



## Hearing Transcript

<b>Project:</b>	The Droves Solar Farm
<b>Hearing:</b>	Recording of Issue Specific Hearing 1 Part 3
<b>Date:</b>	7 May 2026

**Please note:** This document is intended to assist Interested Parties.

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The video recording published on the Planning Inspectorate project page is the primary record of the hearing.

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1

00:00:00.040 --> 00:00:00.740

Good afternoon.

2

00:00:02.340 --> 00:00:05.840

It's 2:00, and this hearing is now resumed.

3

00:00:07.440 --> 00:00:11.100

We'll be starting with item 3.5, landscape and

4

00:00:11.180 --> 00:00:11.580

visual.

5

00:00:13.480 --> 00:00:17.420

So the first question then, item BC2 in the

6

00:00:17.540 --> 00:00:20.670

applicant's potential main issues for examination,

7

00:00:20.980 --> 00:00:24.440

reference APP-049,

8

00:00:25.300 --> 00:00:28.700

shows that there are fundamental disagreements between Breckland District

9

00:00:28.780 --> 00:00:32.729

Council and the applicant, which are unlikely to be resolved during

10

00:00:32.759 --> 00:00:36.160

the examination regarding the number of visualizations and the

11

00:00:36.200 --> 00:00:39.580

location of the visualizations provided as part of the

12

00:00:39.620 --> 00:00:41.440

DCO application.

13

00:00:42.600 --> 00:00:45.920

Breckland District Council's position is presented as there would

14

00:00:46.040 --> 00:00:49.560

undoubtedly be character impacts

15

00:00:49.660 --> 00:00:53.520

resulting from the siting of solar panels, electrical apparatus,

16

00:00:53.880 --> 00:00:57.700

battery energy storage system, and substations.

17

00:00:57.760 --> 00:01:01.520

Landscape character impacts are also said to arise from the introduction of

18

00:01:01.540 --> 00:01:05.041

temporary compounds, lighting, stockpiles, machinery and

19

00:01:05.080 --> 00:01:08.840

associated fencing, topsoil stripping, and temporary

20

00:01:08.940 --> 00:01:09.420

storage.

21

00:01:10.400 --> 00:01:14.300

The applicant's position is presented that the applicant believes the visualization

22

00:01:14.420 --> 00:01:17.240

supporting ES chapter six, landscape and visual,

23

00:01:18.440 --> 00:01:22.320

reference APP-6.2, are appropriate

24

00:01:22.420 --> 00:01:24.160

and proportionate.

25

00:01:25.280 --> 00:01:28.920

So question to Breckland District Council, could you

26

00:01:28.960 --> 00:01:32.240

comment on your position regarding the number of

27

00:01:32.420 --> 00:01:35.840

visualizations and location of the visualizations

28

00:01:36.040 --> 00:01:37.740

provided as part of the DCO

29

00:01:40.060 --> 00:01:42.120

application?

30

00:01:43.600 --> 00:01:47.200

Obviously, in our submission, we set out that we had reservations about the number

31

00:01:47.280 --> 00:01:50.940

of submissions. What we're actually doing is working with

32

00:01:51.400 --> 00:01:55.200

Kings Lynn with Norfolk to go through those

33

00:01:55.220 --> 00:01:59.160

visualizations, and they are happy to make a comment on that on our behalf,

34

00:01:59.220 --> 00:02:02.280

if that's okay. Sorry, I should have started with Rebecca Collins, Breckland

35

00:02:02.340 --> 00:02:02.740

Council.

36

00:02:03.260 --> 00:02:04.780

No, that's fine. Thank you.

37

00:02:05.860 --> 00:02:06.920

Did you want to add to that?

38

00:02:08.200 --> 00:02:10.640

Thank you, sir. Mrs. Julie Barrow for Borough Council of Kings Lynn and West

39

00:02:10.700 --> 00:02:13.520  
Norfolk. I'm going to pass over to my colleague, Ms.

40  
00:02:13.600 --> 00:02:17.360  
Fawkes, who's just going to give an update on our position on these

41  
00:02:17.400 --> 00:02:17.760  
matters.

42  
00:02:18.140 --> 00:02:18.540  
Thank you.

