

# Norfolk Vanguard Offshore Wind Farm Minor Change Request: Amendment to land rights sought at the existing National Grid Substation

Applicant: Norfolk Vanguard Limited  
Document Reference: ExA; ISH1; 10.D4.1  
Deadline 4

Date: March 2018

*Photo: Kentish Flats Offshore Wind Farm*

Date	Issue No.	Remarks / Reason for Issue	Author	Checked	Approved
06/03/19	00D	First draft for Internal review	JT	JA/PG	
13/03/19	01	Final draft for sign-off	JT	VR	RS

## EXECUTIVE SUMMARY

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Following submission of the Development Consent Order (DCO) application for the Norfolk Vanguard Offshore Wind Farm (the project), the Applicant submitted a Change Report (document reference: Pre-ExA; Change Report; 9.3) (the Change Report) to the Planning Inspectorate on 12 December 2018 which, amongst other things, encompassed minor amendments to the onshore cable route accesses, as requested by landowners. These changes also included an amendment requested by National Grid to the tower search areas associated with Work No.11 in the DCO, and the inclusion of new permanent rights for that part of the overhead line to be re-positioned (as part of Work No.11A of the DCO).

As the Applicant outlined at Issue Specific Hearing 1 and through the subsequent written summary of the Applicant's oral case (document reference: ExA; ISH; 10.D3.1), since submission of the Change Report, National Grid have requested that the acquisition of permanent land rights for Work No.11A in the DCO (the overhead line modification and associated limits of deviation) is extended beyond the overhead line modification area associated with Work No.11A to cover the remainder of the overhead line crossing the affected landowner's land holding. The Applicant has consulted with the affected landowner in order to obtain consent to this change and to the inclusion of compulsory acquisition powers over this land accordingly. The signed consent letter is attached at Appendix 1.

As the proposed change is limited to a change to the land rights which are being sought, rather than the area of land sought and there are no physical works associated with the change, there is no potential for any associated environmental impacts.

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## Glossary

DCO	Development Consent Order
ES	Environmental Statement
National Grid overhead line modifications	The works to be undertaken to complete the necessary modification to the existing 400kV overhead lines
National Grid substation extension	The permanent footprint of the National Grid substation extension
National Grid temporary works area	Land adjacent to the Necton National Grid substation which would be temporarily required during construction of the National Grid substation extension.
National Grid substation	The existing 400kV substation at Necton, which will be the grid connection location for Norfolk Vanguard
The Applicant	Norfolk Vanguard Limited

## 1 INTRODUCTION

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### 1.1 Project Background

1. Norfolk Vanguard Limited ('the Applicant', an affiliate company of Vattenfall Wind Power Limited (VWPL)) is seeking a Development Consent Order (DCO) for Norfolk Vanguard, an offshore wind farm (OWF) in the southern North Sea.
2. The OWF comprises two distinct areas, Norfolk Vanguard East (NV East) and Norfolk Vanguard West (NV West) ('the OWF sites'), within which wind turbine generators (WTG), associated platforms and array cables will be located. The offshore wind farm will be connected to the shore by offshore export cables installed within the offshore cable corridor from the wind farm to a landfall point at Happisburgh South, Norfolk. From there onshore cables would transport power over approximately 60km to the onshore project substation near Necton, Norfolk. A full project description is given in the Environmental Statement (ES) (document 6.1), Chapter 5 Project Description.
3. Norfolk Vanguard is located approximately 47km from the closest point of the Norfolk Coast. NV East covers an area of approximately 297km<sup>2</sup> and NV West covers an area of around 295km<sup>2</sup>.
4. Once built, Norfolk Vanguard would have an export capacity of up to 1800MW. The key onshore components of the project are as follows:
  - Landfall;
  - Onshore cable route, including trenchless crossing zones (e.g. Horizontal Directional Drilling (HDD)) and mobilisation areas;
  - Onshore project substation;
  - Existing National Grid substation extension; and
  - National Grid new / replacement overhead line tower and temporary works.
5. The DCO application includes all offshore and onshore infrastructure associated with the project, including an extension to the existing National Grid substation near Necton and laying of cable ducts as enabling development for Norfolk Boreas (a sister project to Norfolk Vanguard) within the onshore cable route.
6. The DCO application was submitted by Norfolk Vanguard Limited on 26<sup>th</sup> June 2018 and was accepted for examination by the Planning Inspectorate on the 24<sup>th</sup> July 2018.

## 1.2 Purpose of this Document

7. Following submission of the Change Report, the Applicant has continued to liaise with National Grid in relation to the changes proposed. This has resulted in a further request by National Grid that the acquisition of permanent land rights for Work No.11A in the DCO (the overhead line modification and associated limits of deviation) is extended beyond the overhead line modification area associated with Work No.11A to cover the remainder of the affected landowner's land holding. This request relates solely to the land rights to be acquired and does not change the nature, scope or extent of the works to be undertaken.
8. This report sets out:
  - The request for the amendment;
  - Reasons why the amendment is sought; and
  - Confirmation that the amendment will not give rise to any environmental impacts beyond those which have been assessed in the Environmental Statement.

