will arise for local people. Residents along the cable route and in the vicinity of the substation would be directly affected by the development in the construction phase, and in the case of the substation, the operational phase as well. Landowners, such as farmers would endure temporary disruption to their operations, though will be eligible for compensation. Some residents further afield will be affected by increased traffic movements associated with construction traffic for a period of time.

Main body of report

Project description

15. ScottishPower Renewables (SPR) and Vattenfall (the Swedish state owned utility) were jointly awarded rights to develop wind energy projects off the coast of East Anglia as part of the Crown Estate's Round Three offshore wind programme.
16. Vattenfall and SPR entered into a joint venture in 2008 with the ambition of developing and constructing all the projects within the East Anglia zone (some 6,000km²), with a target capacity of 7.2 gigawatts of electricity. In 2010 the Joint Venture and The Crown Estate announced that both energy companies had won exclusive rights to develop the East Anglia Development Zone.
17. In February 2016, Vattenfall and SPR secured separate project specific Agreements for Lease with The Crown Estate to continue developing the offshore wind potential of the zone. The new leases in effect split the zone between the two partners. Vattenfall will now take responsibility for all development activities in the northern half of the zone, and SPR will control projects in the southern half, that closest to Suffolk and where projects are mostly likely to connect to the National Grid. Nevertheless, it will continue to be important to keep in touch with the Vattenfall developments and colleagues in Norfolk to ensure a joined up approach is taken to the development of offshore wind off the East Coast to the greatest benefit of both counties.
18. SPR proposes to develop four projects in its zone, and these are;
 - East Anglia ONE
 - East Anglia ONE North
 - East Anglia TWO
 - East Anglia THREE

East Anglia ONE

19. East Anglia ONE was consented by the Secretary of State for Energy and Climate Change in June 2014, after a public examination. The Cabinet confirmed its views on the application in February 2013 and these provided the parameters within which the Council's written and oral submissions were made in that examination. The Council was ultimately successful in securing all the mitigation measures that it had argued for during the course of the examination.
20. As was described in the previous Cabinet Report, the East Anglia ONE application sought development consent for up to 325 wind turbines and associated infrastructure with an installed capacity of 1,200MW. It is to be located approximately 43.4km from the Suffolk coast at its nearest point (45.4km from Lowestoft) and will cover an area of around 300km².
21. The consent also provides for offshore export cables (approximately 73km) to the landfall at Bawdsey; onshore export cables (approximately 37km) from there to a new substation at Bramford and a connection from there to the adjacent National Grid substation.
22. Importantly, the consent also *requires* the laying of additional cable ducts alongside the East Anglia ONE cables to accommodate future phases of development. The Council insisted on this during the examination of East Anglia ONE to ensure the disruption caused by bringing in cables from future phases of the development was minimised. With ducts already installed there will be no need to dig further trenches to lay cables, they can instead be pulled through the pre-laid ducts from a number of access points or "jointing bays".
23. At the current time, offshore windfarms require subsidies from energy consumers in order to be viable. The government has set up a competitive process whereby projects bid against each other to achieve a Contract for Difference, which guarantees a set rate for each MW of power generated.
24. In bidding into this auction post-consent, East Anglia ONE was successful in securing a contract for 714MW, somewhat less than the capacity consented (1200MW). Consequently, the project has now evolved into a scheme of 100 wind turbines with associated modifications to the electrical design.
25. The consequences are limited, and indeed positive for the onshore works in Suffolk because with the cabling now proposed to use an Alternating Current (AC), rather than Direct Current (DC), the electrical infrastructure required at Bramford can be reduced and, as such, the "converter station" (converting electricity from DC to AC) which was proposed (with a ridge height of up to 25m) is now to be replaced with a more 'standard' substation of approximately half the height.
26. The above changes do however require the permission of the Secretary of State for Energy and Climate Change, which is still outstanding, but is likely to be forthcoming in the near future. No changes are proposed to the provision of ducts.
27. Notwithstanding this slight uncertainty, SPR announced on the 24th February 2016 a Final Investment Decision to proceed with East Anglia ONE, which it describes as one of the world's biggest, but also best value, windfarms.

