

**From:** [REDACTED]  
**To:** [Norfolk Boreas](#)  
**Subject:** Norfolk Boreas Project EN010087  
**Date:** 08 April 2020 21:13:37  
**Attachments:** [cross-section2.png](#)

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Dear Planning Inspectorate,

I would like to comment on the applicant's comments arising from my Deadline 6 submission. Regarding the sound sensitivity of Ivy Todd Farm, I find their comments disappointing. They demonstrate a resistance to adjust the project in a small way to make it fit the actual site specific situation. Instead they simply refer to table 1 of the Joint Position Statement (REP6-022), that states all agricultural land has negligible sensitivity. I request the noise limit radius around the project be reduced from 750m to 500m, because of our farm's particular situation, and not because of the generic sensitivity of all agricultural land. (I now realise with further research the noise limit must be under the background level for tranquil areas)

Breckland Council notes our position regarding sound sensitivity. Although they are also unwilling to demur, they suggest in their response to Further Written Questions, included at deadline 6, that the applicant work with the writer of REP4-052, to seek a mutually acceptable position. Nothing has happened.

The applicant has revised their Land form Cross-Section, Now in scale. I have added mitigating trees, and view line where appropriate. It again demonstrates the buildings are over 3/4 in view at viewpoint 3, and virtually 1/2 in view at viewpoint 7. This is still very different to the applicants visualisations, which show the buildings virtually totally concealed and totally concealed respectively.

The Substation complex at Necton is arguably the most impact-full element of the project, for the duration of the operational phase. As the proposal stands, the substation will be seen far more readily than the applicant is demonstrating, and will be heard by 2 hamlets virtually constantly. The applicant and local authorities find this acceptable, but the fact they agree does not validate the situation.

Where a company proposes to construct a project with the potential to noticeably change the character of 2 tranquil hamlets, affecting 1X3 holiday let business, a high end B&B, and 2 caravan sites within these hamlets, I would expect a cautious attitude, realising the importance of the task, to get calculations, representations and predictions accurate, with a degree of over estimating the negative impacts, while working with the concerns of the most affected residents, with possible concessions available to shape the project to specifically fit the situation. The applicant appears unable to adjust, and to insist pushing a square peg into a round hole, without trying to shave the corners, let alone make it round. This is resulting in a project designed with generic values and standards being perched on an area, not being fitted in at all. This in reality will be very resented, and very hard to live with, dominating the area.

I would like to comment regarding compulsory acquisitions. The applicant identified [REDACTED], [REDACTED], and [REDACTED] as persons enjoying easement right over the substation land at Necton, and as such a claimant under section 10 of the compulsory purchase act 1965, and as category 2 owners. I enquired in the Vanguard application process as to the

way easements are dealt with, and I received an email explaining a value per square metre had been agreed with land agents. [REDACTED] and [REDACTED] [REDACTED] have had no communication from the applicant regarding their easement rights. I have been asked for any documents we hold regarding a 1974 conveyance, and or any information in respect to the easements. I explained that we had no relevant document, and that the land was in joint ownership from 1963 by [REDACTED], [REDACTED], [REDACTED], [REDACTED], and [REDACTED], until 1980 when Necton Farms [REDACTED] purchased all ownership. The Land Registry must show the easement rights still remain with the previous owners. All parties corrected their addresses with the applicant in the Vanguard application, and still await the applicants intentions to resolve the situation.

