

Norfolk Vanguard Offshore Wind Farm

Consultation Report

Appendix 13.20 6th March 2017 Letter and RFI Form

Applicant: Norfolk Vanguard Limited
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Photo: Kentish Flats Offshore Wind Farm



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Our ref: NV/NB – RFI 1

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7th March 2017

Dear 

Vattenfall - Norfolk Vanguard & Norfolk Boreas Offshore Wind Farms - Request for Land Ownership Information

As you may be aware Vattenfall, a Swedish state owned energy company, is currently exploring the potential to build 2 offshore wind farms located in the North Sea off the coast of Norfolk. Norfolk Vanguard and Norfolk Boreas combined will produce up to 3.6GW of renewable electricity for the UK, enough to power up to 2.6m homes per annum. More details about the projects can be found on the project websites: <http://norfolkvanguard.vattenfall.co.uk/>
<http://norfolkboreas.vattenfall.co.uk>

Although the wind farms are located offshore, there are certain onshore land requirements including landfall, a new cable relay station for each project, cable corridors, a new substation for each project, all of which will need to connect to National Grid's existing substation near Necton. The construction and operation of the Norfolk Vanguard and Norfolk Boreas Offshore Wind Farms and attendant onshore equipment will be authorised by a Development Consent Order ("DCO") the applications for which are currently proposed to be submitted in the summer of 2018 for Norfolk Vanguard and summer 2019 for Norfolk Boreas.

As part of each application Vattenfall is required to produce a Book of Reference, to identify all landowners and occupiers and all persons who may be affected by the schemes and allow them the chance to comment on the proposals.

Land Referencing

Ardent is a firm of chartered surveyors and has been instructed to carry out the land referencing for the projects on behalf of Vattenfall. This letter and the enclosed form are the first stage in the land referencing process and will help us identify as many interested parties potentially affected by the proposals as possible.

The information requested will be used for a variety of purposes; to ensure all affected parties are consulted, informed and kept up to date of the proposals, are included in the Book of Reference (a statutory document detailing all affected parties) which is submitted with each application and for any further environmental survey access requests, required as part of the Environmental Impact Assessment submitted with each application.

From initial enquires we believe you hold an interest in part of the land shown on the enclosed plans which is potentially affected by the proposals and we would be grateful if you could complete the enclosed form, providing as much information as possible and return in the enclosed prepaid envelope. Please feel free to include any marked up plans.

Environmental Surveys

As referred to above, an Environmental Impact Assessment is required for a DCO application. In order to provide a more detailed proposal and support the application, each project wishes to carry out ecological surveys across a wide area of potentially affected land. Consent Solutions a local land agency, has also been engaged by Vattenfall and will have recently contacted you regarding these surveys and we would be grateful if you could respond directly to them with your response.

Consultation

Under the DCO process, the applicant is required to undertake formal consultation under Section 42 of the Planning Act 2008. The formal consultation will be held in the winter of 2017, for Norfolk Vanguard and approximately a year later in the case of Norfolk Boreas. However Vattenfall is engaging very early on in their thinking with respect to both projects, and will provide several opportunities for local people and landowners to feed into shaping the projects. The first public drop-in exhibitions (sometimes referred to as Public Information Days) took place in October 2016. These events were envisaged to provide an introduction to Norfolk Vanguard and to allow potentially affected landowners and the general public to obtain further information about the proposals and to speak to the project team. Further events, also introducing more detail about Norfolk Boreas and how the projects will work together are now planned as below:

Date of Events	Location	Time
20 th March	Dereham 6th Form College, Crown Rd, East Dereham NR20 4AG	1pm to 7pm
21 st March	St Andrews Hall, St Andrews & Blackfriars Hall, St Andrews Hall Plain, Norwich, NR3 1AU	1pm to 7pm
22 nd March	Aylsham Town Hall, Market Place, Aylsham, Norwich NR11 6EL	1pm to 7pm
23 rd March	Happisburgh Village Hall, Blacksmiths Ln, Happisburgh, Norwich NR12 0QY	1pm to 7pm
24 th March	Necton Village Hall, Tuns Road, Swaffham, Norfolk, PE37 8EH	1pm to 7pm
25 th March	North Walsham High School, Spenser Avenue, North Walsham, NR28 9HZ	11am to 4.30pm
30 th March	Reepham Town Hall, Church Street,	1pm to 5.30pm

	Reepham, NR10 4WD	
31 st March	Assembly Room – Great Yarmouth Town Hall, Hall Plain, Great Yarmouth NR30 2QF	1pm to 7pm
1 st April	Bacton Village Hall, Coast Rd, Bacton NR12 0ES	11am to 4.30pm

There will be further consultation events and individual land owner consultations as each project progresses and the land requirements become more defined.

Landowner agreements

Consent Solutions will engage with landowners on an individual basis to consult on the land requirements, route optioneering, survey requirements and commence discussions over an option agreement once the final land requirements are known. It is Vattenfall's strong intention to reach agreements with landowners to secure the land and rights required where at all possible. Consent Solutions will be the first point of contact for landowners/occupiers/land agents in relation to these matters with Ardent being the main contact for land referencing. Consent solutions can be contacted via Bob McCarthy on 07787 783517 or vattenfallinnorfolk@consentssolutions.com.