43  
00:02:20.120 --> 00:02:23.540  
Thank you, sir. I'm Lynette Fawkes, Principal Conservation Officer  
for the Borough.

44  
00:02:25.160 --> 00:02:29.049  
We are working with Breckland Council as far as

45  
00:02:29.080 --> 00:02:31.080  
we're able to at this moment in time.

46  
00:02:31.120 --> 00:02:34.650  
We have provided additional viewpoints that have been

47  
00:02:34.680 --> 00:02:37.440  
presented to yourself as part of this process.

48  
00:02:38.980 --> 00:02:42.780  
And ultimately, we feel that those viewpoints would

49  
00:02:43.300 --> 00:02:45.820  
cover the things that you need to see.

50  
00:02:47.200 --> 00:02:50.440  
Fundamentally, though, the applicant has worked with

51  
00:02:50.540 --> 00:02:54.520  
us throughout this process to try and mitigate

52  
00:02:54.600 --> 00:02:58.240

harm, which, although as their own landscape

53

00:02:58.320 --> 00:03:01.600

assessment says, can't be done completely.

54

00:03:01.940 --> 00:03:05.780

The first time we looked at a proposal for this site, the

55

00:03:05.820 --> 00:03:08.180

substation was to the north of Bartholomew Plantation.

56

00:03:09.160 --> 00:03:12.720

So the applicant did work with us to mitigate that harm and move it to the

57

00:03:12.780 --> 00:03:13.180

south.

58

00:03:14.760 --> 00:03:18.560

So in that regard, they have listened to the concerns of the Borough Council of

59

00:03:18.620 --> 00:03:19.720

Kings Lynn and West Norfolk.

60

00:03:20.980 --> 00:03:24.860

The applicant is aware that we do have some concerns still in

61

00:03:24.920 --> 00:03:28.580

the Breckland landscape with the treatment of mitigation for the droves.

62

00:03:29.960 --> 00:03:33.120

This is the actual drove lines that run north-south across the landscape,

63

00:03:34.320 --> 00:03:36.480

and they are aware of this, our concern.

64

00:03:37.560 --> 00:03:40.740

And these mitigation measures are likely to result

65

00:03:40.840 --> 00:03:44.100  
in framed views, one could say,

66

00:03:44.820 --> 00:03:48.660  
of the substation as you use the public rights of way across the

67

00:03:48.680 --> 00:03:49.480  
drove landscape.

68

00:03:51.280 --> 00:03:54.850  
We have provided additional viewpoints on behalf of Breckland to try  
and

69

00:03:54.900 --> 00:03:58.040  
cover off some of those harmful views,

70

00:03:58.900 --> 00:04:01.780  
including one from Polgrave Manor.

71

00:04:03.260 --> 00:04:05.700  
But that's about all I can say right now on that point.

72

00:04:07.480 --> 00:04:08.140  
Thank you.

73

00:04:10.680 --> 00:04:11.740  
Mr. Trestiden.

74

00:04:12.320 --> 00:04:14.400  
Thank you. Alex Trestiden, on behalf of the applicant.

75

00:04:14.440 --> 00:04:18.200  
I'm going to pass over to our landscape expert, Mr. Ollie Wheeler,  
on this one.

76

00:04:20.481 --> 00:04:22.850  
Thank you. Ollie Wheeler for the applicant.

77

00:04:23.860 --> 00:04:27.080  
Just with notes on the type and

78  
00:04:27.200 --> 00:04:29.280  
visualization quantity and location.

79  
00:04:29.360 --> 00:04:32.500  
So the rationale for selection was to provide a variety

80  
00:04:33.040 --> 00:04:36.480  
of receptors within the study area to give a good and robust

81  
00:04:36.560 --> 00:04:39.740  
narrative on the assessment of potential long-term significant  
effects that may or

82  
00:04:39.780 --> 00:04:40.500  
may not occur.

83  
00:04:41.440 --> 00:04:44.800  
The type that was provided was as per the

84  
00:04:44.960 --> 00:04:48.950  
GLVA3 guidelines and met all the methodological and

85  
00:04:49.280 --> 00:04:52.359  
criterion that is needed for those to be robust.

