

**From:** [REDACTED]  
**To:** [Norfolk Vanguard](#)  
**Cc:** [REDACTED]  
**Subject:** Written Representation - Compulsory Acquisition Hearing - 28th March 2019  
**Date:** 01 April 2019 02:10:10  
**Attachments:** [CPA Statement.docx](#)  
[Master Map 1.pdf](#)  
[Master Map 2.pdf](#)

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Your Reference: EN010079

Our Reference: 20011733

Dear Inspectorate,

Thank you for the opportunity to voice our concerns and for hearing our representation early in the proceedings.

Please find attached our Written Representation in addition to the Oral Representation we made at the Hearing on 28 Mar 19 (including attached Maps).

Yours sincerely,

Ray & Diane Pearce

Affected Property: Upper Barn Cawston Road, Salle, Reepham, Norwich, NR10 4LT

Property Title: NK193920

Grid Reference: TG10922405

We thank the Planning Inspector and Planning Team for allowing us to make an oral representation at the Compulsory Purchase and Acquisitions (CPA) Hearing. We also thank the Applicant for allowing our representation to be heard early in the proceedings. We are grateful to the Inspector for viewing the crossing point of Norfolk Vanguard & Boreas' cables with those of Hornsea 3 from our property at Upper Barn, on the B1145. I [Ray Pearce] am making this oral representation as an Interested Party (Section 102) and on behalf of my Wife, Diane Pearce.

- Our property is defined as a Furnished Holiday Let (FHL) Business currently operated and leased by Mellow Enterprises Ltd for, for which we are both Directors of the Company.
- Our property is located adjacent to the crossing point of the Vanguard & Boreas projects with that of Hornsea 3 and will be affected by the CPA of land for all three projects.
- There are two holiday lets at the location, marketed separately:
  - A large luxury Barn conversion which sleeps 10 persons.
  - A smaller Stable annex conversion which sleeps 2 persons.
- The property and therefore our FHL business will be affected by the CPA of the land adjacent to and either side of the B1145:
  - For Norfolk Vanguard & Boreas this will be due South of the property from the crossing point, then west, across the B1145 passing close to our property from the boundary of the CPA land, to the West. (Attached Maps)
  - The added complication is that our property is also affect by the Hornsea 3 CPA of land crossing North to South across the B1145 near the Salle turning. (Attached Maps)
- There is a possibility of construction taking up to 4 years whilst construction of both projects continues. The CPA of the land for the construction and trenching of the transmission system will affect our business, for an uncertain length of time, as follows:
  - Heavy construction vehicles will enter and utilise the running track in the immediate location of our property.
  - Temporary forward construction compounds for plant and toilet amenities will be located nearby (for Hornsea Three there is a planned compound in direct view from the FHL).
  - Traffic management will be placed along the B1145 on either side, and immediately adjacent to our property along.
  - The extent or duration of the traffic management has not been made clear in the CTMP, only that it will take place.
  - Our business will be affected by:
    - Noise from construction traffic, including night transports of indivisible loads.
    - Light pollution from construction works and any construction compounds, including night time headlights lights from vehicles turning off of the B1145 onto the respective running tracks.
    - Dust and dirt from trenching.
    - Mud and dirt from the B1145 being transposed onto our access track and flint walled boundaries.
    - The visual amenity of the holiday let, across the fields of Norfolk will be denied.
    - The visual amenity will also be affected for years.
- We consider our business and income will be curtailed should either Vattenfall or Ørsted receive a DCO and CPA the land.

- Our business will cease during the on-shore construction period, for the following reasons:
  - Our FHL business contracts its marketing to an Agent. We are duty bound to inform the Agents when we have knowledge that construction will commence, which will curtail our income and forward bookings as any marketing will cease.
  - In any direct marketing from ourselves, we will be morally obliged to notify prospective clients of any impending construction works.
  - Should any holiday makers actually reside in the property during any works, they will be affected by noise, light pollution, physical pollution and disruption as described previously.
  - Disrupted and disturbed clients and would likely be able to claim compensation from us.
- Our property is within the blight area of the application and, from a recent valuation, is some 30% below its previous market value.
- We would like to understand how the CPA of the land for the crossing point, to the south of the B1145, will be managed as it will effectively be acquired for use by potentially two Companies.
- Once again, amongst other un-coordinated elements, the co-ordination of the CPA between the two companies is not clear.
- Finally, the income from our FHL Company is our primary income. Therefore, the CPA of the land required for Norfolk Vanguard will make our financial future uncertain.