Vattenfall intend to produce a single set of agreements that cater for both Norfolk Vanguard and Norfolk Boreas. More information about the agreements process will be outlined at the landowner events later in Spring/Summer this year.

If you have any general questions on the project or would like a meeting on site to discuss the project and routing please contact Consent Solutions or if you require any assistance in completing the land referencing form, please do not hesitate to contact myself or Megan Bliss, contact details on the first page.

We kindly request that you complete the attached form and return it using the pre-paid envelope provided. It would be helpful if you are able to provide the information within 14 days.

Thank you for your cooperation.

Yours faithfully,



Luke Tully
Chartered Surveyor (Ardent)
For and on behalf of Vattenfall

Enc: RFI form
Plans
Prepaid return envelope

IMPORTANT – THIS COMMUNICATION AFFECTS YOUR PROPERTY

REQUEST FOR INFORMATION

This is a Request for Information served on behalf of Vattenfall and relates to the property detailed in section 1 ('the Land')

The information requested is required in connection with a proposed application for a Development Consent Order which will authorise the construction and operation of an offshore wind farm in Norfolk. More details about the Norfolk Vanguard and Norfolk Boreas projects is contained in the enclosed covering letter and can also be found on the project website: <http://norfolkvanguard.vattenfall.co.uk/>

Although the proposed Development Consent Order will include provisions for the compulsory acquisition of land required by the Promoters in connection with the proposed scheme, Vattenfall will seek to obtain all necessary rights by agreement as far as is possible. However the Promoters require details of all parties holding a legal interest in the Land to ensure that everybody who has an interest in the Property is given the opportunity to comment when the application for the proposed Order is made.

We kindly request that you complete the attached form and return it using the pre-paid envelope provided. It would be helpful if you are able to provide the information within 14 days.

This information is solely for the purpose of identifying landowners and occupiers and not intended by either party to confer any right/interest in the nature of a tenancy or exclusive possession or occupation of said property and gives no propriety interest in the property to Vattenfall.

Dated this 07 March 2017

Ardent Management Limited

On Behalf of Vattenfall UK

VATTENFALL NORFOLK VANGUARD/NORFOLK BOREAS OFFSHORE WIND FARM

Please only provide information that relates to the areas of the Land within which you hold a legal interest, and if you do not hold an interest in the whole of the Property please specify on the attached plan the extent of your interest, and any rights referred to below and return the plan together with this form.

Section 1 – Address Details

Section 2 – Details of the Freehold Ownership of the Land

Please provide details of the freehold owner of the Land.

Name of the Freehold owner(s)	Full Address	Full Postcode	Land Registry Title Number (if known)

If you are able to provide a contact name and contact details for a specified representative including agent of the freehold owner please provide those details below.

Name of principal freehold contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact

Section 3 – Details of the Leasehold Ownership of the Land

Please provide details of every party that you believe to hold a leasehold interest in the Land. If there is insufficient space on this form please append a schedule of leasehold interests to this notice.

	Name of the Leasehold owner(s)	Full Address	Full Postcode	Land Registry Title Number (if known)
1				
2				
3				

If you are able to do so, please also provide details of the length of each lease, and the length of term remaining (please use additional paper if necessary):

1

2

If you are able to provide a contact name and contact details for a specified representative including agent of each leasehold owner please provide those details below.

	Name of principal leasehold contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact
1			
2			
3			

Section 4 – Details of the Occupiers of the Land

Please provide the details of any other tenants, sub-tenants and / or occupiers of the Land that you are aware of.

	Name of Interested Party	Full Address (incl. Post code)	Nature of Interest	Land Registry Title Number (if known)
1				
2				
3				

If you are able to, please also provide details of the length of each tenancy / sub-tenancy / licence, and the length of term remaining:

1

2

3.....

If you are able to provide a contact name and contact details for a specified representative including agent of each party please provide those details below.

	Name of principal contact:	Postal and / or e-mail address of principal contact:	Telephone number of principal contact
1			
2			
3			

Section 5 – Details of other 3rd parties

Is the Land subject to any mortgage or equitable interest?

YES

NO

If yes, please give details below.

	Company Name	Address
1		
2		

Do you know of any easements or wayleaves across the Land, such as those for pipelines or cables?

YES

NO

If yes, please give details below.

	Company Name	Address
1		
2		

If you know the location of the utilities it would be helpful to mark these on the plans.

Section 6 – Matters affecting land

What is the current use of the Land? For example, is your land used for grazing livestock or growing arable crops? (You may like to use the plans provided to tell us about different land use).

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Is there any under field drainage that you are aware of?

YES

NO

If so, do you hold copies of plans showing their location?

YES

NO

It would be helpful if you would you be able to identify on the plan provided which fields contain under field drainage.

Is any of your land within an agri-environment scheme for which you receive payment?

YES

NO

Are there any planning permissions affecting the land which have not been implemented yet?

YES

NO

If so, please provide details and/or the planning application reference number below.

	Planning application number	Details of application
1		
2		

Are there any ecological constraints that you are aware of, such as protected species?

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Section 7

Is any of the information provided likely to change during the next six months?

YES NO

If yes, please provide details below.

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Please print your name and sign below to confirm that the information you have provided is correct to the best of your knowledge.

Signature

Print Name

Position (if signing on behalf of a Company)

Date

**Thank you for taking the time to complete this form.
Please return it using the pre-paid envelope provided.**