28. As well as creating up to 3,000 jobs during construction, East Anglia ONE will spend at least 50% of the total £2.5 billion investment in the UK and it has already entered into a thirty year, £25m, contract with the Port of Lowestoft for it to act as the “home” for the project during its construction and operation.
29. Construction is anticipated to begin on 2nd January 2017, with the windfarm generating electricity by 2019.

East Anglia ONE North

30. This project has arisen out of the reconfiguration of the southern half of the East Anglia zone and, in part, as a result of the now reduced capacity of East Anglia ONE, as described above.
31. It is conceived as an 800MW project, approximately 36km off the coast of Lowestoft. The connection point to the National Grid electricity transmission network is not yet confirmed, however it has always been understood that up to 3.6GW could connect to Bramford, so theoretically all the SPR projects could be accommodated at this location. SPR proposes to begin early environmental scoping and engaging with stakeholders later this year, but there is no programme for construction.

East Anglia TWO

32. East Anglia Two is at a similar early stage of development to East Anglia ONE North. It is also an 800MW project, but slightly closer to Lowestoft at 31km offshore.

East Anglia THREE

33. East Anglia THREE is therefore the next project in line after East Anglia ONE and the first to install the cables that it requires in the ducts that will have been pre-laid by that project.
34. The project, having been consulted on since 2012 has now been submitted to the Planning Inspectorate who has accepted it for examination on behalf of the Secretary of State. The application is now being consulted on and the Council is asked to provide its formal view on the application. The main purpose of this report is therefore to set out the recommended response to the current consultation on East Anglia THREE.
35. The East Anglia THREE application seeks development consent for up to 172 wind turbines with a total installed capacity of up to 1200 megawatts (MW); it is therefore the biggest of SPR’s projects in the East Anglia zone.
36. As the windfarm is proposed to be located approximately 69km off the coast of Lowestoft, again, therefore, it is only the onshore impacts of the development, associated with the cable corridor and the substation that are of interest to this authority and they are the focus of this report.
37. The Environmental Assessment predicts between 800 and 2,670 FTE roles will be supported in the East of England (depending on the level of UK content), adding between £68m and £228m to GVA at the regional level during the construction phase. During construction it is estimated 229 FTE roles will be created in the East of England, contributing £19.6m to GVA.

Location of onshore works

38. By way of reminder, the cable corridor (including the ducts) consented as part of the East Anglia ONE project follows a route north from the landfall point at Bawdsey before crossing under the River Deben and emerging on the west bank near to Falkenham. From here the corridor travels north, keeping to the east of Newbourne and west of Waldringfield before heading under Martlesham Creek.
39. The corridor then bears west under the A12, passing between the settlements of Little and Great Bealings and then continues westwards through the parishes of Playford, Culpho, Tuddenham, Witnesham, Westerfield, Akenham and Claydon.
40. After passing under the A14, River Gipping and the Ipswich-Cambridge/Ely Line, the corridor diverts south through the parish of Little Blakenham to terminate on agricultural land adjacent to the existing National Grid substation, which is approximately 2km west of Bramford.
41. A third of the cable route passes through the Suffolk Coast and Heaths AONB and a further 20% through Special Landscape Areas (as identified in the District Councils' Local Plans). A map is provided in Appendix A.
42. Bramford is the site of an existing National Grid substation and very much a hub in the East of England for the high voltage electricity transmission network. National Grid works at its existing substation are required to facilitate the connection of these projects to the transmission network, however neither project triggers the need for the National Grid Bramford to Twinstead Overhead Line Project, which remains on hold and is likely do so for several years.
43. Sizewell C appears to be the main driving force behind that transmission reinforcement and its timetable remains unknown, but it would connect to the grid sometime after 2025, which is the currently anticipated connection date of Hinkley Point C in Somerset, the forerunner to Sizewell C.