## 2 AMENDMENT TO LAND RIGHTS AT THE NATIONAL GRID SUBSTATION

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### 2.1 Explanation and rationale for the change

9. The amendments made pursuant to the Change Report (Pre-ExA; Change Report; 9.3) requested by National Grid in December 2018 related to an extension of the available search areas within which the two overhead line pylons will be located, together with the addition of lateral limits of deviation on the Works Plans (document reference: 2.4) for the overhead line modification corridor. As a result of this change, the Land Plans (document reference: 2.2) were amended to give the Applicant powers to permanently acquire new rights along the overhead line modification corridor. This can be seen from the revised rights for plots 41/30b, 41/30c and 41/30d on Sheet 41 of the Land Plans submitted at Deadline 2 (document reference: 2.2 (version 2) and included in the plots in Schedule 6 and Schedule 8 of the draft DCO (document reference: 3.1).
10. Since the Change Report was submitted, the Applicant has been in correspondence with National Grid in relation to National Grid's existing wayleave agreement with the affected landowner (the Wayleave). The overhead line works, as would be authorised by Work No.11A, are not permitted by the Wayleave and it is for this reason that permanent new rights are sought under the DCO. As the overhead line works are not permitted under the Wayleave, the works will also have the effect of rendering the entire Wayleave unenforceable. The existing Wayleave extends beyond the area of the overhead line works, further across the affected landowner's landholding. To remedy this it is necessary to ensure that permanent rights for the overhead line within the affected landowner's landholding are secured in the DCO. This will replace those rights which will be lost under the Wayleave and enable this part of the overhead line to remain in situ.
11. These proposed changes for sheets 40 and 41 of the Land Plans are shown on Figures 1, 2, 3 and 4 below:

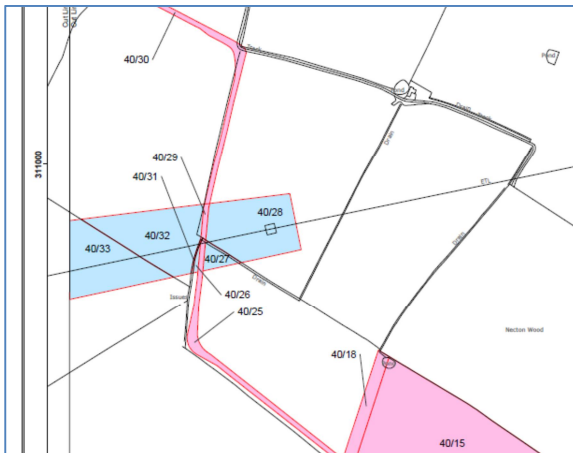


Figure 1: Sheet 40 submitted at Deadline 2

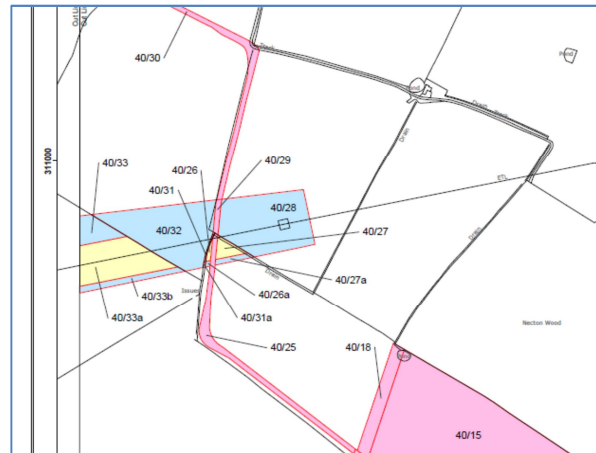


Figure 2: Sheet 40 submitted at Deadline 4

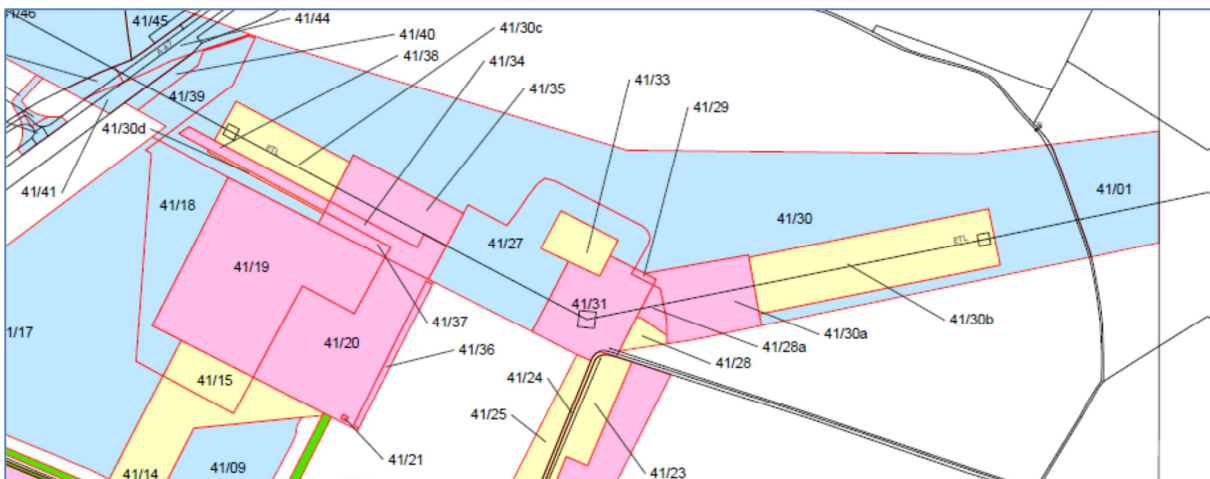


Figure 3: Sheet 41 submitted at Deadline 2.

