

From: [NectonSubstationAction Messenger](#)
To: [Norfolk Boreas](#)
Subject: Response to developer's answers for Deadline 4
Date: 20 December 2019 17:44:08

Q 2: Would any of the Applicant's live close to their own substation? If not, why not?

A 2. The Applicant has worked through the EIA process to minimise and mitigate against the potential impact of the substations, such that residents can feel assured there will be no adverse effects of living near well designed and well operated electrical infrastructure.

The applicant has not answered the question. No change there then.

Q 3: How will the applicant stop windblown fire risk to residents, as there will be residents on each and every side, so no matter which direction the wind is in fire can rapidly spread. If a choice is available, what will be the priority, saving the substation and maybe preventing further spread, or saving residents?

Q4: Neighbouring residential and commercial properties are under threat if the fire cannot be contained, and smoke can cause breathing difficulties across a wide area, especially for those with existing respiratory conditions. Can the applicant assure us that Boreas will never catch fire, or that residents will never be out in danger either from fire or smoke inhalation?

A 3&4. The Applicant would like to reassure the residents of Necton that Health and Safety is a very high priority for the Applicant in relation to all development - including operational and decommissioning activities. Substations are generally not a significant fire risk because of the measures put in place to minimise that risk, including suppression and containment systems. Any potentially flammable assets are not located near the perimeter of the infrastructure, and the ground materials and other physical barriers included in the design will contain any fire to within the compound. The risk of substation fires is historically low; however, substation fires can impact the supply of electricity and create a localised fire hazard. The highest appropriate levels of fire protection and resilience will therefore be specified for the onshore project substation to minimise fire risks. The energy sector has some of the highest health and safety requirements and these standards will be incorporated into substation design.

The applicant has not succeeded in reassuring the residents of Necton in any way at all. Since they have once again not answered the question. And there were over 500 fires in substations in just one year. That would not seem to be in accordance with the developer's claim that substations are not a significant risk. As this substation is vaunted to be the 'biggest onshore, offshore substation in the world, one would expect a more cautious approach by them.

Q 5: Could the applicant tell us how they will stop birds and other flying creatures, and of course drones from entering?

A 5. Birds and bats will not be prevented from entering the substation compound. They do not present a safety risk to the substation nor to the animals themselves. The same applies to drones

Drones will present a clear danger if piloted by malicious parties. So by the developer's admission they have nothing in place to prevent such an attack.

Q 6. If offered two similar properties, one with a substation of the capacity of theirs close by, and one without, which one would the Applicant's buy and which one would they pay more for?

A 6. As the Applicant outlines in Table 31.1 of Chapter 6 Socio-economics (APP-244), the NPS EN-1 Section 5.6 sets out the assessment criteria for socio-economic impacts. This identifies that the assessment should consider:

- The creation of jobs and training opportunities.
- The provision of additional local services and improvements to local infrastructure, including the provision of educational and visitor facilities.
- Effects on tourism.
- The impact of a changing influx of workers during the different construction, operation and decommissioning phases of the energy infrastructure.

A search was undertaken of the Journal of Property Investment and Finance, which showed little evidence to establish a quantifiable link between house prices and renewable energy infrastructure. This was reported within ES Chapter 31 Socio-Economics (APP-244). The scope of the socio-economic impact assessment was agreed during the scoping exercise and reaffirmed through Section 42 consultation. Neither the NPS nor the agreed scope of the assessment identified a requirement to consider the impact on local house prices.

The applicant has not answered the question.

One report says:

Perception=Value

The Appraisal Journal:

“Even buyers who believe that there are no adverse health effects from cell phone base stations, knowing that other potential buyers might think the reverse, will probably seek a price discount for a property located near a cell phone base station.”

Cheryl Mitteness and Dr Steve Mooney. ARES Annual Meeting paper:

The authors interviewed homeowners on or near electric transmission lines and found: (1) that in relation to the average impact of overall property value, 33% said 2-3% loss and 50% said a 5% loss or greater; (2) nearly 66% said the power line negatively affected their property value; (3) 83% of real estate appraisers surveyed said the presence of the power lines negatively affected the property values, most saying the loss was 5% or greater.

From a legal stand point, there have been many incidents where residents have successfully won court cases because they're property has been devalued due to being near substations, pylons or cell towers.

<https://substation-health-risks.co.uk/is-emf-affecting-property-values/>



Is EMF affecting property values? - EMF Detection

One of the golden rules when buying a new home is: 'How easy would it be to resell?' With this in mind, is the substation at the bottom of the garden or the pylon down the street going to cause issues if you do decide to sell in the future?

substation-health-risks.co.uk

Two of our members received a £9000 rebate on the cost of their home due to the Dudgeon substation being built 800km away from it. Documents can be supplied.

NSAG