

Planning Inspectorate,

5th December, 2017

Room 4A, Kite Wing,

Temple Quay House,

11 DEC 2017

2 The Square,

Temple Quay, Bristol BS1 6PN.

Dear Sirs,

Vattenfall Norfolk Vanguard Offshore Wind Farm

Necton Substation site

I am writing to you in my capacity as Chairman of Little Dunham Parish Council.

You will be aware of the above proposed application for a development consent order. The Council appreciate that Little Dunham is not affected by the proposed application. However at the last Parish Council meeting we considered a report from the two Councillors who have been monitoring proposals for this development and concern was unanimously expressed about one aspect of the proposed application.

We acknowledge that the construction of bunds and the subsequent planting of trees will for five months in a year ameliorate the landscape and visual impacts of the large scale industrial development that is being proposed. However if the development is allowed to proceed with DC transmission then no amount of mitigation will conceal in full or in part the four buildings which will house the transformers that will be required before the supply can be connected to the National Grid.

The proposals amount to the large scale development of a quiet rural area. The Council is of course aware for the need for alternative energy. Nevertheless the construction of the four transformer buildings – each some ^{nineteen} ~~ninety~~ metres in height – would we feel amount to an over development of this area.

We are aware of the archived Planning Policy Statement 22 paragraph 21 of which states that consideration should be given to the cumulative impact of a project in a particular area. Ministerial guidelines stress the importance of preserving the landscape character of an area and stress that developments should be suitable for the local context.

Guidelines for Landscape and Visual Impact Assent, chapter 8, deal with the cumulative effect of a planning permission. No cumulative effect assessment has been published in this instance as required by paragraph 8.1. Clearly, there will be changes to the landscape as set out in paragraph 2. Apart from the addition to the existing sub station the proposed application is within close visual proximity to the extensive wind farm on the redundant airfield at North Pickenham which should be included in the Zone of Theoretical Visibility when measuring cumulative impact.

The key characteristic of the landscape in the area the subject of this application is an open flat plateau. Paragraph 8.15 would suggest that the additional construction of large bunds would severely alter the landscape and the construction of such bunds would in any event fail to screen the four transformer buildings.

We would ask the Inspector to consider this point carefully and place a condition on any approval that the permission should be for AC transmission only. This would, we feel, go some way towards the mitigation of the impact of such a large scale development in a remote and scenic area.

Yours faithfully


Simon Fowler