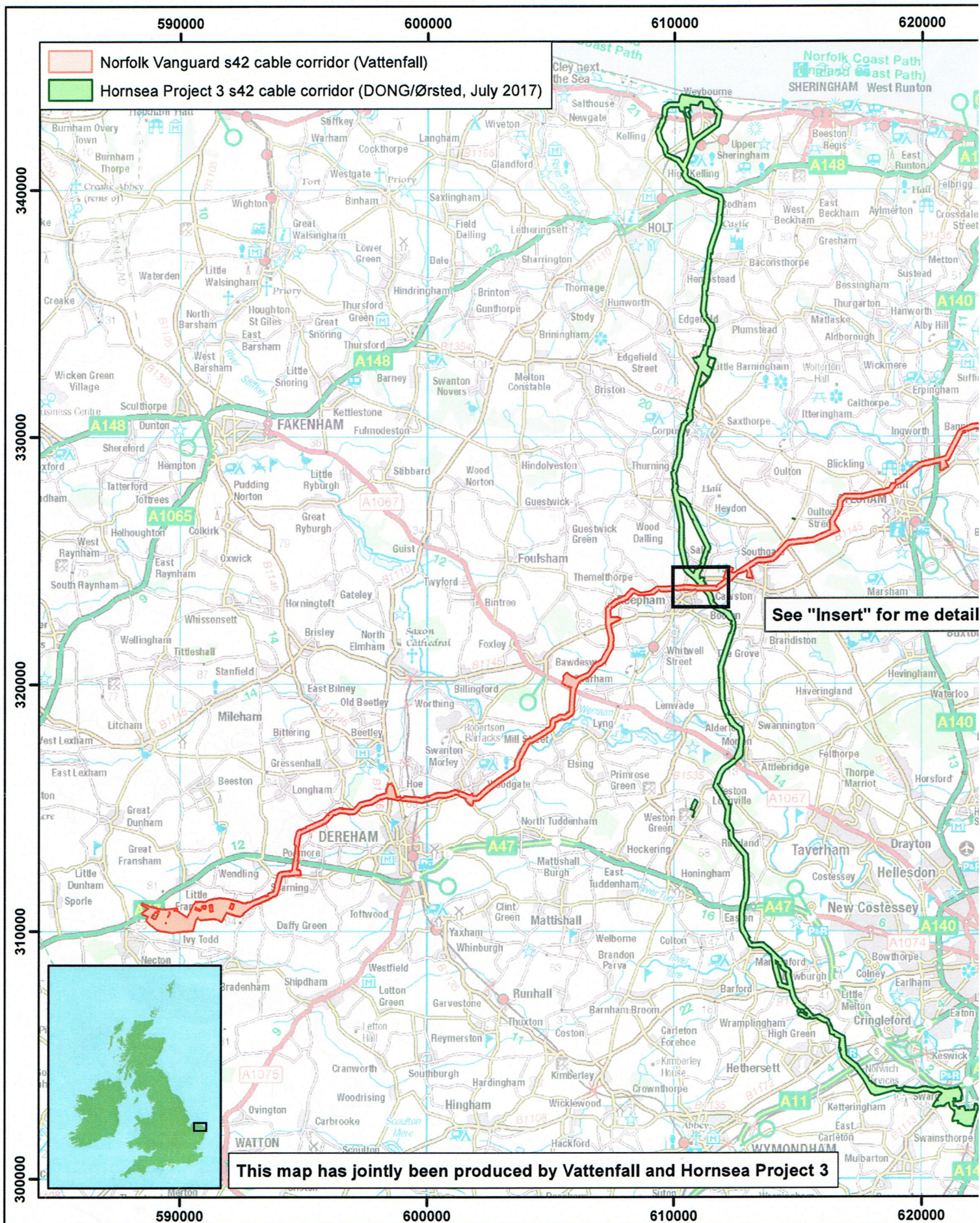
Post the Representation the Inspector asked the following:

- Have we sought any legal advice of our own?
  - Answer – No.
- Do we own any of the land subject to CPA?
  - Answer – No but the land in question immediately abuts our boundary.
- Have we approached the Applicant for any compensation?
  - Answer – No. We have had cordial discussions regarding our business but no offer of compensation either formal or informal has been made.
- The Inspector noted that we had very real concerns.

Post the Hearing, we note the following advice:

- **Relevant compensation claim.** Broadly such claims can be made by persons or organisations whose land or whose rights in land could be affected by the Proposed Development. Their land or rights may not be subject to Compulsory Acquisition powers sought in the **application** or indeed be within the land to which the **application** relates, but they may have a right to compensation under either Part 1 of the Land Compensation Act 1973, s10 of the Compulsory Purchase Act 1965, or s152 of the Planning Act 2008, if their land or interest is affected by the Proposed Development.
- Under Part I of the Land Compensation Act 1973 ('the Act'), compensation can be claimed by people who own and also occupy property that has been reduced in value by more than £50 by physical factors caused by the use of a new or altered road.
- The physical factors are noise, vibration, smell, fumes, smoke and artificial lighting and the discharge on to the property of any solid or liquid substance.





