

From: [Berry, Jon](#)
To: ["Norfolk Vanguard"](#)
Subject: Norfolk Vanguard offshore wind farm and land contamination
Date: 14 February 2019 14:40:25
Attachments: [Adopted Core Strategy and Development Control Policies Development Plan Document.pdf](#)

Dear Sir/Madam,

I attended an Issue Specific Hearing on Tuesday 5th February 2019 into onshore environmental matters arising from the above project.

During the hearing the Planning Inspector requested a written response from Breckland Council regarding a point made by the Environment Agency that, under Part 2A of the Environment Act, the Local Authority has a duty to assess land that is reasonably suspected of being contaminated. In particular, the site of the plane crash near Necton has been brought into question.

I have consulted with my colleagues in our Environmental Health team and I hereby forward the email below from the Team Leader, Andrew Grimley, which sets out the approach carried out to date and the current position from his perspective.

On a separate note I also attach a copy of Policy CP11 from the council's Adopted Core Strategy and Development Control Policies Development Plan Document 2009-2026, as required under another action identified for the Authority.

I trust meets the two actions I have taken away from the hearing.

Kind Regards,
Jon

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From: Grimley, Andrew
Sent: 12 February 2019 11:00
To: Berry, Jon
Cc: Wood, Simon; Elks, Joanna; Richard Boole; Van Zeller, Alexa; Addy, Varuna
Subject: Norfolk Vanguard offshore wind farm and land contamination

Good morning Jon

The planning inspectorate is correct that the council does have a duty to investigate issues of contamination under the provisions of Part 2a of the Environmental Protection Act 1990, however this is on a risk basis and the principles of the conceptual model where there needs to be a source of contamination, a pathway for this to travel along and a receptor.

In this case we have a history of a plane crash in a very rural agricultural field in the 1990s which was cleaned / cleared up by the military at the time and the field returned to agricultural use, which currently places this site as a low risk.

In the absence of evidence to the effect that the land is contaminated by radiation we have little firm that we can comment on and to be able to increase the level of risk rating through the conceptual model principles.

When the status / future use of a site is proposed to be changed we will ask the land owner or developer to assess the risks posed by a site due to past uses and where necessary require remediation and verification that the risks have been removed / reduced to acceptable levels.

In this case there is a proposal to change the use of the land by the installation of a cable trench / cables and as such we have highlighted the risk to the consultant and put the onus on them to get to the bottom of what contaminates there may be and plan accordingly. The consultants have committed, if planning permission is allowed, to carrying out the necessary assessments and remediation if contamination is found. If planning permission is given then we would be looking for it to include conditions relating to the assessment / remediation of contamination.

With thanks

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3.3.2 Protection and Enhancement of the Landscape

Policy CP 11

Protection and Enhancement of the Landscape

The landscape of the District will be protected for the sake of its own intrinsic beauty and its benefit to the rural character and in the interests of biodiversity, geodiversity and historic conservation. Development should have particular regard to maintaining the aesthetic and biodiversity qualities of natural and man-made features within the landscape, including a consideration of individual or groups of natural features such as trees, hedges and woodland or rivers, streams or other topographical features.

The release of land in Breckland will have regard to the findings of the Council's Landscape Character Assessment (LCA) and Settlement Fringe Landscape Assessment to ensure land is released, where appropriate, in areas where the impact on the landscape is at a minimum. Development should also be designed to be sympathetic to landscape character, and informed by the LCA.

High protection will be given to the Brecks landscape, reflecting its role as a regionally significant green infrastructure asset. Proposals within the Brecks Landscape Character Areas will not be permitted where these would result in harm to key visual features of the landscape type, other valued components of the landscape, or where proposals would result in a change in the landscape character.

High protection will also be given to the River Valleys and Chalk Rivers in Breckland as identified in the Landscape Character Assessment, recognising their defining natural features, rich biodiversity and the undeveloped character of their shallow valleys.

The Council expects all development within the District to be of the highest design quality in terms of both architecture and landscape. It should have regard to good practice in urban design and fully consider the context within which it sits. It should embrace opportunities to enhance the character and appearance of an area and contribute to creating a sense of local distinctiveness.

Reasoned Justification

3.80 Breckland District has a remarkable landscape, including extensive parts of the regionally significant Brecks Heaths and woodland in the south and west of the District. Elsewhere the District is generally characterised by river valleys with their associated tributary farmland rising up to the clay plateau farmland which stretches from the Lophams in the south-east to Colkirk in the north-west. This remarkable landscape is considered to be an important resource, not only for its intrinsic character and beauty, but also its contribution to the rural character of the area and its essential contribution to the biodiversity of the District.

3.81 A Landscape Character Assessment produced on behalf of the Council has identified a number of sub-types of landscape within the District. These landscapes have a varying capacity to accommodate new development depending on their nature and location without the development being significantly detrimental to the landscapes characteristics or defining features.

3.82 In determining proposals for new development, regard shall be had to the Council's Landscape Character Assessment, ensuring that all proposals respect the key visual sensitivities of the landscape that are a fundamental part of its character. The integration of new development into the existing landscape will be expected to be achieved in all development proposals without causing harm to the features that define



them. The Council will give high protection to the River Valleys and Chalk Rivers from development that would harm their defining landscape characteristics, including mineral extraction and other incompatible restoration schemes.

3.83 In Thetford, all development proposals will have regard to the findings of the Thetford Green Infrastructure Study, District-wide Landscape Character Assessment and Settlement Fringe Assessment as well as other supporting evidence recognising the need for regeneration in the town centre whilst ensuring that the historic environment is protected. Additional detailed policy dealing with townscape will be provided in the Thetford Area Action Plan.

3.84 Significant regeneration will occur in Thetford; new development should be integrated into the existing historic fabric. Consideration will be given to the individual characteristics or group value of historic buildings and Conservation Areas, in particular the Castle Hill, Nunnery and Priory. Development that fails to make sufficient use of, or contribution to, the historic areas of the town will not be considered appropriate. Detailed guidance for development in Thetford will be published in the form of the Thetford Area Action Plan.

3.85 Significant development is also proposed in town centres of Attleborough and Dereham. New development should be designed and built to a high standard to ensure that the character of the Conservation Area is preserved, and where possible enhanced. Proposals in Dereham should also have regard to the findings of the Dereham Green Infrastructure Study and Implementation Plan. The Site Specific Policies and Proposals Development Plan Document will set out in detail those areas which are of particular historic or conservation interest and need particular consideration as well as identifying opportunities for the enhancement of green infrastructure and specific policies relating to landscape and townscape.

3.86 The attractiveness of the District's landscape and the large areas which are already accessible to the public place recreational and visitor demands on the countryside. A number of strategies seek to promote tourism and healthy lifestyles, utilising the opportunities which a rural district like Breckland offers. In the Breckland SPA area of the District there is a need to ensure sustainable levels of recreation in the countryside to prevent recreational pressure having an adverse impact on Annex 1 bird species. Breckland Council is committed through this Core Strategy, its other Development Plan Documents and wider corporate activities to manage sustainable access in those parts of the District. This will include close partnership working with the Forestry Commission, RSPB and Natural England to develop access management strategies for the Breckland SPA areas to prevent increasing visitor numbers in inappropriate and sensitive locations.