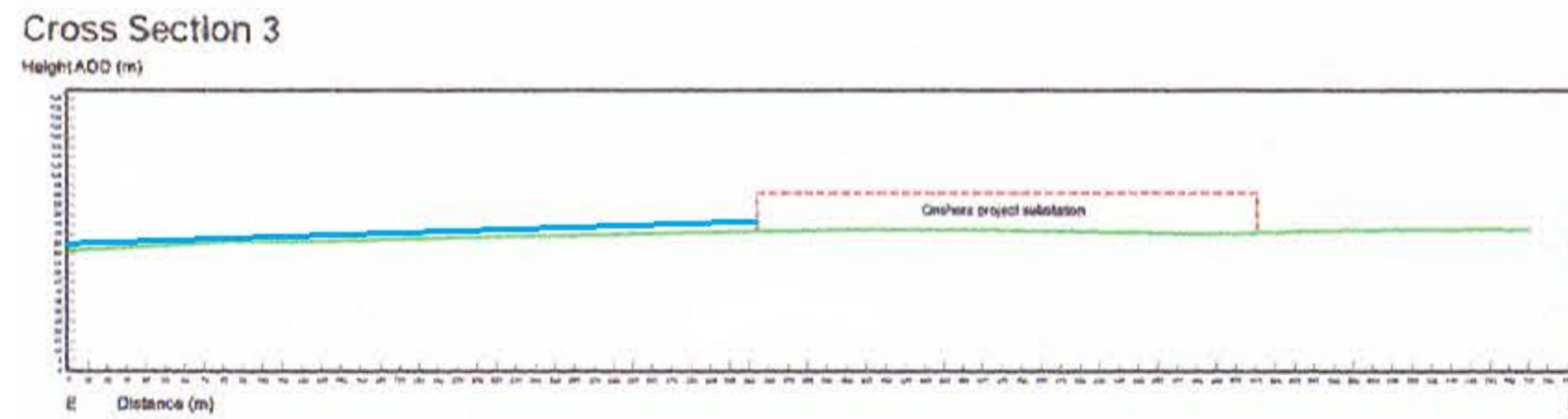
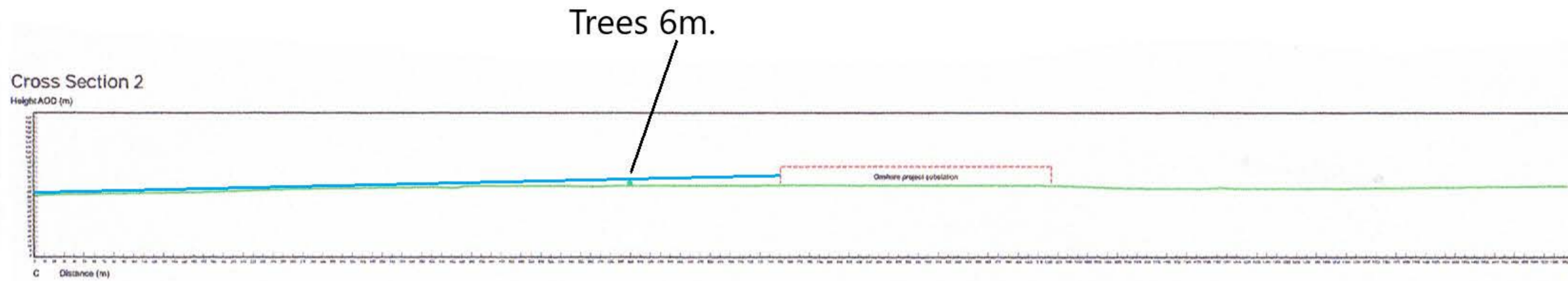
Should we have been advised to employ a Land Agent, at Vattenfall's expense to handle the situation. As we were informed a figure had already been agreed with Land Agents, I assumed a resolution would be straight forward, not requiring the services of a Land Agent.

The applicant suggests that moving to Top Farm would move the project closer to more residential properties, including within the current excluded buffer zone. The properties in Little Fransham already have a higher background noise level to mask the substation noise. The properties would be no closer to the substation than Ivy Todd and West End are intended to be, so this would suggest that the project is going to encroach Ivy Todd's and West End's excluded buffer zone.

No soil in my opinion would need exporting to level the site, as it could be moved from the high, to the low ground level and compacted, and used for bunding.

Thank You For Your Attention Colin King. 20022983.

# Landform Cross-Section of Viewpoint 7 With Addition Of Mitigating Trees, and View Line In Scale.



# Landform Cross-Section of Viewpoint 3 With Addition of View Line In Scale.