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North Devon Council
Brynsworthy Environment Centre
Barnstaple
North Devon EX31 3NP

K. Miles
Chief Executive.

PLANNING COMMITTEE

A Planning Committee Site Inspection meeting will be held on **WEDNESDAY, 19TH MARCH, 2025 at 10.00 am.**

NOTE: Committee Members: Please assemble at Brynsworthy Environment Centre, Barnstaple by 9.30 a.m. Please wear appropriate footwear.

Members of the Planning Committee

Councillor Davies (Chair)
Councillor Lane (Vice-Chair)

Councillors Bishop, Bulled, Crabb, Denton, Haworth-Booth, R Knight, C Leaver, Maddocks, Prowse, L. Spear, Walker, Whitehead and Williams

AGENDA

1. Apologies for absence
2. Declaration of Interests

Please telephone the Corporate and Community Services team to prepare a form for your signature before the meeting. Interests must be re-declared when the item is called. A declaration of interest under the Code of Conduct will be a Disclosable Pecuniary Interest, an Other Registrable Interest or a Non-Registrable Interest. If the item directly relates to your interest you must declare the interest and leave the room for the item, save in the case of Other Registrable Interests or Non-Registrable Interests where you may first speak on the item as a member of the public if provision has been made for the public to speak. If the matter does not directly relate to your interest but still affects it then you must consider whether you are affected to a greater extent than most people and whether a reasonable person would consider your judgement to be clouded, if you are then you must leave the room for the item (although you may speak as a member of the public if provision has been made for the public to speak) or, if you are not, then you can declare the interest but still take part).

3. To agree the agenda between Part 'A' and Part 'B' (Confidential Restricted Information)

PART A

4. (10am approx.) **77576: White Cross Offshore Windfarm (Onshore Project)** (Pages 3 - 8)
Full planning permission for the construction and

installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132kV underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road . Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and layout, landscaping, lighting, and appearance and materials.

Report by the Senior Planning Officer (attached).

If you have any enquiries about this agenda, please contact Corporate and Community Services, telephone 01271 388253

Note: copies of representations received relating to planning applications are available to view on the web, linked to the associated planning application record - www.northdevon.gov.uk

PLANNING SITE INSPECTION GOOD PRACTICE	
Do try to attend site visits organised by the Council where possible	Don't hear representations from the applicant or third parties
Do ensure that you treat the site inspection only as an opportunity to seek information and to observe the site	Don't express opinions or views to anyone
Do ask questions or seek clarification of matters which are relevant to the site inspection	Don't visit a site on your own, even in response to an invitation, unless you have spoken to the Planning Department.



North Devon Council: Planning Site Inspection Summary

Application Number: 77576

Site Inspection: 19th March 2025

Site/Application address:

White Cross Offshore Windfarm (Onshore Project)

Application detail:

Full planning permission for the construction and installation of onshore electrical infrastructure required to export electricity from the White Cross Offshore Wind Farm to the national distribution network; including installation of 132kV underground electricity transmission cable(s) from landfall at Saunton Sands Car park to a new substation at East Yelland. Construction of temporary facilities required during construction to include haul road, vehicular access, compounds, associated works areas and a permanent substation access road. Construction of a new substation under the Rochdale Envelope Approach with additional information regarding architectural form and silhouette, design code, scale and layout, landscaping, lighting, and appearance and materials.

The application site comprises a linear onshore cable route for the Whitecross offshore wind farm that extends over approximately 8km from the landfall at Saunton Sands Car Park and then extends initially in an easterly direction through Braunton Burrows and then south through Braunton Marsh, across the Taw Estuary and then south of the Tarka trail at Yelland to connect to a proposed new substation. The new substation will connect to the existing East Yelland substation. The substation will comprise a new building measuring approximately 71m x 24m and would be 10m in height, with a control building of 35m x 9m that would be 5m in height. The substation site will extend to 106m x 50m and will be accessed by a new road from the existing Yelland Quay private road near the Tarka trail crossing point.

