

SWARDESTON PARISH COUNCIL

Our Ref. H3WF-SP073

HORNSEA PROJECT THREE OFFSHORE WIND FARM (EN010080)

Comments on Relevant Representations Ref: RR-052

Deadline 1, November 7th 2018

Dear Sirs

We write to comment on the Relevant Representations made to you by Natasha Hall (your reference RR-052) who is a resident of the Parish of Swardeston.

As the owner of the property nearest to the proposed construction site, she has expressed a number of concerns, most particularly that she will be unable to sell her property during the period of construction. She also quotes an Orsted representative as stating publicly that the siting of the sub-station will have no effect on property values.

We wish to make the following comments:

- 1 For most people, their homes are an important part of their retirement planning. Any loss of value will have serious financial repercussions. What evidence does Orsted have to support their contention that not a single property value in the Parish of Swardeston will be adversely affected?
- 2 Factors that affect the value of property are complex and varied. We would contend that the visual impact of the proposed sub-station is one such factor. Given the height of the proposed structure, we believe that 'bundling' the substation and planting along the crest will not of itself significantly reduce its visibility since most native tree varieties are relatively slow growing. Accordingly, we believe that, wherever possible, planting of semi-mature trees should commence as soon as the project is given the 'go-ahead', not only around the boundaries of the site but also in other more distant areas where there is anticipated to be line of sight visibility of the substation.
- 3 We note the contentions of various parties regarding the pending decision regarding HVAC and HVDC current. We understand that an HVAC sub-station would require a building 15 metres in height whereas an HVDC converter would require a building 25 metres in height. For the residents of Swardeston, and Natasha Hall in particular, this decision is of the utmost importance. To suggest that a 25 metre industrial structure situated a mere 250 metres from a residential property would have no adverse effect on that property's value is patently absurd.
- 4 Notwithstanding any findings in relation to the above, it is obvious that certain properties will be 'unsaleable' during the construction period. We believe that Orsted should be required to purchase such properties at their 'pre-announcement' value. There is clear precedent for this in relation to the HS2 project.

Yours faithfully

Derek Barber (Chair)

For Swardeston Parish Council