

**From:** [REDACTED]  
**To:** [Norfolk Boreas](#)  
**Subject:** Written submission of Open Floor hearing statement by Julian Pearson  
**Date:** 18 November 2019 18:57:27  
**Attachments:** [Boreas-Statement Arquements and images for open Floor hearing.docx](#)

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Dear Planning Inspector Examining Authority,

Please find attached the written statement which I began, but did not complete, during the open floor hearing.

I have attached, as appendix to the word document, three computer generated images of the whole Vattenfall site and national Grid and an understandable 'point of reference'.. a London double decker bus, drawn to scale, alongside the development.

I have attached them, as .JPG because it allows the viewer to zoom in to check I haven't changed the perspective.

Dimensions of the site were harvested from Vattenfalls own documents, statements and images, released to Eastern daily Press.

Please note that Vattenfall have an OFFICIAL 3D representation of the entire site from which they could easily have created stills but have chosen not to include it as part of their application.. it was available to be viewed, under the control of Vattenfall personnel, during the Boreas consultation, where I noted that their planted landscape was of 'considerable age' (trees of considerable height) and more densely planted than any documents submitted would suggest... that file would allow you to confirm the dimensions of my own drawings, done in Sketchup, a free-for-personal-use 3d package from Trimble (formerly google)

Best regards

Julian Pearson

## POINTS OF ARGUMENT AGAINST THE APPLICATION FOR BOREAS.

I appreciate that time is short this evening, so will read from a prepared statement which can then be submitted for reference. I will summarise policy document extracts to pertinent sentences, to minimise the time taken, accepting that the Inspectorate is aware of their full content.

My comments are based around the substation at Necton and the applicants document "Chapter 29 'landscape and visual Impact assessment'"

Applicant document 'Chapter 29', page 37 over to page 38 quotes the Horlock rules in respect to containment within an area

I acknowledge the reference to the Horlock rules but this has been purely in reference to the colocation of the two substations for Boreas and Vanguard, and seeks to reassure the Inspectorate of the considerations during **site selection**, despite the significant dip in the landscape just a few hundred metres to the West of the chosen site, and almost immediately north of the National Grid infrastructure, through which the applicant is building an access road from the A47.. the site was readily offered for sale by the owner and would have almost completely hidden the entirety of both substations.. but we have moved on from that point.. the application is for where it is.. I just want to make it clear that I could not find any **DESIGN** references about the substation, associated to the Horlock rules, (Section 3, subsection 7, notes 1 through 9 .. totalling just 168 very important words) anywhere in Chapter 29.. a document written to specifically address the Landscape and Visual Impact assessment, though, as the inspectorate for the Vanguard application pointed out to me in one of those hearings, that although the inspectorate can acknowledge the reference to the Horlock rules, it must consider the application in regard to Policy documents EN-1 and EN-5 so it is on that understanding I base the remaining part of my submission.

Applicant document 'Chapter 29' page 39 "Strategic landscape mitigation"

*"Figure 29.9 (Scenario 1) and Figure 29.19 (Scenario 2). This has been designed to screen the onshore project substation. Details of the mitigation planting are presented in section 29.7.1"*

However the document goes from section 29.6 to 29.7.1.1, missing out 29.7.1 completely, but I will grant that this is a typographic error.. though 29.7.1.1 still refers to site selection process and pre-existing vegetation.. there is no reference to mitigation measures beyond that.

Site selection *"These landscape features provide screening from the north and east and create a wooded backdrop in views from other directions, and in so doing, contribute to the mitigation of landscape and visual effects."*

At near ground level, yes, I agree, but without details of the mitigation of the visual impact of the 19m tall buildings, each 110m wide, the planted landscape cannot be reasonably considered as adequate mitigation

29.7.2, is subtitled 'Landscape Mitigation' but again, solely refers to the planted landscape. So let us consider this as being the intended reference, and not 29.7.1.1

Page 42, section 29.7.2 paragraph 136

Specified bunding is a paltry 1m and 2m high and only to the western side of the project, leaving the south west, south, and south east totally open, before the woodland shields the view from Bradenham (East).. there is reference elsewhere in Chapter 29 mentioning that there is minimal earthworks to create a level construction area.. and with the lack of earth, comes a lack of bund height and length.

