

REPORT from Necton Substation information and workshop evening on 19 July, and follow up drop-in session on 20 July 2017

This report outlines the Necton Substation information and workshop evening, with all participant comments typed up and ordered in the tables below. The drop in session held the following day resulted in further comments, which have also been added to the tables.

Order of the evening

- What issues are important to you?
- Presentations
 - The Development Consent Order (DCO) process and further opportunities to comment on the wider project
 - A recap of the Environmental Impact Assessment (EIA) process, constraints and opportunities and the current substation zone
 - Introduction to the footprint options
- Workshop – pros, cons and ways to reduce impact of each footprint option
- Any outstanding questions?

Presentations

An outline of the presentations and visualisations can be viewed here:

<http://bit.ly/VGBSSTN>.

All documents are listed on the Documents page of the Norfolk Vanguard website:

<http://bit.ly/NVDocuments>.

Participation

Forty two local residents and local representatives participated in the evening workshop. Twenty three people attended the drop-in events.

Since the events we have also had numerous follow-up e-mails providing further thoughts, views and questions. We are very grateful to all who have contributed. All points will be considered as we continue to refine project proposals. Answers to many questions posed by participants and correspondents can be found in our Frequently Asked Questions (FAQ) [<http://bit.ly/NVDocuments>]. Where numerous people have asked new questions on a similar theme, these will be answered briefly

in an updated version of the FAQ document and in the Preliminary Environmental Impact Report to be published this Autumn.

The next opportunity to see more detailed information and talk to the team about the wider project will be during the Norfolk Vanguard Statutory Consultation period, and in particular during public drop-in events in October/November '17.

ABOUT THIS REPORT

Below we transcribe contributions made during the evening workshop and drop-in session.

The results have been grouped following the event according to emerging themes, in order to help readers to digest the information.

Notes in italics are intended to help the reader, who may or may not have participated in the event, follow the order of the evening.

Where more than one participant has used the same wording, we denote a comment by "x 2" or "x 4", to show how many different participants have used the phrase.

We continue to receive e-mail and postal responses and forms from people providing their feedback. These are being reviewed by our team and will be recorded in our final Consultation Report, however they will not be shown here.

RESULTS

Below we transcribe contributions made during the evening workshop, drop-in session.

Opening exercise: What issues are important to you?

Participants wrote their thoughts on post-it notes before the event began.

Property Value

- Devaluation of property
- Property blight
- Property price drop, compensation - I doubt it!

General

- Disregard for homeowners wishes
- Wish it was somewhere else!
- Stick to the rules

Impact on Necton

- Industrialisation of Necton
- Necton is a village and not an industrial unit – NO
- Quiet un-spoilt village

- Necton does not want any more substations

Compensation

- Chapel Road and Ivy Todd residents should be paid at least £ ¼ million each
- We got compensation for loss of property value from vendor because of Dudgeon
- Compensation re devaluation

Impact on countryside, flora and fauna

- Devaluing the importance of our countryside
- Wildlife and habitat
- Loss of wildlife habitat
- Spoils countryside
- Landscape
- There are hares and deer on the site which will be displaced
- Wildlife/birds do not want noise, size of substation. Now close to my house?
- Urbanisation of the countryside for what every reason?

Visual Impact

- Loss of sight of wood from Ivy Todd and Chapel Road
- Visual impact
- Unsightly
- Spoil views
- Spoilt views
- Eye saw
- Visual impact
- How long does it take a tree to grow to 25m?

Light pollution

- Light pollution x2

Noise

- Noise x2
- Noise and pollution
- Noise pollution?
- Noise and vibration

Drainage

- Run off water through Ivy Todd
- Drainage problems? Already poor

Decommissioning

- What happens after 25 years when farmland has gone, who take the rubbish away?

Technology

- Turbines cannot store energy so not effective!
- Wind farms are not sustainable, they use land which is not limitless
- No DC

Traffic/transport/access

- Roundabout on A47

- Traffic increase on A47 and turn offs
- Open footpath past proposed site
- Future development of Fransham bypass
- Increase in traffic on A47
- Concerns, 1. Holiday let business in St Andrew's Lane, 2. Access off A47, accident black spot, 3. Why not use Top Farm, Fransham? [Visibility from A47 tourist area](#)

Socio Economic (including health)