Permanent infrastructure

44. The permanent onshore infrastructure for the East Anglia THREE project comprises:
 - a) Up to four circuits within existing ducts within the 37km onshore cable corridor between Bawdsey and Bramford.
 - b) Up to 62 jointing bay locations, each with up to two below ground jointing bays (10m by 3m by 1.3m) at each (1.2m below ground), marked by above ground kiosks (1 per cable; approximately 1m³), where cables (which typically come in lengths less than 1km) will be jointed within the cable corridor. The locations of these jointing bays would be determined during detailed design, post-consent.
 - c) One substation compound of 3 hectares (160m by 190m) at Bramford for up to two substations, containing one or more buildings up to 25m in height.
45. Owing to the uncertainty over the future funding of such projects through the Contract for Difference process, while the application is for a 1200MW windfarm, East Anglia THREE is seeking flexibility to bring this forward in either one or two phases, so that it can scale the phases to the prevailing financial

climate. In a two phased development, each phase of up to 600MW would be electrically separate, hence the need 'for up to two' substations at Bramford.

46. At this time the design of the electrical system is also yet to be confirmed. The options include High Voltage Direct Current (HVDC) as was the original proposal for East Anglia ONE, or Low Frequency Alternating Current (LFAC). In either case, only four ducts would be used, leaving a further four for future projects. The main difference between the two technologies are that LFAC does not require converter stations either onshore or offshore, but requires a slightly larger onshore compound footprint for the substation at Bramford.

Construction works

47. The onshore construction works would take 29 weeks in a single phase scenario, or if there are two phases there would be 29 weeks of work followed by up to a 50 week gap, followed by a further 29 weeks of work. Works at the substation would be 55 weeks (single phase), with a maximum 5 month gap followed by a further 45 weeks of works.
48. Additional infrastructure to that above would be needed temporarily to support the construction of the project, principally to provide access to the cable corridor. Of note is that two primary Construction Consolidation Site (CCS) of approximately 90m by 40m will be set up at Paper Mill Lane, Bramford and at Top Street, Woodbridge.
49. These would be supported by up to five secondary CCSs (60m by 20m) along the cable corridor at Bramford substation, Witnesham, Playford, Newbourne and Kirton. These are the same sites that will be used for East Anglia ONE, though are significantly smaller.
50. CCSs would contain offices, amenity facilities, car parking, vehicle marshalling facilities and storage for tools, plant and equipment.
51. Access to the cable corridor is intended to be by existing roads and tracks, except where the jointing bay locations are difficult to access, when in that case temporary haul road would be required. East Anglia THREE estimate this could be up to 18.05km of 5.5m width road within the 37 km cable corridor.
52. Jointing bay construction compounds of approximately 55m by 68m would be required at 62 locations and the works at each jointing bay compound would be of three to four weeks duration.
53. Some modifications to access points may be required to ensure safe access/egress from the public highway can be achieved. It should also be noted that a large number of access and highway improvements will have already been implemented as part of the East Anglia ONE project which will also benefit this project. All highway works would be agreed by the Council.

The consenting process

54. The Planning Act 2008 created a separate consenting regime for certain schemes, described within that Act as being Nationally Significant Infrastructure Projects (NSIP). By virtue of having a generating capacity of over 100MW, East Anglia THREE qualifies as such a project.
55. Rather than a planning application being determined by the Local Planning Authority, an application for a Development Consent Order is made directly to the relevant Secretary of State – for energy projects it is the Secretary of State

for Energy and Climate Change. In practice, the Planning Inspectorate undertakes a public examination and makes a recommendation to the relevant Secretary of State.