Paragraph 137 clearly states that after 20 years, even the 'Nurse' species of planting would only be 7m growth above ground level .'. 8m or 9m when on a bund.. compared to the 19m of the building

height and after 30 years, they would be just 9.5m in height... the Core species, would be considerably shorter.

Paragraph 139 the applicant states

*“Mitigation measures will be designed in detail post-consent through the Landscape Management Scheme (DCO Requirement 18 and 19) as part of the discharge of consent conditions.”*

*For a point of reference, the landscape Management Scheme, section 6 ‘Landscape Mitigation. Starting on page 19, through to page 31, simply repeats paragraphs about landscape PLANTING and the reasons behind site selection mentioned in Chapter 4, with appendix Chapter 4.10 and Chapter 29. there is no mention of any mitigation measures outside of the planted landscape or mention of any design measures to address the tall buildings which are by far the most visually impacting onshore elements of the proposal*

*Section 4.1.7 of EN-1 specifically refers to the Use of Conditions in Planning Permissions circular 11/95 .. and it’s replacement which for information, is listed as being “New planning Practice guidance”, launched in March 2014 and subsequent to that, the ‘Use of conditions’ which was updated more recently, in July 2019 that (For Nationally important infrastructure projects) pre-commencement conditions cannot be imposed, without the written agreement of the applicant.. AND, must satisfy the “6 tests” as detailed in paragraph 55 of the national Planning Policy Framework namely*

1. necessary;
2. relevant to planning;
3. relevant to the development to be permitted;
4. enforceable;
5. precise; and
6. reasonable in all other respects.

*Now although visual impact mitigation other than the planted landscape, of course passes tests 1,2,3,4,and 6, they could only satisfy test 5 if the Planning inspectorate or Breckland district Council, were to undertake that design aspect, in detail, on behalf of the applicant, in advance... I am sure the inspectorate will correct me if I am wrong, but surely the responsibility for that design must lay entirely with the applicant and the proposals it is supposed to have included in it’s application, with consent conditions on the matter, possibly based around the scheduling of specific aspects of that design in the workflow of construction, before a certain phase can proceed.. neither the inspectorate, nor Breckland District Council, should shoulder the burden of design and nor should this vital consideration be allowed to be delayed to after consent has been granted.*

*Given the huge number of consultations the applicant claims to have undertaken and the numerous surveys and other commissioned works carried out by 3<sup>rd</sup> party experts, it seems incredulous that what could be just a few days work for a subject matter expert, to define a wider and more thorough mitigation plan covering the materials, textures and colours of the infrastructure, and more specifically the items of greatest visible area.. the proposed huge buildings which, together with the identical 2 for Vanguard, will create a colossal visual impact, amounting to the equivalent of a wall of **47 London double decker buses, parked nose to tail, stacked 5 high**, making a total equivalent wall of 235 double decker busses needing mitigation, in addition to the ‘switchyard’ that will, given it’s likely significantly lower height, we accept, be easily mitigated with carefully planned planting.*

*\*\*\*At this point I curtailed the statement at the request of the chair, to assist with the open floor meeting time constraints but at the request of the ExAuth am submitting the statement in full\*\*\**

*THREE computer-generated, scale drawings of the combined Vanguard/Boreas development are attached to the email as appendix showing the size of one London double decker bus, parked up against the buildings and the number of said buses it would take, stacked and put nose to tail to conceal the proposed buildings.*