Planning Officer: Andrew Sierakowski

Location Plan attached: Y

Location of meeting point identified on plan: NA

Details for location of meeting point (e.g. parking/access): Minibus to depart BEC at 9.30am. Walking boots are advised.

Itinerary for Inspection:



The Site Inspection will be by minibus only and will follow as closely as possible the cable route for the White Cross Offshore Wind Farm from its landfall at Saunton Sands to Yelland.

There will be four stops along the route as follows:

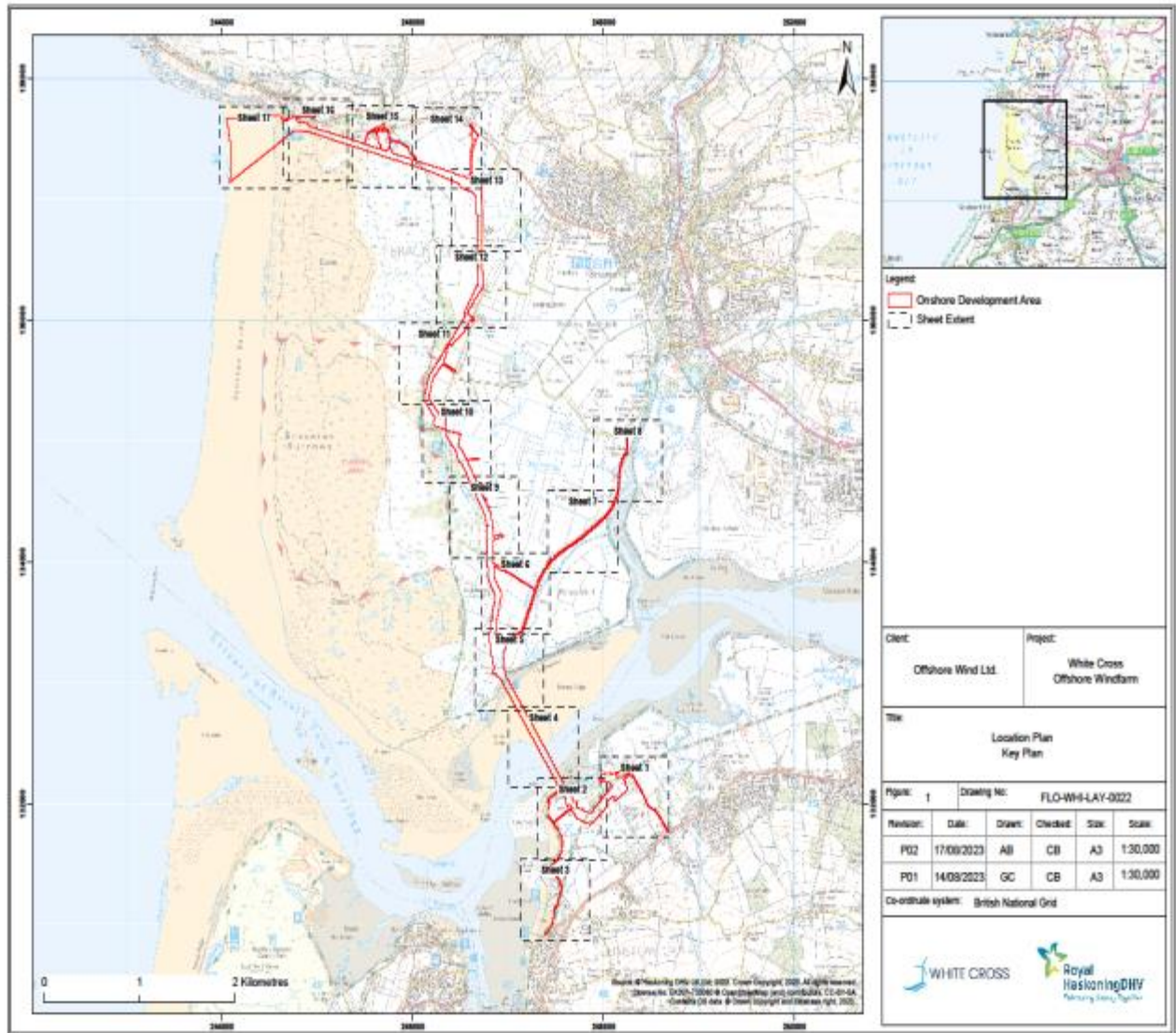
1. Visit to Saunton Sands to view cable landfall and Saunton Sands Car Park that will be used as construction compound. Disembark from Minibus;
2. Drive in the Minibus along the Saunton Road and then south down to Sandy Lane for a stop at the Sandy Lane Car Park to the cable route. Disembark from Minibus;
3. Drive in the Minibus via to Toll Road to Broad Sands Car Park overlooking the Taw Estuary to view the crossing point. Disembark from Minibus;
4. Drive in the Minibus via to Yelland to view Proposed Yelland Substation site. Disembark from Minibus;
5. Return to BEC.