This map has jointly been produced by Vattenfall and Hornsea Project 3

This drawing/map has been produced to the latest known information at the time of issue. Please consult with the Vattenfall GIS team to ensure the content is still current before using the information contained on this map.

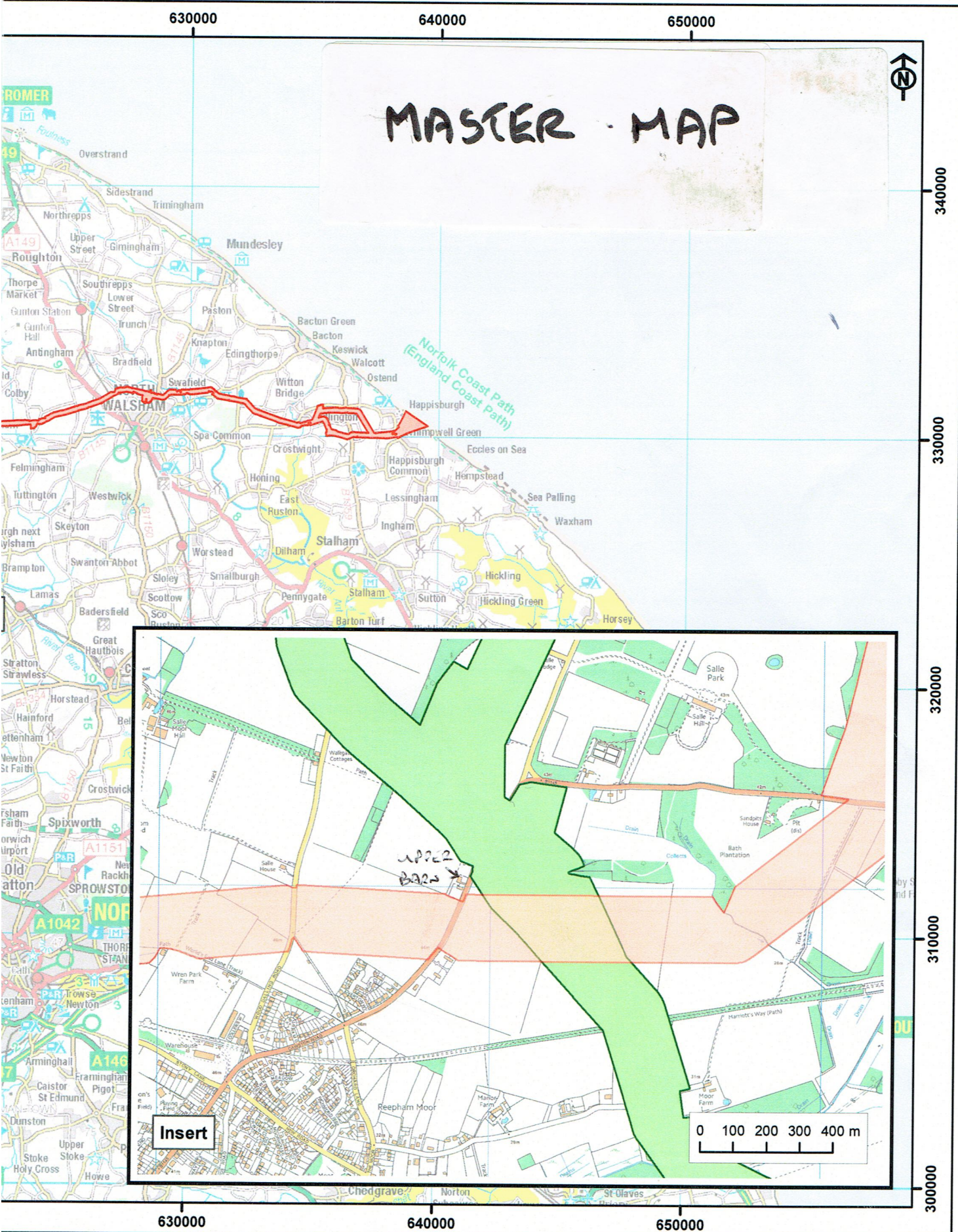
**VATTENFALL**

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Rev	Date	Drawn By	Checked By	Comment
A	01/11/17	amah	Imur	First issue

Datum	OSGB 1936
Projection	OSNG
Plot	A3
Scale	1:200,000





2 4 6 8 km  
1 2 3 4 5 mi

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**Norfolk Vanguard and Hornsea Project 3**  
**Onshore Cable Crossing Section**

Purpose	For information	
Drg No	57980-1AG-700-022	
Rev	A	
Layout	-	