86  
00:04:52.370 --> 00:04:55.500  
And we believe to date that the assessment does reflect,

87  
00:04:57.460 --> 00:05:01.280  
the findings reflect what is shown by the aids within the photo

88  
00:05:01.340 --> 00:05:04.680  
montages. But I would note that anything in additional that you may

89  
00:05:05.140 --> 00:05:09.040  
require, I think a follow-up meeting would be useful and further  
discussion

90  
00:05:09.080 --> 00:05:10.240  
on that would benefit.

91

00:05:12.180 --> 00:05:13.680

Just a second thing with regard to

92

00:05:15.960 --> 00:05:19.940

the treatment and the framed views towards the proposed substation,

93

00:05:20.280 --> 00:05:21.560

notably in Field 27.

94

00:05:23.040 --> 00:05:23.920

My response would be,

95

00:05:25.320 --> 00:05:28.840

I would disagree with this in part, mainly due to the

96

00:05:28.860 --> 00:05:32.740

proposal for a 10-meter wide woodland belt along the western edge

97

00:05:32.780 --> 00:05:36.760

of the Field 27 and along the eastern side of Field 27, both

98

00:05:36.800 --> 00:05:40.780

of which would screen the substation, the taller elements of the

99

00:05:40.840 --> 00:05:44.820

maximum development parameters in the long term, once operational and once

100

00:05:44.840 --> 00:05:46.660

the proposed vegetation is mature.

101

00:05:48.000 --> 00:05:48.260

That's all.

102

00:05:51.160 --> 00:05:54.820

Just to add to that, that is secured in the OLAMP and the design

103

00:05:54.880 --> 00:05:56.780

principles document that we have once referred to.

104

00:06:02.200 --> 00:06:03.840  
Thank you, Mr.

105  
00:06:04.060 --> 00:06:19.030  
WheelerSo

106  
00:06:19.470 --> 00:06:22.070  
Breckland District Council, you mentioned about viewpoints.

107  
00:06:22.270 --> 00:06:26.090  
Are there any visualizations that you're requesting

108  
00:06:26.130 --> 00:06:26.290  
which

109  
00:06:27.230 --> 00:06:29.030  
haven't currently been undertaken?

110  
00:06:34.350 --> 00:06:38.230  
Thank you, sir. I believe that we requested an additional viewpoint

111  
00:06:38.790 --> 00:06:40.550  
from down the bottom of Pettycoat Drove,

112  
00:06:41.710 --> 00:06:44.540  
and an additional viewpoint from Little Palgrave Manor.

113  
00:06:45.870 --> 00:06:49.610  
Oh, and one from the 1065, which I think, Ollie, you

114  
00:06:49.890 --> 00:06:53.670  
covered subsequently. So I think those were the only two, I

115  
00:06:53.710 --> 00:06:55.450  
believe, that we haven't covered off already.

116  
00:06:56.470 --> 00:06:59.310  
Okay. And just to clarify, are you requesting

117  
00:07:00.690 --> 00:07:03.170  
visualizations for those viewpoints?

118

00:07:04.990 --> 00:07:06.310

I think that would be ideal, yes.

119

00:07:06.430 --> 00:07:09.710

Yeah. Okay. Could the applicant respond on that, please?

120

00:07:12.870 --> 00:07:16.030

Ollie Wheeler for the applicant. Yes, we can commit to providing

121

00:07:16.070 --> 00:07:19.770

visualizations at agreed locations, and I think a follow-up

122

00:07:19.810 --> 00:07:22.730

meeting to confirm exact siting and nature would benefit.

123

00:07:23.610 --> 00:07:23.889

Thank you.

124

00:07:34.490 --> 00:07:35.990

Thank you. I'll move on to the next

125

00:07:36.990 --> 00:07:37.490

question.

126

00:07:41.590 --> 00:07:42.010

Breckland

127

00:07:43.770 --> 00:07:47.550

District Council comments on landscape impacts and visual

128

00:07:47.590 --> 00:07:49.790

assessment in its relevant representation.