*Paragraph 4.2.7 of EN-1 does indeed allow an application to be made, with some aspects of the proposal to be settled in PRECISE detail, but only if there are justifiable reasons given for that detail to not have been completed.. and for the benefit of the inspectorate and those here, it is my view that 'precise detail' relates to things such as tree species, maintenance programme scheduling, final choice between a declared shortlist of materials, etc. ...but here we have an application where the largest permanent visual impact of the entire application proposal has made zero effort in defining mitigation other than that which can be made with the planted landscape.... And on that very subject, the same application stipulates where the pre-existing planted mitigation, put in place 4 years ago, and still barely knee high, will need to be removed.. thus demonstrating that reliance on the planted landscape for mitigation is vulnerable to additional development and that therefore mitigation other than the planted landscape should be mandatory...*

*With the capacity of overhead cables at Necton, upgraded in 2016 to carry 12GW of power, and the cumulative existing and proposed generative power from Dudgeon and Vattenfalls two proposals totalling just 5GW, it is highly likely that there is still significant capacity to inject power through additional sub stations at this location, which means that if they were also granted consent, the planted mitigation proposed by the applicant here and Dudgeon would also/again be at risk.*

*EN-1 para 4.5.3 relates specifically to buildings and good design*

*EN-1 section 4.5.3 states that the Planning act 2008 stresses the importance of good design and visual appearance **of buildings and infrastructure** and that IPC "should satisfy itself that the applicant has taken into account both functionality and aesthetics (including its contribution to the quality of the area in which it would be located) .. it goes on later, to say "Furthermore, the design and sensitive use of materials in any associated development such as electricity substations will assist in ensuring that such development contributes to the quality of the area. Section 4.5.4 of the same document states 'For the IPC to consider the proposal for a project, applicants should be able to demonstrate **in their application documents** how the **design** process was conducted and how the **proposed design** evolved. Where a number of different designs were considered, applicants should set out the reasons why the favoured choice has been selected. ....". Throughout all of these sections, the emphasis is on DESIGN, and not on "Site selection", which is required to be addressed separately*

*Paragraph 4.5.5 of the same document 'encourages' the use of the CABI 'design review service' for nationally significant infrastructure.. but how can CABI review a design that does not actually exist?.. the only details this application, and the Vanguard application, put forward was on site selection and a single paragraph (137) mentioning 3 species each of Nurse and Core trees and their relative growth rates mentioned earlier in my comments*

*As with the Vanguard proposal, the applicants own documentation Chapter 29, paragraph 139, set against the considerations of paragraph 4.2.7 of national Policy statement EN-1 and references thereto in National Policy statement EN-5 have clearly NOT been satisfied, nor has any attempt at even a draft mitigation plan outside of the planted landscape been made, despite this very matter being raised by myself throughout the sister proposal, Vanguard 'consultation' and during the public hearings for same earlier this year and partly through 2018 ... one would have thought any serious mitigation intent would have addressed such an important omission in this Boreas application.*

*I therefore respectfully ask that the planning Inspectorate formally request documentation from the applicant for the visual mitigation design outside of the planted landscape, with special attention to addressing the mitigation of these HUGE buildings and provide the reasons as to why no detailed document was not submitted with the application even with caveats.*

*In the absence of that documentation, I submit to you, that the applicant has failed to meet the requirements of EN-1 and EN-5 and as such, the application should be recommended for denial when put forward to the Secretary of State.*

*Thank you... and goodnight.*

Existing Nat Grid

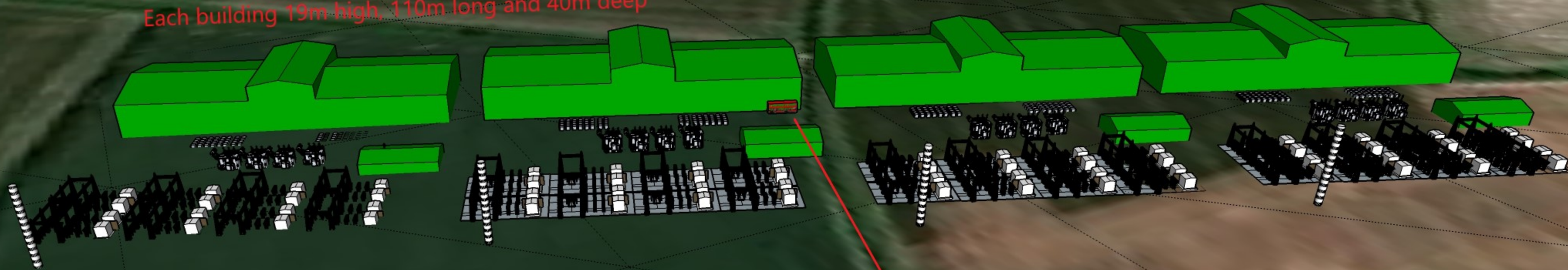
Nat. Grid expansion

Vanguard & Boreas (2 large buldings each)