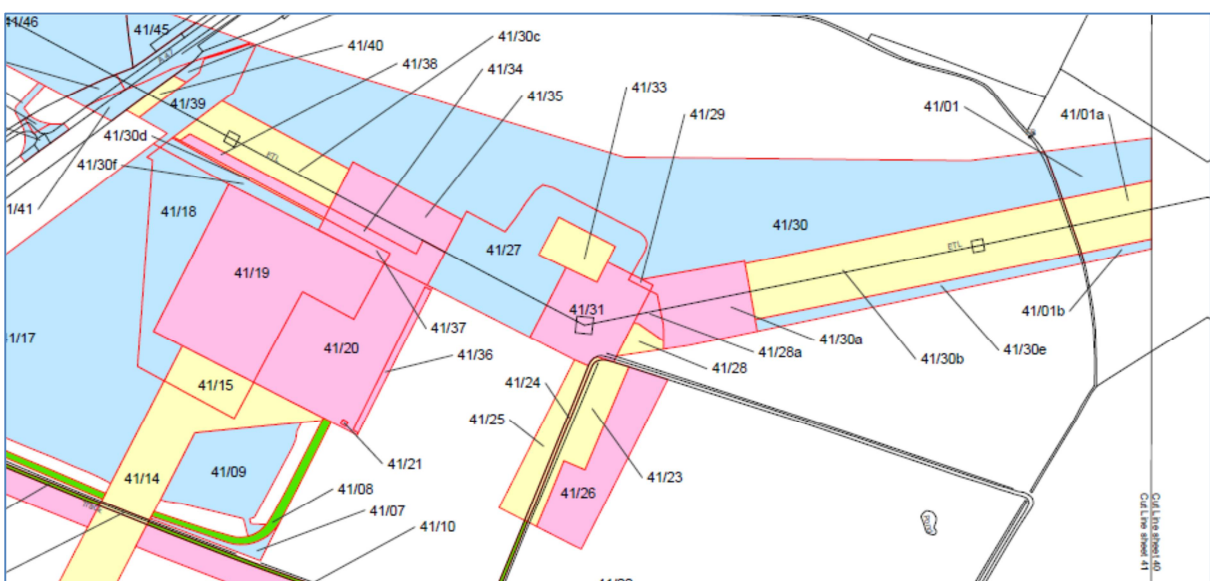


Figure 4: Sheet 41 submitted at Deadline 4.



12. The Applicant has submitted revised drafts of the Land Plans at Deadline 4 (document reference 2.2 (version 3)) to capture these changes (as shown above). The Applicant has consulted with the affected landowner in order to seek consent for the proposed change. The landowner is the same landowner that the Applicant previously engaged with in order to obtain consent for the relevant changes under the Change Report.
13. The Applicant has obtained the landowner's consent to this change and to the inclusion of compulsory acquisition powers accordingly; the consent letter is included at Appendix 1.

## 2.2 **Environmental Impact Assessment**

14. The proposed changes remain wholly within the existing Order limits and do not result in any change to the physical works being undertaken, as described within Chapter 5 Project Description of the Environmental Statement (document reference 6.1) as part of the replacement pylons (connected to Work No.11) and overhead line modification (connected to Work No.11A). Accordingly, the Works Plans (document reference 2.4) do not need to be updated.
15. As the proposed change is limited to a change to the land rights which are being sought in this location, and there are no physical works associated with the change, there is no potential for any environmental impacts.

## APPENDIX 1 – LANDOWNER CONSENT

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David Haydn King, Joyce Marina King,  
Michael Anthony King, Caroline Ann  
Tomkins  
Mona House  
Chapel Road  
Necton  
Swaffham  
Norfolk  
PE37 8JA

Norfolk Vanguard  
The Union Building  
51-59 Rose Lane  
Norwich  
NR1 1BY

27 February 2019

Dear Sirs

**Norfolk Vanguard (Reference: EN010079)**

**The Norfolk Vanguard Offshore Wind Farm Order (the Project)**

**Minor amendments to the red line boundary**

We have submitted a document (the **Change Report**, document reference: Pre-ExA; Change Report; 9.3) to the Examining Authority (the **ExA**) which explains these changes and requests that the ExA accept the changes into the examination process. The Change Report can be located on the Project's page of the National Infrastructure Planning website, at the following link: <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/projects/EN010079/EN010079-002205-Norfolk%20Vanguard%20-%20Change%20Report.pdf>.

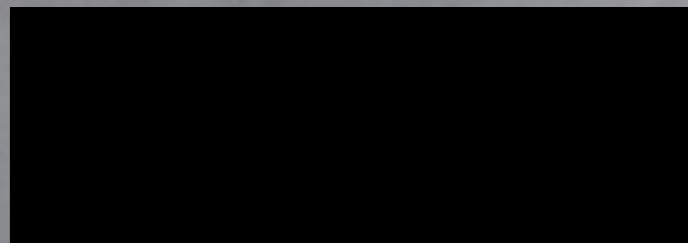
As part of the process of changing the Order limits, given that the examination is underway for the Project, we require written evidence to demonstrate that those with an interest in the additional land requested to now be included within the Order limits consent to the inclusion of compulsory acquisition powers over that land within the application for the Order. Although we hope to enter into a voluntary agreement with you, compulsory acquisition provisions are required as with the remainder of the project to acquire interests in the event that agreement is not reached or to deal with third party interests.