129

00:07:50.570 --> 00:07:54.460

Reference RR-011 for landscape and

130

00:07:54.510 --> 00:07:58.430

visuals includes that for landscape impacts, there are a number of

131

00:07:58.490 --> 00:08:01.830  
unresolved issues regarding assumptions and limitations,

132  
00:08:02.270 --> 00:08:05.850  
methodology, identification, and assessment of local landscape

133  
00:08:05.950 --> 00:08:09.850  
character areas, methodology and significance

134  
00:08:09.910 --> 00:08:13.730  
of effects, supporting photography, scoped out effects, and what is

135  
00:08:13.770 --> 00:08:16.170  
included in the development proposals.

136  
00:08:17.530 --> 00:08:21.370  
For landscape and visual, it also includes that the visual  
assessment for

137  
00:08:21.430 --> 00:08:25.170  
representative viewpoint group one, there are

138  
00:08:25.230 --> 00:08:26.470  
disagreements with the

139  
00:08:27.470 --> 00:08:30.970  
assessment recording identifying the users of the public rights of  
way

140  
00:08:31.070 --> 00:08:33.821  
crossing the site as high-medium sensitivity.

141  
00:08:35.050 --> 00:08:38.691  
Also disagreements with the assessment reducing the significance of

142  
00:08:38.730 --> 00:08:42.350  
effect to moderate and not significant in the operational

143  
00:08:42.410 --> 00:08:43.910  
phase long term.

144

00:08:44.950 --> 00:08:48.600

That has reference to table 611, summary of

145

00:08:48.650 --> 00:08:51.210

landscape and visual effects, page 94.

146

00:08:52.310 --> 00:08:55.050

Reference APP-055.

147

00:08:57.090 --> 00:09:00.610

The landscape and visual also includes that there are significant

148

00:09:00.650 --> 00:09:04.470

reservations about the robustness of the assessment approach as it has

149

00:09:04.650 --> 00:09:07.990

not identified local character areas.

150

00:09:09.150 --> 00:09:12.870

The council has strong concerns that the cumulative landscape and visual

151

00:09:14.970 --> 00:09:18.590

and the agricultural effects of multiple nationally

152

00:09:18.670 --> 00:09:22.310

significant infrastructure projects, including The Drovers, High

153

00:09:22.390 --> 00:09:26.310

Grove, and other energy infrastructures, have not been adequately

154

00:09:26.370 --> 00:09:29.530

assessed despite being required under EI regulations.

155

00:09:30.910 --> 00:09:34.350

Could the applicant comment on each of the above concerns and set out its

156

00:09:34.410 --> 00:09:38.110

approach and next steps to engage with Breckland District Council?

157

00:09:41.410 --> 00:09:41.770

Thank you.

158

00:09:42.570 --> 00:09:43.630

Ollie Wheeler for the applicant.

159

00:09:44.890 --> 00:09:46.890

So I'll take each one of those in turn.

160

00:09:48.190 --> 00:09:51.490

If I'm not mistaken, the first address was to

161

00:09:51.890 --> 00:09:55.690

the lack of or no reference to local landscape character areas.

162

00:09:56.670 --> 00:10:00.230

The rationale and the justification for assessment within the

163

00:10:00.290 --> 00:10:02.670

landscape and visual impact assessment relies on

164

00:10:04.350 --> 00:10:07.990

the local landscape character assessment for Breckland, which,

165

00:10:08.810 --> 00:10:12.520

as identified through a number of field work and survey visits that were

166

00:10:12.570 --> 00:10:16.179

undertaken, a desk-based study of existing baseline information,

167

00:10:16.690 --> 00:10:19.060

and also a review of the proposals alongside them,

168

00:10:20.050 --> 00:10:23.670

still judge that those landscape character assessments are applicable and

169

00:10:23.770 --> 00:10:26.470

just, and still apply to modern-day landscape baseline.

170

00:10:26.929 --> 00:10:30.650

And therefore, they have been taken forward as the baseline condition for the

171

00:10:30.730 --> 00:10:31.270

LVIA.