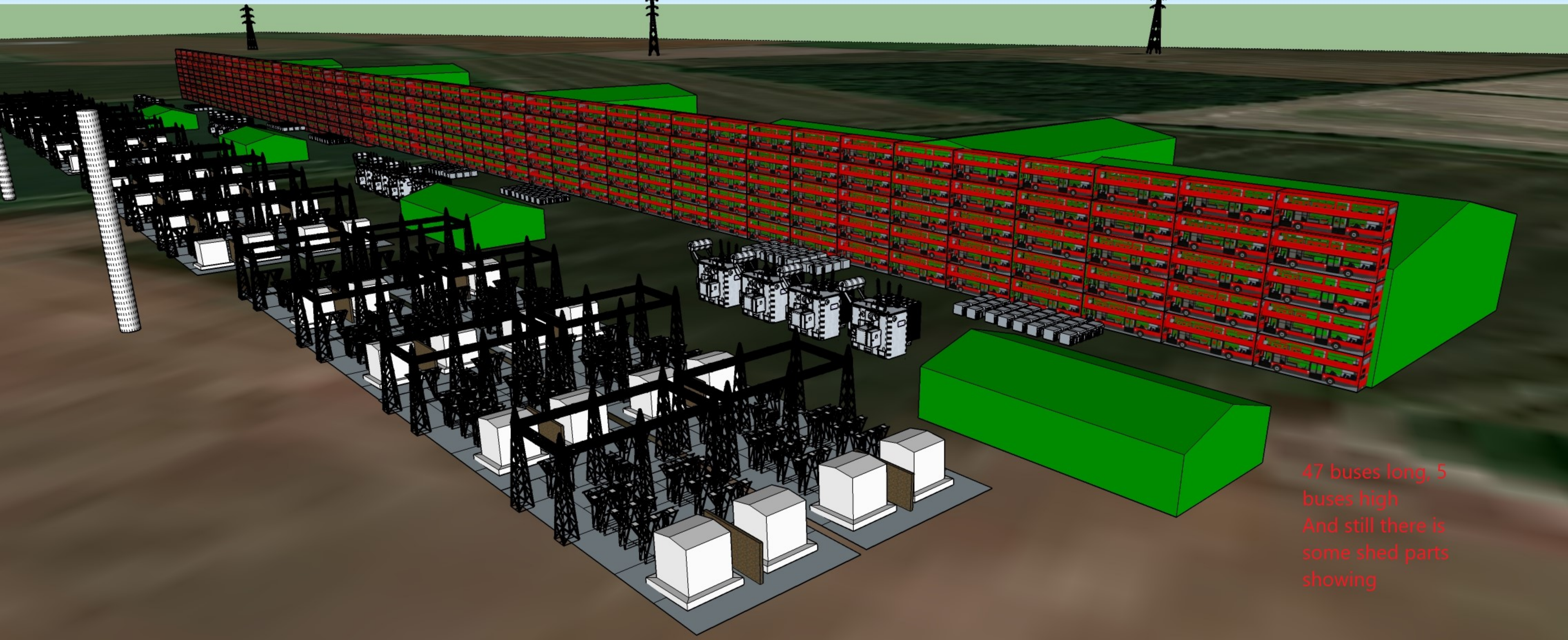
To scale, London double decker bus



Each building 19m high, 110m long and 40m deep



To scale, London  
Double Decker Bus



47 buses long, 5 buses high  
And still there is some shed parts showing