- Reduce diversification opportunities especially re leisure/industrial potential
- Disruption of lifestyle
- Emotional distress
- Disruption
- Look after the human environment locally as well as wildlife. People are important as well
- You are keeping us awake at night worrying
- Reduction of perceived desirability of area to live and possible impacts
- World Health Organisation states overhead wires are a health hazard but it is also possible that substations could be a hazard to health! Think of the children!!
- EMF

Alternative location

- National Grid have put in writing to the Substation Action Group that there is a pylon 19 towards Norwich on a corner with no village and on the A47 where cable corridor A47
- National Grid are happy to work with Vattenfall on using a different pylon, BUT Vattenfall haven't asked National Grid if there is an alternative location, which there is
- Go to the 19th pylon – this is not a treasure map!
- Over 65% of Necton village households have signed a petition to say they would like the substation somewhere else

Cumulative impact/future development

- Too many developments and may be more to come
- Too much proposed in limited area
- We already have one substation!
- The thin end of the wedge for future development

Loss of farmland

- Loss of farm land – they don't make it any more!!

Archaeology

- Archeological interest, moat?

Option 1

Participants wrote their thoughts on post-it notes within the room.

Pros

Evening workshop comments

General

- None!

- Most potential

Alternative location preferred

- None – res-site it
- Put it on A47 ring road
- Farthest away
- Investigation into moving site to other side of A47, as discussed with Andy

Preference for Top Farm

- Top Farm best option

Technology

- Irrespective of cost HVAC only

Visual Impact

- Natural shield to visual impact
- Lowest part of site

Education Opportunities

- Opportunities for development of technical students for 14-18 age group
- Sponsorship/travel to tech colleges for young people
- Local education re renewable energy technology and benefits

Drop-in comments written on forms

General

- Vanguard better position

Preference for option 2

- OPTION 2: Next best option as above

Visual Impact

- Least visual impact from Ivy Todd Farm and least disruption to future business diversification

Cons

Evening workshop comments

Alternative location preferred

- Unacceptable locate elsewhere in a different area
- Unacceptable locate elsewhere in a different area
- Unacceptable, locate further south of Scarning
- Too close to Ivy Todd Farm
- Top Farm – out of sight
- Top Farm best option

Noise

- Noise levels low level hum increase to higher
- Additional land if higher up on landscape, noise scale?
- Noise and light disruption during construction? Operating hours? Weekends?

- Noise of 5 year construction
- Constant hum will be heard in Ivy Todd and Chapel Road houses – it is a quiet countryside
- Constant hum of noise in a quiet undisturbed area of Necton
- Development too large to be sited near any dwellings, view disturbance, noise

Impact on countryside, flora and fauna

- Nesting buzzards in Necton Wood
- Detrimental impact on wildlife? For options 1-4
- Impact on wildlife
- Next to woods – decimating wildlife habitats that are crucial to our environment
- Nesting buzzards in Necton woods

Visual impact

- Too high
- Along/near a popular walking area – popular due to the views without constructions!
- Too visible
- Visual impact to Wood Farm, especially DC
- Option 1 too visible, too much impact
- Option 1 too high
- Planting and screening will not solve the issue! Not near any dwellings
- Natural walkways required by landscape view

Drainage

- Drainage impact on area

General

- My address is Todd Bank, Chapel Road, NECTON, not Ivy Todd!
- Chapel Road is still Necton!
- Require site visit
- Why Necton?
- Corridor, please keep away from Wood Farm, as much as possible – danger of dogs aborting and stressing real concern

Impact on Ivy Todd

- Residential amenity survey needed for all properties affected, Ivy Todd
- Spoiling the natural environment and too near Ivy Todd Farm and Ivy Todd dwellings

Decommissioning

- Future land use after decommissioning?
- What happens when the time scale of use of construct ends in 25 years?

Impact on property value

- This will devalue property
- Compensation for devaluing properties?
- Property blight

Socio Economic (including health)

- Health issues – electromagnetic field, dementia etc.
- Health and well-being issues of individuals both being considered, noise, vibration

Transmission Preference

- DC is desirable option

Drop-in comments written on forms**Visual impact**

- Visible from our property

General

- Boreas too close to Necton

Preference for Option 2

- OPTION 2: Both are too close to Ivy Todd

Ways to reduce impact**Evening workshop comments****Alternative location preferred**

- No substation in rural countryside
- Better sights available x2
- Not a good site x2
- Not in Necton at all
- None x2
- Move to a different pylon
- Move to a different pylon so the construction is not near Necton
- Consider site near Scarning as only 2 households/farms influenced
- Options 5&6, the National Grid and Vattenfall construct near 400 KV cable where you cross under it south of Scarning
- There are other options, 1-4. In the area south of Scarning there is an open area that has access to National Grid and road access and will have less impact on residential, i.e. Ivy Todd, needs to be considered
- Between two villages! X2

Visual Impact

- Design of build – agricultural building, colour etc.
- Less visual impact most important
- Lower in landscape an absolute must
- Substation: low profile? Landscaped? Underground (partly), c.f. WW2 airfields
- Land too high 18m above option 4
- Too high

Light pollution

- Light pollution – please don't have lights
- Additional lighting and light pollution if higher up?