56. The host local authorities nevertheless retain a significant role in the consenting process. This Council is a statutory consultee (along with Suffolk Coastal and Mid Suffolk District Councils as the other hosts) and it has a number of roles and responsibilities to undertake. In particular, it must agree the consultation arrangements undertaken by the applicant and subsequently report to the Planning Inspectorate on the applicant's performance in this regard.
57. The Council has fulfilled its remit in this respect, confirming that consultation undertaken by the applicant to date has been adequate. East Anglia THREE has also previously consulted widely on its project prior to submitting its application and the Council has responded to these consultations under delegated powers.
58. East Anglia THREE submitted its application for development consent to the Planning Inspectorate in November 2015 and it has since been accepted for examination. The applicant is now responsible for holding a further and final round of consultation on its proposals. This is termed a Section 56 consultation (referring to the relevant clause of the Planning Act 2008) and runs for 50 days between 3 March and 22 April 2016. Appendix B to this report comprises the Council's recommended response to this consultation.
59. Council officers continue to work constructively with the applicant on the main issues as identified in this report, with an ambition of reaching common ground on as many matters as possible prior to the examination, as is expected by the Planning Inspectorate.

Next Steps

60. Following the closure of the current consultation, the Planning Inspectorate will convene a Preliminary Meeting. Once this meeting closes, the examination period begins. A statutory timetable then comes into effect, with only 6 months allowed for examination, three months allowed for the Planning Inspectorate to make a recommendation to the Secretary of State and three further months for the Secretary of State to then make a decision. Therefore a final decision is expected around May/June 2017.
61. In terms of the ongoing role of the Council, the Planning Inspectorate will invite the submission of a Local Impact Report during the examination stage, the purpose of which is to provide each directly affected local authority with an opportunity to set out the likely impact of the proposed development on the local authority's area.
62. The Council has to date been working very closely with the affected local planning authorities, Suffolk Coastal District Council and Mid Suffolk District Council, and the views of the authorities on the issues (so far as they are shared) do not differ. It is the intention to submit a joint Local Impact Report to the examination as was done for East Anglia ONE and which is now included as a best practice example of such a Report on the Planning Inspectorate's website.
63. The Council will also be invited to submit Statements of Common Ground with SPR, setting out the matters on which the parties are and are not agreed.

Again, it is intended to do this jointly with Suffolk Coastal District Council and Mid Suffolk District Council. Finally, it may be that the Council seeks to enter in to a Section 106 agreement with SPR to secure mitigation measures and this would also be submitted to the examination.

64. Throughout the consultation process, the roles of the upper and lower tiers of local authorities are equal, though if consent is granted, it is the respective district councils as local planning authorities which would be responsible for the discharge of Requirements (akin to planning conditions) and the monitoring and enforcement of any permission granted.
65. The Development Consent Order will require the local authorities' subsequent agreement of a number of documents in discharging the Requirements, for example relating to plans for traffic routeing, rights of way diversions, landscape strategy and archaeological investigations, before construction can begin. The Council's statutory duties and officers' specialist knowledge means it will have a significant role in this respect, and this is proving to be the case with the current discharge of the East Anglia ONE requirements.
66. If planning consent is achieved, and subject to gaining the other relevant consents, East Anglia THREE anticipate the onshore construction to commence between 2020 and 2025 (the timing of which will be highly dependent on the prevailing funding arrangements) with the first export of electricity anticipated two years after commencement.
67. **Recommendation:** To authorise the Director for Resource Management, after consultation with the Cabinet Member for Environment and Public Protection, to submit a Local Impact Report and Statements of Common Ground to the Planning Inspectorate during the examination of East Anglia THREE, as informed by the key issues identified in this report and Appendix B.

Policy Context - National Policy

68. The Planning Act 2008 requires that major infrastructure proposals must be considered in accordance with the relevant National Policy Statements. These relate to different types of infrastructure (ports, energy and networks for example) and have been ratified by Parliament.
69. In the context of this proposal, the relevant National Policy Statements are the Overarching National Policy Statement for Energy (EN-1), National Policy Statement for Renewable Energy Infrastructure (EN-3) and the National Policy Statement for Electricity Networks Infrastructure (EN-5). Developments covered by these National Policy Statements can still be refused where the adverse impacts are judged to outweigh the benefits.
70. The National Policy Statements set out criteria against which the Planning Inspectorate should test applications. In large part these replicate the types of test that would be used for any development proposal, but their specific applicability to the energy sector is identified. Of additional note though is that the National Policy Statements allow the Planning Inspectorate to proceed with the examination of projects on the basis that the scale and urgency for new energy infrastructure nationally is such that the "need" for each project does not have to be demonstrated on a case by case basis. This is a change from the

past, where such discussions used to lead to considerable delay in the consenting process.