172

00:10:32.790 --> 00:10:36.440

With regard to significance, I believe that the reference was to

173

00:10:37.110 --> 00:10:40.830

no definition of significance. However, as per the methodology

174

00:10:40.910 --> 00:10:44.000

outlined within the landscape and visual impact assessment,

175

00:10:44.870 --> 00:10:47.310

chapter six, document reference

176

00:10:48.230 --> 00:10:51.950

APP055, significance is a combination of

177

00:10:52.050 --> 00:10:55.550

magnitude and sensitivity, and therefore is graded

178

00:10:55.710 --> 00:10:59.360

upon a scale that is graphically shown within the methodology and doesn't have

179

00:10:59.930 --> 00:11:01.590

a definition as such.

180

00:11:03.330 --> 00:11:07.110

The third point with regard to visual

181

00:11:07.130 --> 00:11:10.850

effects or potential visual effects and visual receptor group one

182

00:11:11.330 --> 00:11:13.230

and sensitivity assigned to that.

183

00:11:19.930 --> 00:11:23.870

The sensitivity assigned to all visual receptor groups within the LVIA

184

00:11:24.590 --> 00:11:28.310

are dictated using the LVIA methodology included within the

185

00:11:28.330 --> 00:11:31.670

landscape chapter. Specifically for visual receptor

186

00:11:31.790 --> 00:11:33.870

sensitivity is table 6.4.

187

00:11:34.910 --> 00:11:38.690

This methodology was used for the various visual receptor groups identified

188

00:11:39.210 --> 00:11:42.550

and correctly identified as VRG1 as high to medium.

189

00:11:46.410 --> 00:11:48.470

The second point on this is regard to

190

00:11:49.890 --> 00:11:53.830

an inclusion of mitigation effects in the long term and taking into account

191

00:11:53.850 --> 00:11:57.690

this sensitivity with an assumption on vegetation growth rates

192

00:11:57.750 --> 00:12:01.590

of the aligning hedgerow and trees that are proposed alongside The Drovers and/or

193

00:12:01.650 --> 00:12:03.770

rights of way within the order limits.

194

00:12:03.810 --> 00:12:06.970

And this dictates the reduction in

195

00:12:07.390 --> 00:12:07.870

moderate

196

00:12:08.730 --> 00:12:12.450

significant effects within anything that's not long-term

197

00:12:12.610 --> 00:12:16.450

to long-term effects being not significant with the assumption of vegetation

198

00:12:16.490 --> 00:12:20.300

growth rates. The fourth and

199

00:12:20.380 --> 00:12:24.340

final point was regard to cumulative landscape character

200

00:12:24.400 --> 00:12:24.880

effects.

201

00:12:26.340 --> 00:12:30.200

The methodology for cumulative landscape character was a consideration

202

00:12:30.220 --> 00:12:33.700

within the LVIA itself, with High Grove Solar Farm being the

203

00:12:33.720 --> 00:12:37.700

predominant and main proposed development that would have

204

00:12:37.760 --> 00:12:40.780

likely or potential significant cumulative

205

00:12:40.820 --> 00:12:44.180

effects. This is a result of a sifting process,

206

00:12:44.760 --> 00:12:48.660

and this was the only proposed development that was included within the assessment

207

00:12:49.980 --> 00:12:50.520

as such.

208

00:12:51.660 --> 00:12:55.360

The findings of which were that in the long term, and through all

209

00:12:55.840 --> 00:12:59.680

stages, there was potential long-term significant

210

00:12:59.820 --> 00:13:03.480

character effects on LCA-E6, North

211

00:13:03.560 --> 00:13:07.420

Pickenham Plateau local landscape character area, which is

212

00:13:07.600 --> 00:13:11.450

within the order limits of the scheme and also the abutting land,  
which falls

213

00:13:11.480 --> 00:13:12.660

within High Grove Solar Farm.

214

00:13:14.540 --> 00:13:18.400

There were no significant cumulative visual effects deemed in the

215

00:13:18.440 --> 00:13:21.760

long term, only identified during construction and decommissioning,

216

00:13:22.900 --> 00:13:26.650

on a visual receptor group to the east of the site within Palgrave  
and

217

00:13:26.720 --> 00:13:29.820

Sporle, notably VRG4 within the character,

218

00:13:30.880 --> 00:13:31.780

the LVIA.

219

00:13:32.660 --> 00:13:34.040

That is all. Thank you.