Planting/screening

- Semi mature planning needed
- Oak above, pin below, then shrubs and evergreens
- Splitting it with natural corridors between – able to hide individual substation

Decommissioning

- Decommissioning plan

Education/employment Opportunities

- Education and training provision – outreach to local schools, funding for apprenticeships, assist the community to develop its own community generation scheme (perhaps on the same site)
- Contractors to be required to use a minimum percent of local labour and to provide apprenticeships to local young people where appropriate

Pollution

- Minimise light and air pollution during the construction phase

Traffic/transport/access

- Improve junction of Tuns Road/Dunham Road/A47 prior to work starting and resultant increased traffic
- A well considered traffic management plan during construction, with speed limits removed when work not being carried out
- Use existing farm track alongside Dudgeon Service Road to site
- Short term access to view access, via Lodge Farm site ASAP

Construction/surveys

- Corridor working limited to 8am-6pm max
- Reg topographical survey with A-A cut

Community benefit

- Possibility for local benefits, e.g. tariffs
- Mitigation measures to be in place before construction begins, unlike Dudgeon
- Double use of land for PV so income legacy for local area – broader area

Drop-in comments written on forms**Planting/screening**

- Tall screening

General

- None, move Boreas, see below

Option 4

Participants wrote their thoughts on post-it notes within the room.

Pros**Evening workshop comments**

- Option 4, if you must build
- Option 4 best from environmental impact

Preference for lower site

- Better for everyone, it's 18m lower ground

General

- Only being told what you want us to hear
- Have you had a good deal with the land owner?
- None!

Drop-in comments written on forms**General**

- None
- Too close – worst option

Visual impact

- This seems to be the site where the visual impact would be minimized and so I think that this would be the best site

Cons**Evening workshop comments****Alternative location preferred**

- Unacceptable. Locate away from area
- Put it in Norwich
- Better sights available
- Better sites available
- Why not consider Top Farm?
- Top Farm Fransham, not Necton
- Top Farm, wake up!
- Top Farm, best option!
- Why not behind Necton Wood?
- Rural area being changed to industrial site – is this progress?
- Too close to Ivy Todd Farm
- Too close to Ivy Todd Farm
- Great, it's not so close to Necton but Ivy Todd is not the answer

Preference for Top Farm

- Top farm behind wood is best location
- Top Farm – out of sight

Property Value

- Property blight – Ivy Todd was an un-spoilt rural area to be appreciated and enjoyed
- Old Chapel, Chapel Road had to reduce house price by £50k to sell THIS MONTH

Socio Economic (including health)

- Loss of income holiday let, St Andrew's Barn
- Impact on health
- Health and well being issues of individuals, EMF, noise, vibration
- Have you considered small businesses trying to survive?

General

- Small village and transfer to supply large amount of energy to UK – is that really a good option?

- None!
- Chapel Road is Necton!
- In initial proposal said no lower than Lodge Farm – but not the case

Planting/Screening

- Planting and screening is not the main issue!
- Screening is just lip service – not near dwellings even with plantings

Visual impact

- Too visible from A47
- I don't want to look across at industrial construction from my home!
- Eye sore in a natural habitat that is used for walkers

Light pollution

- Light pollution in construction – flood light in winter until 7pm. We're used to seeing stars

Noise

- Constant hum, from station – noise will travel as quiet area

Proximity to dwellings

- Not answered – what is the legal minimum distance from dwellings?
- Development is too large to be sited near any dwellings

Community benefits

- Possibility of providing/opening up walkways for public with natural habitats

Decommissioning

- What about decommissioning after 25 years – what are we left with?

Traffic, transport and access

- Traffic?