71. Although the National Policy Statements provide the main policy context for the Planning Inspectorate, it should also refer to other matters which it thinks are both important and relevant to the consideration of the application. This could include the affected local planning authorities' development plans. However, in the event of a conflict between any National Policy Statements and any other matter, the National Policy Statements prevails.

Policy Context - Local Policy

72. As mentioned earlier, this project affects parishes in both Suffolk Coastal and Mid Suffolk Districts. Suffolk Coastal's development plan comprises its Core Strategy and Development Management Policies 2013, while Mid Suffolk's Local Plan consists of an adopted Core Strategy (2008) (as amended by a Focussed Review (2012)), but relies on development management policies dating from its previous Local Plan.
73. Neither development plan contains policies that are specifically related to projects of this nature, though both contain generic development management policies which align with the principles set out in the National Policy Statements.

Recommended Response to consultation

74. The main issues associated with this Project are slightly different to those associated with East Anglia ONE, as many of the substantive issues associated with the routeing of the cable corridor and the general approach to mitigation have been resolved satisfactorily and will be replicated, as relevant, for East Anglia THREE.
75. A brief summary of the issues already resolved through the examination of East Anglia ONE follows, and concludes with a précis of the main issues for the examination of East Anglia THREE, which are then elaborated upon in Appendix B, which is the proposed submission to the Planning Inspectorate.
76. Mitigation for transport impacts secured for the East Anglia ONE project includes controlling the type, timing and number of vehicles on the highway network and improvements (for example widening) to several pinch points on the highway network, which could be of long term benefit to Suffolk.
77. A plan to address landscape and ecological impacts was agreed and a section 106 agreement provides over £100,000 for offsite landscaping to reduce the effects of the substation at Bramford.
78. Mitigation to protect archaeological assets during the construction of East Anglia ONE was secured. The only additional land disturbed for East Anglia THREE is the substation site and some evaluation work has already been undertaken which did not indicate any likely significant issues.
79. East Anglia ONE also came to commercial agreement with Sterling Suffolk, the proposer of a large greenhouse development at Great Blakenham (originally linked to the Council's Energy from Waste plant), which allows both projects to progress in close proximity to each other.

80. Importantly, in relation to skills, the Council successfully argued that East Anglia ONE should be required to implement a Skills Strategy before the development commences in order to enhance the prospects of local people contributing to that and future projects.
81. The Skills Strategy was the first Requirement to be discharged for East Anglia ONE and has now been implemented. SPR has, for example recently announced it is providing four scholarships at the University of East Anglia to study in the fields of energy, engineering and environmental studies.
82. The main issues for East Anglia THREE therefore relate to Phasing; the substation at Bramford and jobs and skills.

Phasing

83. A key issue is phasing, both within the East Anglia Three project (noting the proposal for it to be either a single or two phase development), but also the interaction between East Anglia ONE, East Anglia THREE, and future projects.
84. The application describes an intention to look at opportunities to reuse infrastructure temporarily used for East Anglia ONE, for example the haul road and CCSs. This is generally supported because the construction and removal of these elements generates significant HGV movements. However, the gap between the projects will be a key consideration as it is important for the cable corridor not to retain the characteristics of a construction site for an extended period of time.
85. Appropriate triggers will be needed to determine the circumstances in which temporary infrastructure could be retained for an extended period and the application does not adequately address this at the moment.
86. Similarly, if East Anglia THREE progresses as a two phase project, the same considerations apply to the period between the phases, which is estimated at 50 weeks in respect of the onshore works, but will be reliant on prevailing funding conditions so could deviate from that.