It is estimated that the entire Site Inspection will take 2.30-3.00 hours.



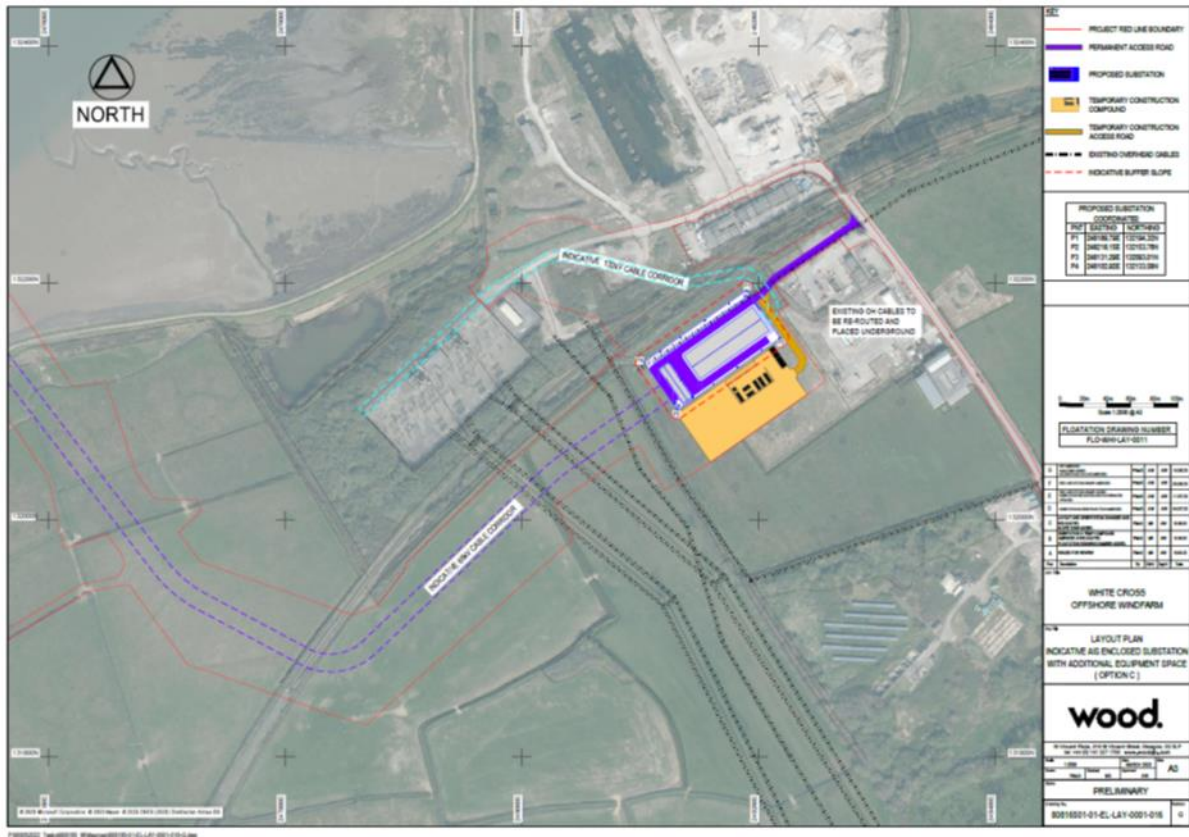
Plans

OS Plan:

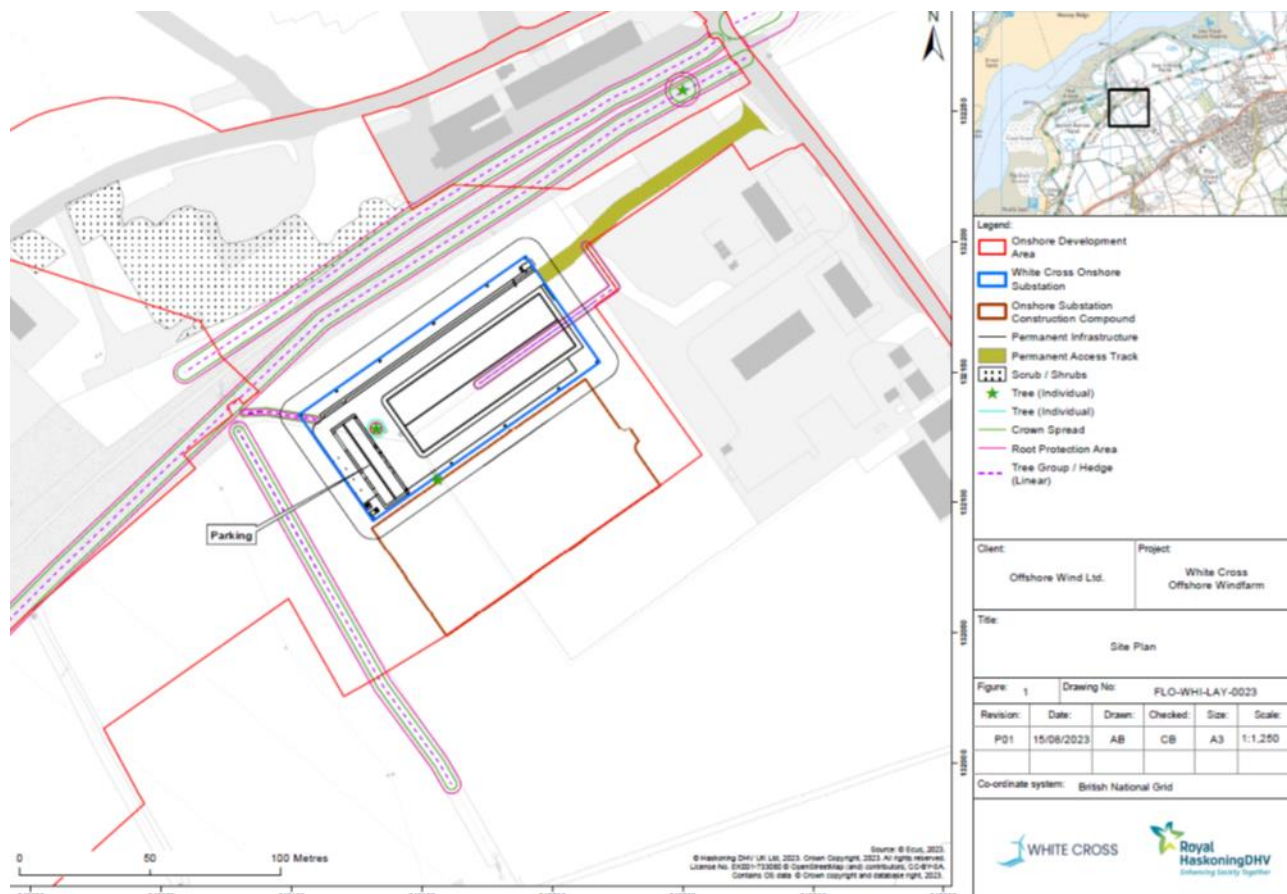




Site Location Plan:



Layout Plan:



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