Impact on countryside, flora and fauna

- Disruption to wildlife that roam freely in our countryside

Drop-in comments written on forms

Visual impact

- Visible from our property

Proximity to Necton

- OPTION 3: much too close to Necton

General

- Worst of all – totally unacceptable

Proximity to Ivy Todd Farm

- Maximise disruption to future business and life at Ivy Todd Farm

Ways to reduce impact

Evening workshop comments

Alternative location (general)

- Not in Necton at all!
- Not suitable for this area, site it in Norwich
- Not in Necton

General

- Cannot reduce impact!
- What happens at Christmas? What happens in Summer? We need a break

Preference for Option 4

- Option 4 by far the best! 18m lower than option 1, less impact for everyone

Option 4 not suitable

- Forth site hopeless, clearly visible from the A47 and north Necton

Construction

- Will construction only be during working hours, e.g. Monday – Friday, 9-5?
- Construction day of 7am-7pm NOT ACCEPTABLE! Working hours are 9am-5pm
- Be clear on working hours – arrive 7am, start 8am, same 6pm-7pm?

Preference for lower ground

- Less impact for everyone, lower ground

Pylon type

- Agree a different pylon connection with national grid
- Connect in to a different pylon away from Necton

Visual impact

- If DC, think about design, camouflage, agricultural building?

Noise

- Limiting the amount of HGV and construction vehicle on site to reduce noise

Drop-in comments written on forms

Planting/Screening

- Tall screening

Alternative location

- Take substation to where you cross the A47

Any outstanding questions?

Participants wrote their questions on post-it notes as they left the event.

Communications/consultation process

- Some people are not able to email or use a computer (or have use), how are they going to be engaged?
- Good opportunity for public engagement on this project. Keep talking to us, we can find the best location
- We don't want any more PR meetings
- Why is our feedback not used?
- There should have been Q&A after each speaker – don't feel any more informed
- Wanted to know ahead of tonight that my personal questions were not going to be answered – I was hopeful
- Would have liked some handouts, too much to take in tonight
- Next time – make time for questions to the room after each presentation as too hard to remember after all of the others
- Give same time for questions as you present for
- When will I see the issues from first exercise and your special answers?

Archaeology

- Known archaeology within areas of footprints
- Necton moat? You didn't know anything about it – will you please find out about it – does it impact on your plans?

Alternative location (general)

- Why can't it go the other side of Dudgeon near the A47. As Redgate Farm houses face the other way

Visual impact

- Visual impact over 1.5m high, compared to the average house upstairs windows

General

- Chapel Lane is in Necton
- So if your rich and live in a big house you're safe
- How are people who never saw the site supposed to understand where the footprints are?
- The NG have said in writing that where they build there s/s is up to you!
- Why do you want to ruin our little village?
- Given the size of the village, why do we have to be the location for such a big project?

Preference for Top Farm

- Use Top Farm! Out of sight
- Why did you not go where we said on the far side of Necton Wood?
- Why did you not buy Topp Farm?

Corridor

- Why start with a 3km circle when you made it clear your priority is to be close to NG S/S?

Height

- Will the height go down or up and will it take longer to decide?

General support

- Better to have this than a sprawling housing estate
- Lets embrace the opportunity to create more renewable energy options

Noise

- Additional noise levels

Socio Economic (including health)

- Loss of income holiday let at St Andrews Lane. How are we going to pay our bills?
- Why aren't other locations being considered, e.g. Suffolk or Norwich?

Planting/Screening

- With effective screening this infrastructure will have minimum effect in a few years
- Can someone explain why we have discounted the area to the West of existing substation?

Closing exercise: Any other comments you would like to add?**Drop-in comments written on forms****Preference for Option 4**

- Unable to comment on many issues as we are new to the area and have limited knowledge of the locality and both existing and potential problems. From a personal point of view the only one of the current options that will not be visible from our property is Option 4 (West End). Initially our concern (greatest) is the impact on the environment and loss of countryside, following discussions with other local people we are also concerned about the proliferation of such structures in this area and possible future plans for such. Whilst I approve of the general concept, are there no sites already industrialised so that the environmental impact would be lessened and visual impact lower?

Light pollution

- Lighting was a big issue with Dudgeon. Any part of the structure that needs lights (e.g. car park) will create light pollution in an area designated as dark rural landscape.

Visual impact (screening and cumulative impact on the area)

- I think that you have two problems, (1) you are looking to put two substations in this location. If you combine the visual individual impact of these proposals with the existing substation plus the wind farm at North Pickenham the this would amount to over development in the area contrary to planning and industry guidelines. (2) It will not be possible for you to screen this development adequately in what is a flat area. There is insufficient topographical features and planting is only effective for 5 months each year. Both these problems would be exaggerated by using the DC option. You must develop using AC.