220

00:13:36.440 --> 00:13:39.780

Thank you. Could I go back to Breckland District Council?

221

00:13:40.090 --> 00:13:42.420

Do you have any comments on the applicant's response?

222

00:13:44.640 --> 00:13:46.340

Rebecca Collins, Breckland Council.

223

00:13:47.080 --> 00:13:50.460

I think one of the significant reservations that our landscape

224

00:13:50.520 --> 00:13:54.420

consultant, who unfortunately isn't here today, had regarding the LVIA

225

00:13:54.480 --> 00:13:57.690

was just relying on the district-level landscape character areas,

226

00:13:58.520 --> 00:13:59.340

and there was a

227

00:14:00.240 --> 00:14:02.080

failure within that LVIA

228

00:14:03.680 --> 00:14:07.310

to be proportionate and look at local landscape

229

00:14:07.380 --> 00:14:10.840

character areas, and we think that point hasn't been covered

230

00:14:11.840 --> 00:14:14.120

in what the gentleman just said.

231

00:14:22.380 --> 00:14:22.390

So w-

232

00:14:22.440 --> 00:14:22.820

Thank you.

233

00:14:24.100 --> 00:14:27.420

In direct regard to that, so I did cover it in part at the start.

234

00:14:28.200 --> 00:14:31.840

The LVIA acknowledges and judges that the local

235

00:14:31.920 --> 00:14:34.740

landscape character assessments that are published, which are a material

236

00:14:34.780 --> 00:14:35.469

consideration,

237

00:14:36.300 --> 00:14:40.090

have enough detail and are still relevant with regard to the baseline condition and

238

00:14:40.120 --> 00:14:42.660

are therefore sufficient for an assessment to be undertaken.

239

00:14:43.380 --> 00:14:46.680

It was judged that there was no need to provide further granular local landscape

240

00:14:46.740 --> 00:14:50.340

character areas on this basis, primarily because the existing published

241

00:14:50.380 --> 00:14:52.420

documents are still relevant.

242

00:14:54.880 --> 00:14:57.880

The direct regard to the document that I'm referencing is the adopted

243

00:14:58.680 --> 00:15:01.860

evidence-based document, Breckland Landscape Character Assessment 2007.

244

00:15:05.120 --> 00:15:05.400

Thank you.

245

00:15:07.320 --> 00:15:07.740

Thank you.

246

00:15:08.780 --> 00:15:10.580

Any further comments from Breckland

247

00:15:11.880 --> 00:15:12.460

Council?

248

00:15:13.480 --> 00:15:15.040

Rebecca Collins, Breckland Council.

249

00:15:15.200 --> 00:15:17.580

Obviously, the date of that document is a concern.

250

00:15:17.600 --> 00:15:19.000

In 2007,

251

00:15:20.060 --> 00:15:23.000

there has been changes to the local landscape, and that was picked up by our

252

00:15:23.040 --> 00:15:25.400

landscape consultant in his comments in the response.

253

00:15:28.060 --> 00:15:28.600

Mr. Wheeler.

254

00:15:30.640 --> 00:15:30.960

Thank you.

255

00:15:31.880 --> 00:15:32.570

With regard to that,

256

00:15:33.520 --> 00:15:37.160

similarly to what I referred to before, the baseline context of the order limits

257

00:15:37.180 --> 00:15:38.460

and the study area in general,

258

00:15:39.500 --> 00:15:43.380

directly with regard to LCA-D1 Swaffham Heath and LCA-E6

259

00:15:43.440 --> 00:15:47.140

North Pickenham Plateau, which are the primary main landscape character

260

00:15:47.200 --> 00:15:51.020

areas which extend beyond the order limits and the study area, it was

261

00:15:51.040 --> 00:15:53.720

deemed the baseline condition is still applicable, and therefore,

262

00:15:54.740 --> 00:15:55.939

taken forward for assessment.

263

00:15:57.020 --> 00:16:00.280

But any further discussion is welcome, and I think this is something that we can

264

00:16:00.320 --> 00:16:03.200

discuss further on and pick up as necessary.

265

00:16:03.220 --> 00:16:04.320

Thank you.

266

00:16:06.200 --> 00:16:06.499

Thank you.