For the avoidance of doubt your consent would **not** mean that Norfolk Vanguard can exercise compulsory acquisition powers at this stage. What this would mean is that in providing the letter of consent you consent to the Secretary of State considering whether compulsory acquisition powers should be granted for the additional land as part of the decision on the Order for the Project. That is in addition to consideration of those powers for land already within the Order limits which is already being considered in the examination process.

We therefore kindly ask that you sign and return the enclosed letter of consent to the above address by 25 January 2019 so that we can proceed with formalising these changes.

Please feel free to discuss any queries with me on the above contact details.

Yours sincerely



**Pete Gettinby**

Enclosure: Letter of Consent, Plan

Vattenfall Wind Power Ltd  
Registered in England and Wales Registration number: 06205750 Registered Office: 1 Tudor Street, London, EC4Y 0AH  
United Kingdom  
Tel: +44(0) 20 7451 1150 <https://corporate.vattenfall.com/>



Figure 1. Superimposed Outline 2, version 2 Land Plan showing land within additional land

## Letter of Consent

Dear Sirs

### **The Norfolk Vanguard Offshore Wind Farm Order (the Project)**

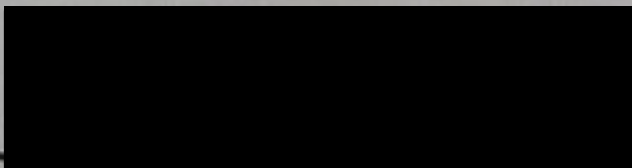
#### **Minor amendments to the red line boundary**

**Plot number:** Plot 40/33a, 40/33b, 40/31, 40/31a, 40/26, 40/26a, 40/27, 40/27a, 41/40, 41/40a on the new plan. (Previously plot 40/33, 40/31, 40/26, 40/27, 41/40)


**Description of Land:** Farmland known as part of Mona Farm, to the north of Necton Substation.

We consent to the inclusion in the Development Consent Order application of provisions authorising compulsory acquisition of the additional land shown on the plan attached as Figure 2.

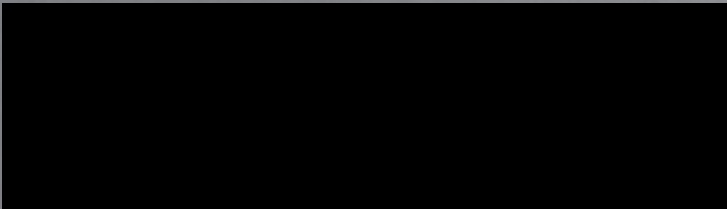
Signed:

 On behalf of: **David Haydn King, Joyce Marina King, Michael Anthony King, Caroline Ann Tomkins**

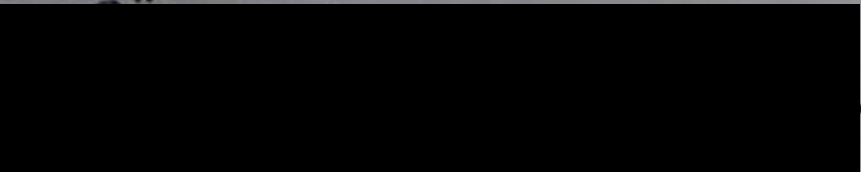
Name (printed):



Signed:

 On behalf of: **Necton Farms**

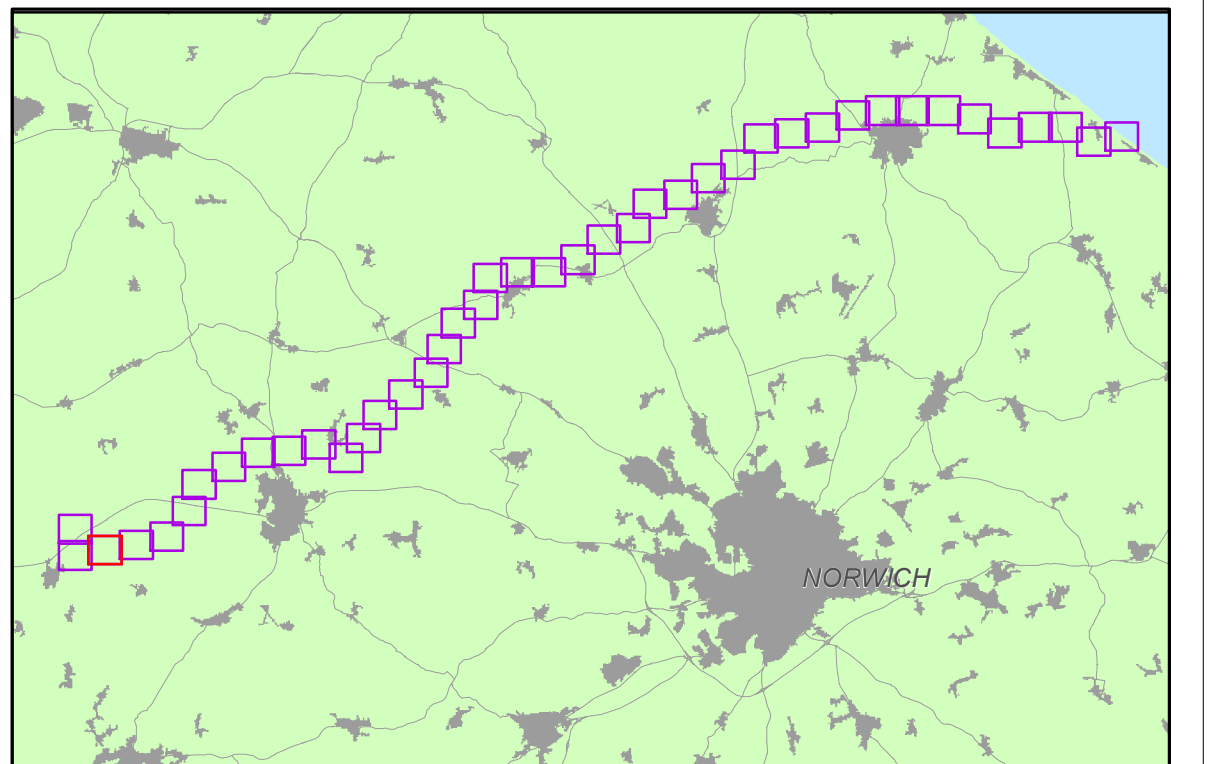
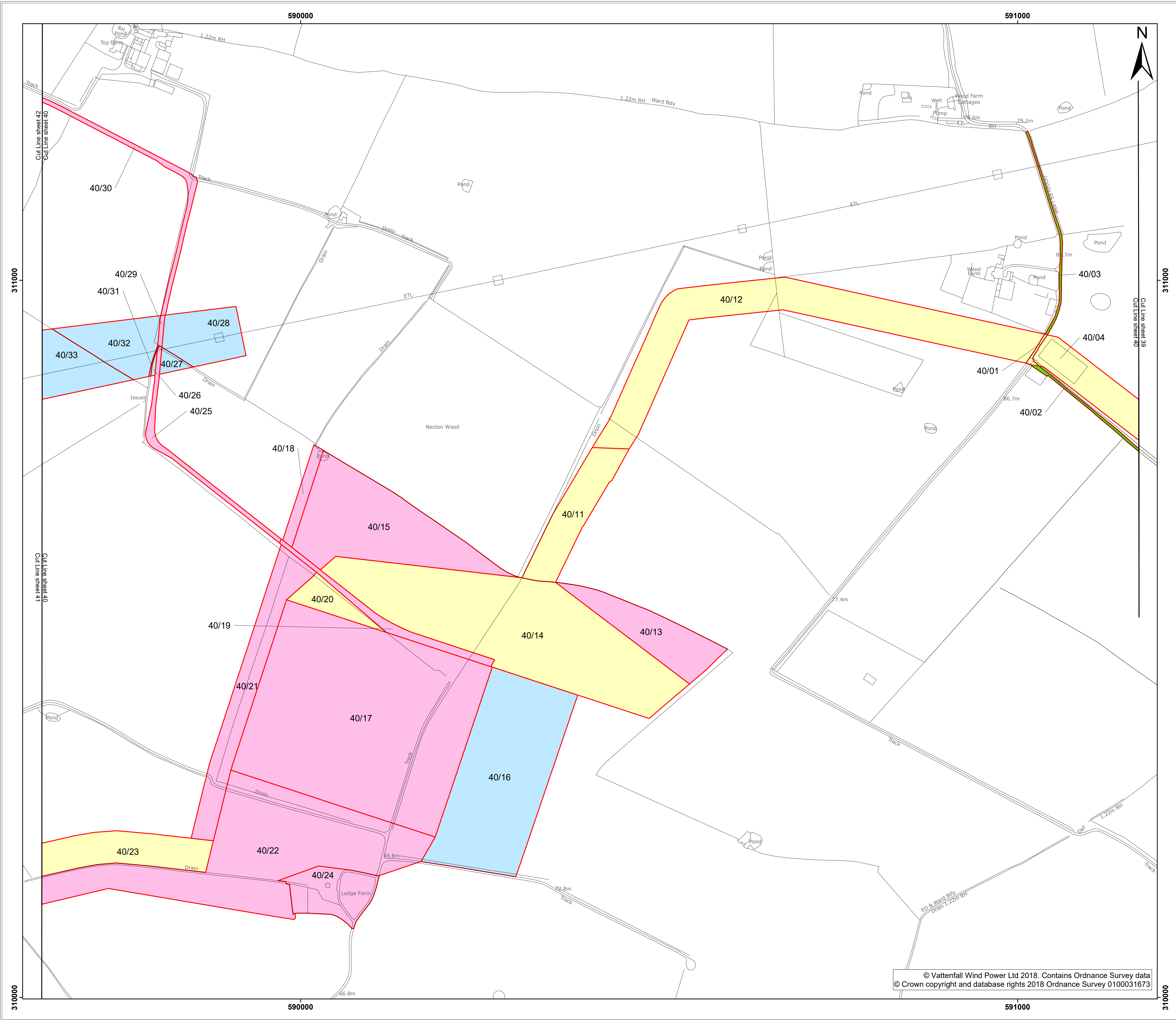
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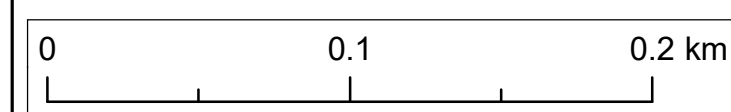


**Figure 1. Examination deadline 2, version 2 Land Plan showing land before additional land amendment**



- Colour**
- Temporary Rights
  - Acquisition of Permanent New Rights, Access Only
  - Permanent Freehold Acquisition
  - Acquisition of Permanent New Rights

Version 2 - January 2019



Project:	Report:
Norfolk Vanguard Offshore Wind Farm	Development Consent Order

Title:

Land Plans

Sheet 40

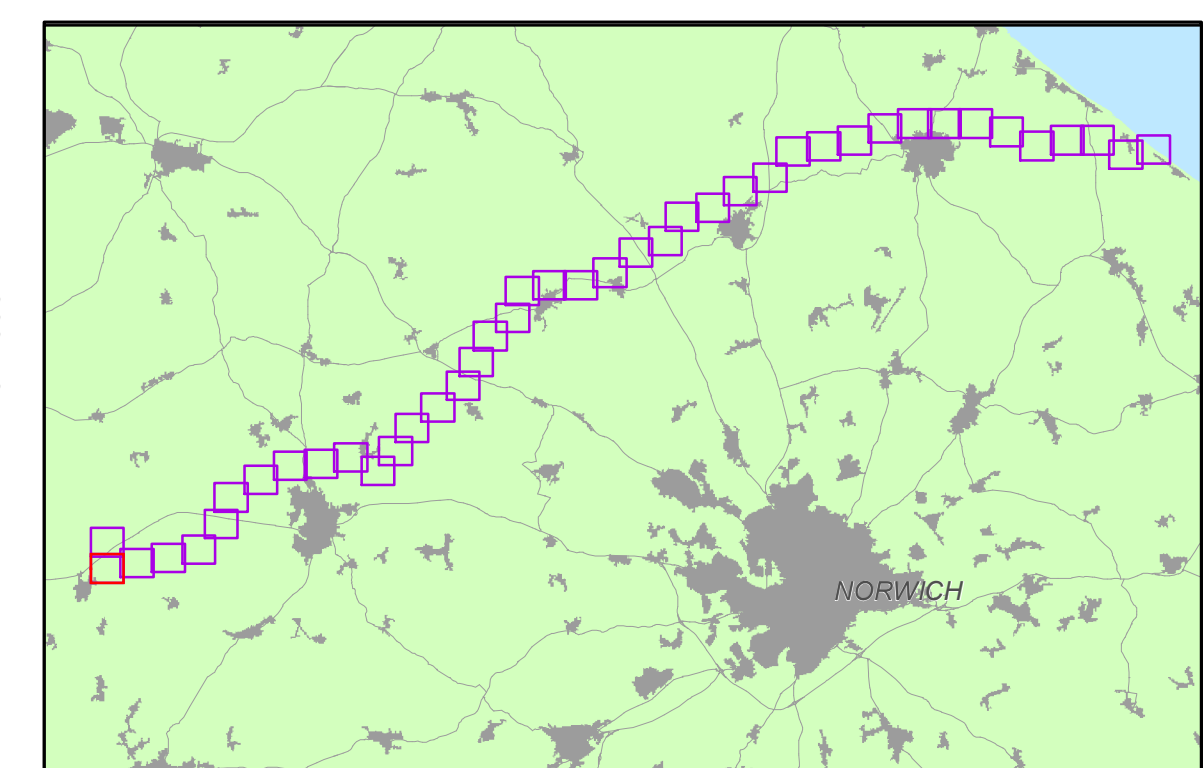
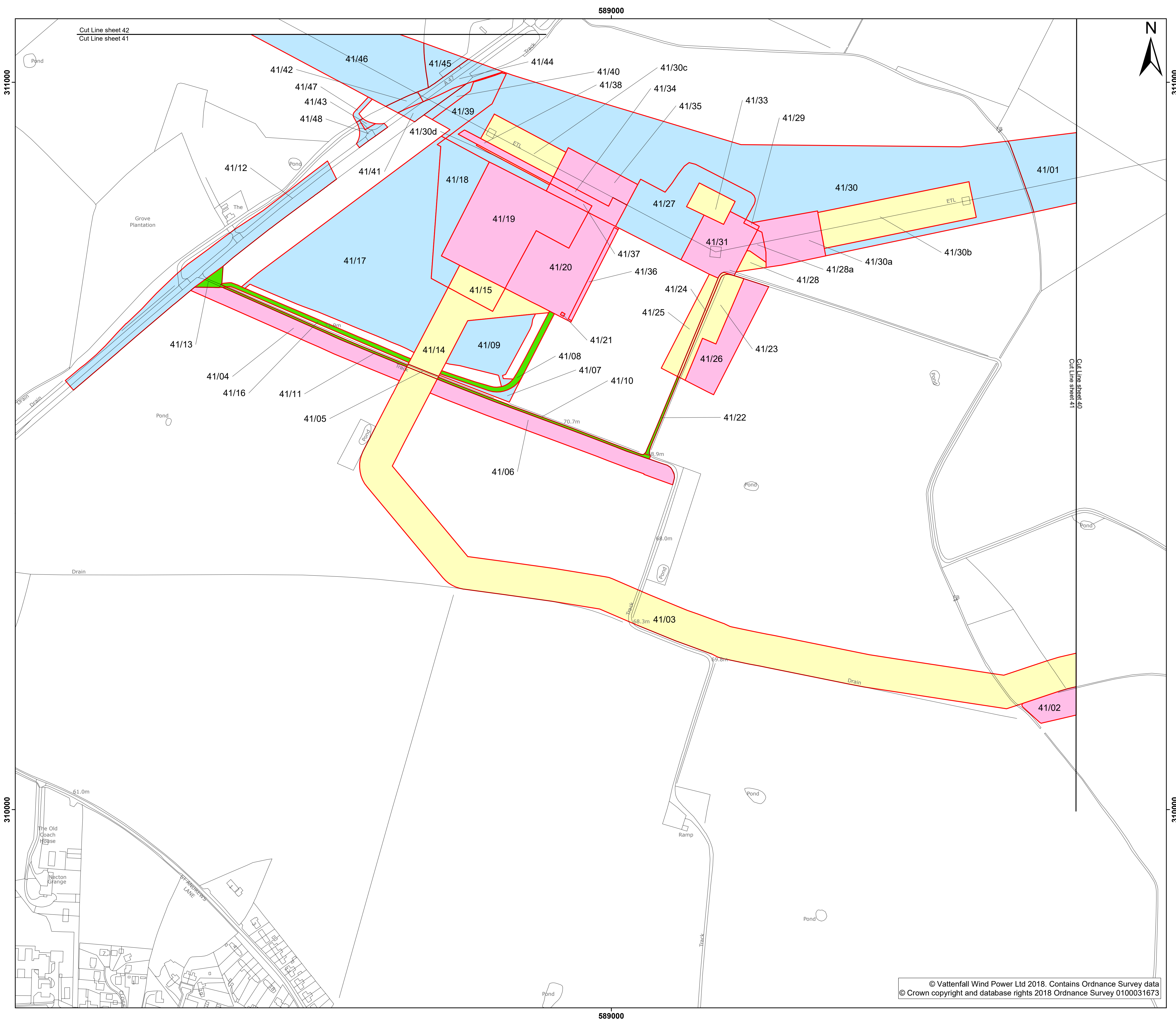
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2.2	5(2)(i)				
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Co-ordinate system: British National Grid EPSG: 27700