Substation

87. The substation at Bramford is a substantive piece of infrastructure, which must be adequately mitigated for. While the assessment submitted is reasonable there are a number of methodological issues that need to be resolved to ensure that the scale of the effects are properly recognised and represented.
88. The mitigation proposals are strongly linked to those for the East Anglia ONE substation on adjacent land. Officers are working with East Anglia ONE to ensure that the landscaping proposals for that project are also tailored to minimise the effects of the East Anglia THREE project.
89. Further work is needed to understand the impact of ash dieback (*Chalara fraxinea*) on the woodlands which currently help to screen the impact of the East Anglia THREE site, as their thinning or loss could significantly change the visual effects of the substation, which may mean that further mitigation measures are required.

Jobs and skills

90. The economic benefits in terms of investment and job creation are very much to be welcomed, but it is considered that further pressure will be placed on a labour market which is struggling to resource the construction sector at the current time.
91. The assessment submitted does not analyse the labour market and skills context of the area and is overly optimistic about the ability of existing skills and employment infrastructure to respond to the demands of the project. Further discussions with East Anglia THREE are required to understand how the initiatives developed in the Skills Strategy for the East Anglia ONE project can be complemented by further undertakings.
92. **Recommendation:** To authorise the Director for Resource Management to submit the attached Appendix B to the Planning Inspectorate as the Council's statutory response to the current consultation on the East Anglia THREE project, as may be amended to elaborate or clarify on the points contained therein.

Conclusion

93. East Anglia THREE can be a successful project for Suffolk, but a number of issues require further discussion and resolution to ensure that the impacts are minimised so far as possible, while the benefits to Suffolk are also maximised.
94. Appendix B to this report sets out a full exposition of these matters and is proposed to be submitted to the Planning Inspectorate for its consideration.

Sources of further information

- a) East Anglia THREE Ltd application documents

<http://infrastructure.planninginspectorate.gov.uk/projects/eastern/east-anglia-three-offshore-wind-farm/?ipcsection=docs>

[NB. The Council holds a hard copy of all this documentation as it relates to the onshore works]

