

# Broad Oak Preservation Society

## Richborough Connection

### Response to Examining Authority's Second Written Questions

Q2.6.2	<p>Listed Buildings:</p> <p>We haven't been able to identify any additional response by the Applicant regarding the listed buildings in Broad Oak. Our views remain that the listed buildings would be affected as follows</p> <p><b>Sweech Farmhouse and associated buildings:</b> These buildings would have a clear line of sight across open countryside to PC10, which would be approximately 600m distance. There are no intervening buildings. It is difficult to see how planting could be sufficient to obscure views of the pylons and overhead cables. These buildings are currently shielded from views of the existing PX line by mature planting and the houses in Sweechgate, so there is no compensative positive change resulting from the removal of the PX line as claimed by the Applicant. We find it incongruous that the Applicant should suggest that the removal of 25m tall pylons and their replacement by ones which are 50m tall can be considered an improvement in the visual outlook, but this is not the only place where the Applicant advances such views.</p> <p><b>124 Sweechgate:</b> This asset is not protected by intervening buildings or planting. There would be a clear line of sight to the overhead cables between PC8 and PC9 at a distance of 340m. We cannot see how planning to be sufficient to obscure this view.</p> <p><b>Broad Oak Farm:</b> We agree that Broad Oak Farm would not be affected by the development if it were to go ahead. This property is set back sufficiently far from Sweechgate on the southern side that it would be shielded from views of the overhead line by the houses on the north side of Sweechgate.</p> <p><b>Royal Oak Public House:</b> Contrary to the assertions by the Applicant in APP-084, this property has clear views across open country to the route of the proposed overhead line. It is 380m from the location of PC9. There are no intervening buildings and only low intervening hedgerows. This building is currently the subject of a planning application for change of use from a public house to a residential dwelling.</p> <p>We believe there are two listed properties in Broad Oak which the Applicant has not considered, unless they are dealt with elsewhere in APP-084:</p> <p><b>Vale Farmhouse:</b> This property is in the bottom of the Sarre-Penn valley, approximately 440m to the north of PC9. The proposed route is on the southern slopes of the Sarre-Penn valley; views from this asset to the south would be looking up the slope of the land and have the pylon route dominating the skyline. We can see no way this can be mitigated.</p> <p><b>Goose Farm:</b> This property is close to the centre of Broad Oak on the western side of Shalloak Road. The overhead line between PC6 and PC7, if built, would be no more than 200m from Goose Farm. At the moment Goose Farm enjoys open views in a westerly directions, and there is no way in which views of the line could be screened.</p> <p>The core of our objections to the Applicant's proposals is that views from many domestic buildings in our village will be irreparably degraded by the erection of the proposed 400kV OHL. The impact on listed buildings should not have any special consideration.</p>
Q2.7.28	<p>Screening Planting:</p> <p>We may be at risk of repeating ourselves, in which case we apologise to the Inspectors. We do not see how it is realistic to provide screen of the new line by means of tree planting, given the height of the new line. Such screening would have either to be of incredible height, in which case the trees will take many years to grow, or to be unacceptable height (say 4 or 5 metres) immediately at the end of the</p>

	<p>gardens of the properties in Mayton Lane and Shalloak Road. One of the attractions which drew some of the existing residents to their current homes was the open vistas and open skies from their gardens. If we were to go down the route of screening planting as envisaged by National Grid we would end up being hemmed in like Sleeping Beauty.</p> <p>As we have previously stated, there are a number of places where the Applicant has referred to the possibility of screening views of the proposed overhead line with newly planted hedges and trees. This possibility was also mentioned at the public consultation meetings. Given the height of the proposed pylons it is not possible to have screening plants close to the overhead line. Having 50m tall groups of trees would themselves be obtrusive, and technical considerations would preclude this from being seen as a solution. At a location 250m from a pylon, it would require a hedge 4m tall planted 20m from the location to provide complete screening. A hedge this tall, even if allowed by local planning guidance, would itself be an intrusion, destroying any view across open countryside which are a feature of many of the properties in our village. We should not be forced to be hemmed in by excessively tall hedgerows. There is also the question of how long it would take to grow such a hedge. It may provide screening in 15 to 20 years, but not in the immediate future.</p>
Q.12	<p><b>Construction Access Points:</b></p> <p>Mayton Lane is shown as an access route to the construction sites near the junction with Heel Lane, although this is qualified as being for delivery and removal of scaffolding only. This is a narrow semi-rural lane which is no more than 3m wide in some places. It does have residences along its length, notably close to the centre of Broad Oak by the Golden Lyon public house. This lane is not suitable for the purpose intended and such use should not be authorised by the DCO.</p> <p>A number of bellmouth access points are proposed off Shalloak Road clustered near the existing PX line. These appear to have been selected from a map as a desk top exercise without reference to the reality of what exists on the ground. One access point (BM12) is at the entrance to the Bluebell Woods static caravan park, which is home to a large number of elderly and disabled people. If the access were to be created here it would effectively maroon all these people. The Applicant appears to ignore their existence, as no alternative has been proposed. The access would also destroy a decorative garden at the entrance to Bluebell Woods, which has taken many years to develop to its current state.</p> <p>Another bellmouth (BM9) is proposed on the western side of Shalloak Road, at a point where planning consent has been given for the construction of a small travellers' caravan park. This development is now under construction. A second bellmouth (BM10) on this side of Shalloak Road is at the driveway to a private house.</p> <p>We think these plans confirm the Applicant's total disregard for the residents of Broad Oak and their wellbeing.</p>