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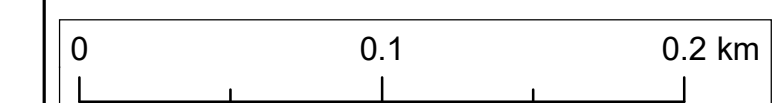




**Colour**

-  Temporary Rights
-  Acquisition of Permanent New Rights, Access Only
-  Permanent Freehold Acquisition
-  Acquisition of Permanent New Rights

Version 2 - January 2019



Project:  
Norfolk Vanguard  
Offshore Wind Farm

Report:

Development Consent Order

Title: Land Plans  
Sheet 41

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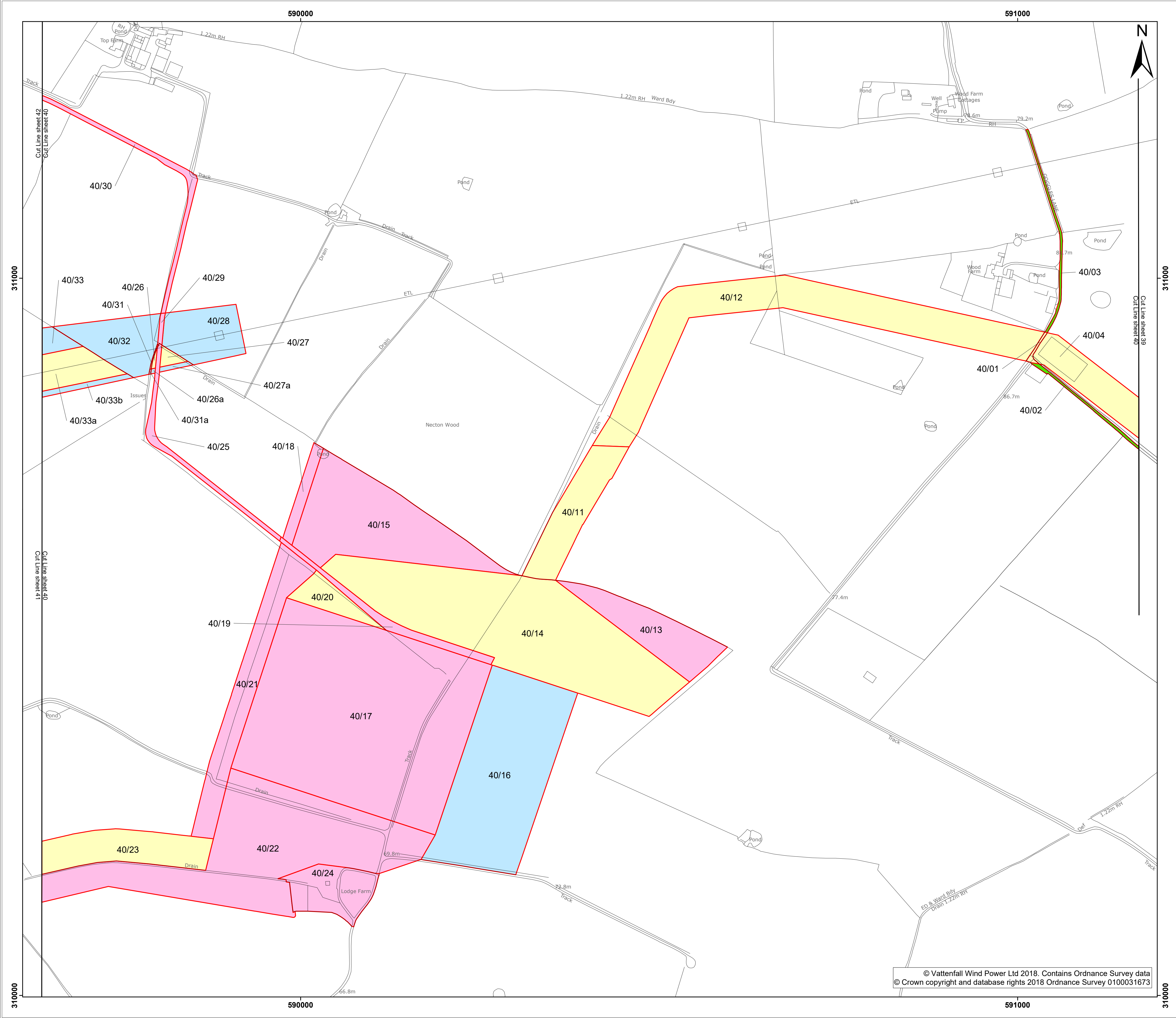
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# VATTENFALL