- b) Report to Cabinet on the East Anglia ONE offshore windfarm

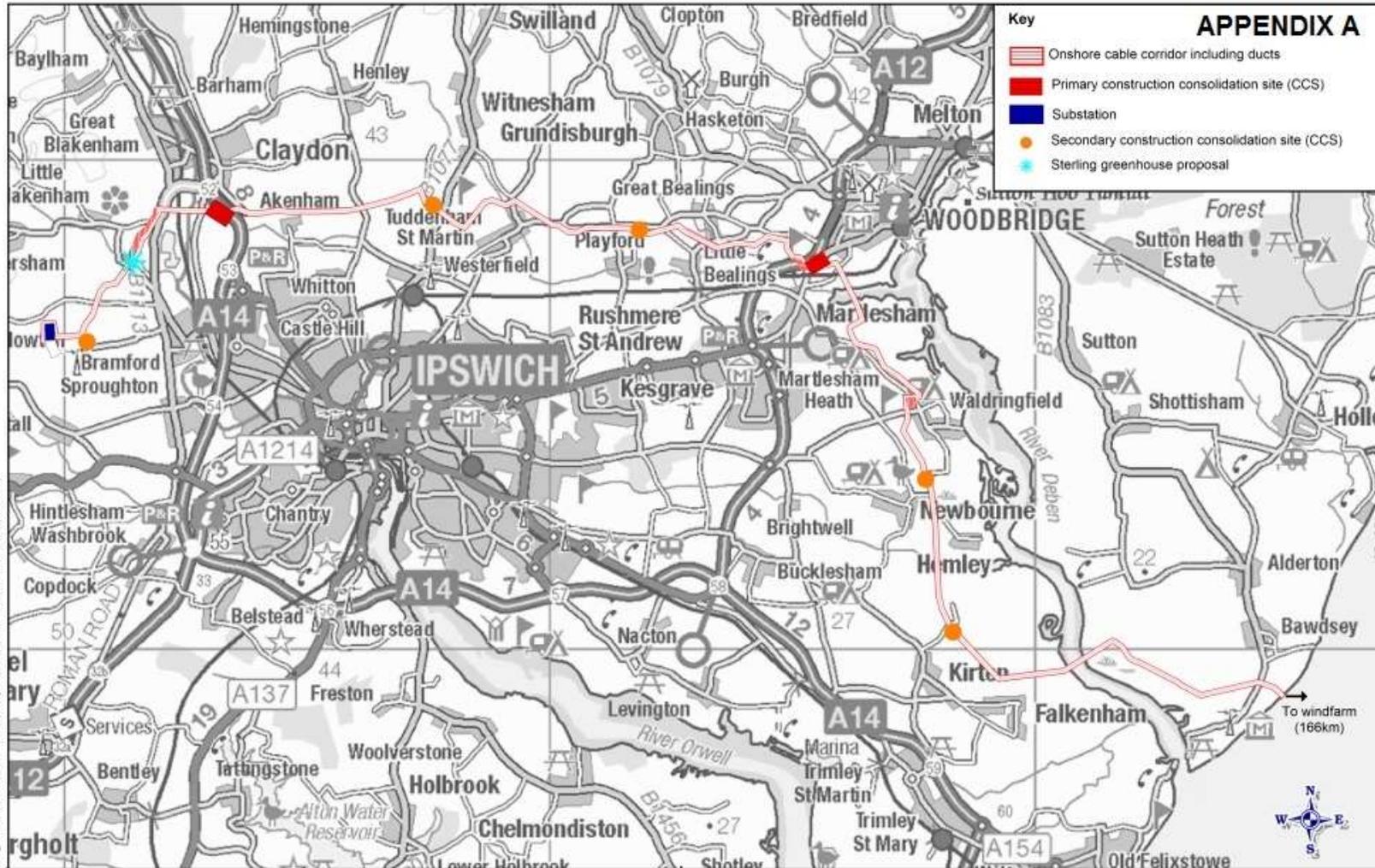
http://committeeminutes.suffolkcc.gov.uk/LoadDocument.aspx?rID=0900271180bafaf0&qry=c_committee%7e%7e%7c%7cc_date_of_meeting%7e%7eBefore%7c%7cf_c_date_of_meeting%7e%7e%7c%7ct_c_date_of_meeting%7e%7e%7c%7ctitle%7e%7eEast+Anglia+One%7c%7cc_doc_type%7e%7e%7c%7cFreeTxt%7e%7e%7c%7c

- c) Local Impact Report produced by Suffolk County Council, Mid Suffolk District Council and Suffolk Coastal District Council for the East Anglia ONE project

<http://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010025/2.%20Post-Submission/Representations/LIR%20and%20SoCG/Suffolk%20County%20Council%20and%20Mid%20Suffolk%20District%20Council%20and%20Suffolk%20Coastal%20District%20Council-%20Joint%20Local%20Impact%20Report.pdf>

- d) Department of Energy and Climate Change: National Policy Statements: Overarching Energy (EN-1); Renewable Energy Infrastructure (EN-3) and Electricity Networks (EN-5)

http://www.decc.gov.uk/en/content/cms/meeting_energy/consents_planning/nps_en_infra/nps_en_infra.aspx



APPENDIX A

Key

- Onshore cable corridor including ducts
- Primary construction consolidation site (CCS)
- Substation
- Secondary construction consolidation site (CCS)
- ★ Sterling greenhouse proposal

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	<p>Director of Resource Management Endeavour House, 8 Russell Road, Ipswich, Suffolk. IP1 2BX.</p>	<p>Map 1</p>	<p>East Anglia Offshore Wind Onshore electrical transmission works</p>
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