**Figure 2. Land Plan showing land after additional land amendment**





**Colour**

- Temporary Rights
- Acquisition of Permanent New Rights, Access Only
- Permanent Freehold Acquisition
- Acquisition of Permanent New Rights

Project: Norfolk Vanguard Offshore Wind Farm

Report: Development Consent Order

Title: Land Plans

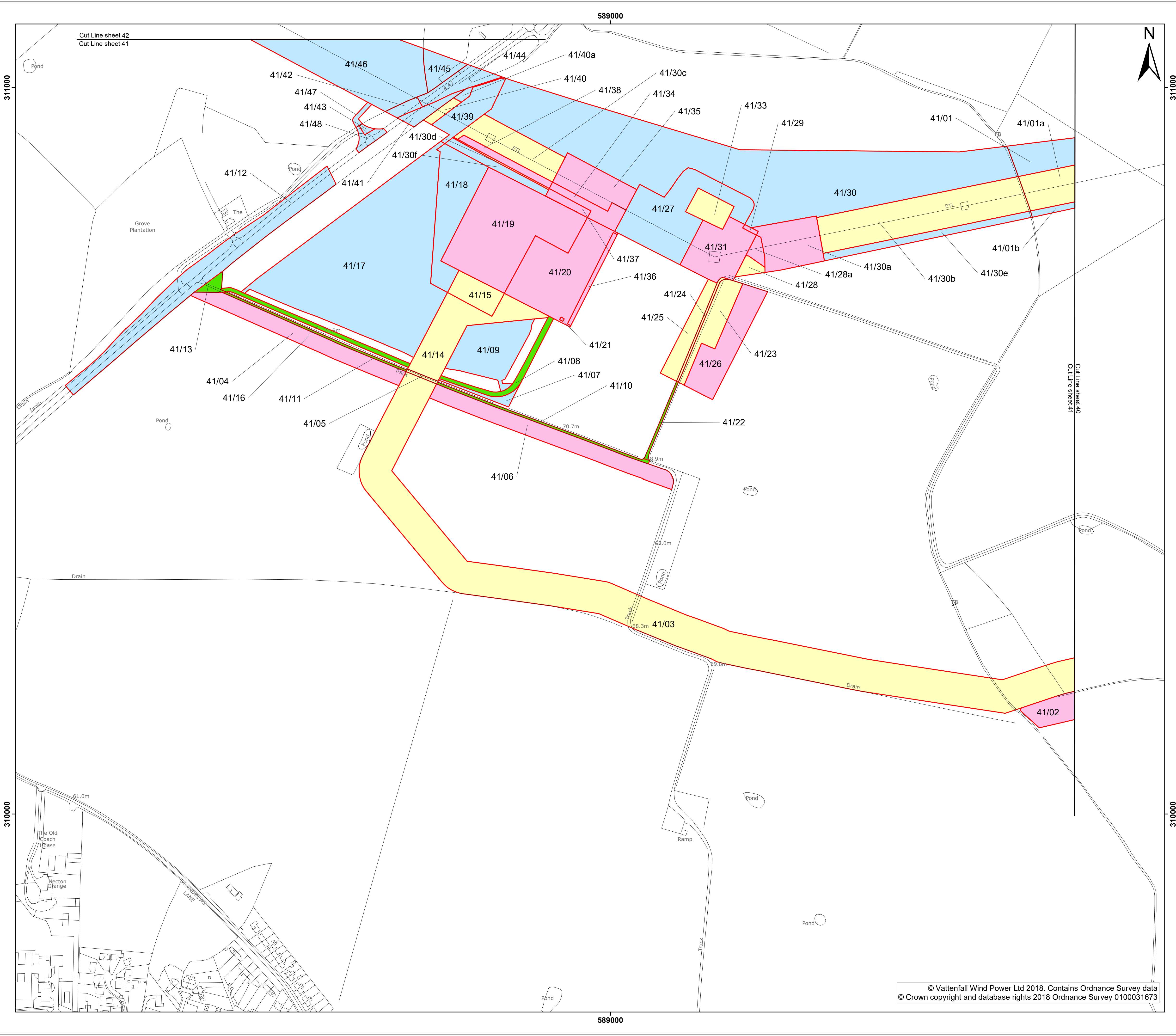
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Co-ordinate system: British National Grid

EPSG: 27700





**Colour**

- Temporary Rights
- Acquisition of Permanent New Rights, Access Only
- Permanent Freehold Acquisition
- Acquisition of Permanent New Rights

0 0.1 0.2 km

Project:		Report:	
Norfolk Vanguard Offshore Wind Farm		Development Consent Order	

Title:

Land Plans

Sheet 41

Doc Ref:	APFP Ref:	Drawing No: 20190123_ARDGIS117			
2.2	5(2)(i)	Norfolk_Vanguard_1-42_Rev23			
Revision:	Date:	Drawn:	Checked:	Size:	Scale:
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Co-ordinate system: British National Grid      EPSG: 27700

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