267

00:16:08.000 --> 00:16:09.320

Are you happy with that?

268

00:16:10.720 --> 00:16:12.140

Rebecca Collins, Breckland Council.

269

00:16:12.240 --> 00:16:13.800

Yeah, obviously there's a disagreement there-

270

00:16:13.850 --> 00:16:13.850

Yeah

271

00:16:13.850 --> 00:16:16.780

... with what our landscape consultant says, but we are happy to take that forward,

272

00:16:16.910 --> 00:16:20.800

and we're doing ongoing work with Kings Lynn and West Norfolk in that regard

273

00:16:20.860 --> 00:16:21.140

also.

274

00:16:22.140 --> 00:16:22.600

Okay.

275

00:16:23.060 --> 00:16:24.860

And sir, if I may just quickly on that one.

276

00:16:24.920 --> 00:16:27.700

That is something that can be covered in the statement of common ground between the

277

00:16:27.740 --> 00:16:28.320

parties as well.

278

00:16:29.380 --> 00:16:31.420

Yeah. Okay. Thank you for clarifying that.

279

00:16:32.440 --> 00:16:34.620

Sorry. May I add just one more thing?

280

00:16:35.980 --> 00:16:39.840

I wasn't sure if I added it in originally, but albeit it may be

281

00:16:40.000 --> 00:16:42.880

2007, but this was verified through a number of site visits,

282

00:16:44.000 --> 00:16:47.280

baseline photography that was captured, and also more

283

00:16:47.300 --> 00:16:50.760

prescriptive and granularity was given in the baseline description within the

284

00:16:50.860 --> 00:16:54.160

LVIA to accommodate for any minor changes there may or may not have

been.

285

00:16:54.800 --> 00:16:55.100

Thank you.

286

00:17:02.120 --> 00:17:18.641

Okay.

287

00:17:18.740 --> 00:17:20.760

Thank you. I'll move on to the next question now.

288

00:17:23.681 --> 00:17:27.320

Norfolk County Council's relevant representation reference

289

00:17:27.540 --> 00:17:31.400

RR-043 in relation to the landscape and visual

290

00:17:31.560 --> 00:17:34.040

assessment includes four key concerns.

291

00:17:34.780 --> 00:17:38.040

Number one, landscape characteristics identified in the baseline

292

00:17:38.140 --> 00:17:41.860

included wooded skylines, intact rural character, and

293

00:17:41.920 --> 00:17:45.900

recreational use are not consistently reflected in the resulting landscape

294

00:17:46.040 --> 00:17:47.680

sensitivity judgments.

295

00:17:48.600 --> 00:17:52.560

Number two, the assessment of landscape value places emphasis on

296

00:17:52.600 --> 00:17:54.400

the absence of formal designation,

297

00:17:55.280 --> 00:17:58.790

which, whilst correct, may underplay the experiential and

298

00:17:58.840 --> 00:18:00.180  
recreational qualities.

299

00:18:01.260 --> 00:18:05.250  
Number three, generally, the experience of recreational users of public rights

300

00:18:05.300 --> 00:18:08.940  
of way and promoted routes could be considered as understated.

301

00:18:09.840 --> 00:18:13.180  
Finally, number four, further clarification is needed regarding the

302

00:18:13.260 --> 00:18:17.000  
certainty, timing, and effectiveness of proposed landscape

303

00:18:17.140 --> 00:18:18.140  
mitigation measures.

304

00:18:19.140 --> 00:18:22.460  
Could the applicant comment on each of the above concerns,

305

00:18:23.220 --> 00:18:27.000  
set out its approach, and next steps to engage with Norfolk County Council?

306

00:18:29.790 --> 00:18:32.110  
Thank you. Ollie Wheeler for the applicant.

307

00:18:35.250 --> 00:18:38.690  
Firstly, with regard to your first point, landscape character and

308

00:18:39.930 --> 00:18:43.730  
perceived lack of or non-retention of wooded skylines.

309

00:18:44.850 --> 00:18:48.750  
Just for clarity, the scheme does not propose to remove any

310

00:18:48.890 --> 00:18:52.450  
large-scale landscape features that would affect the character,

311

00:18:52.990 --> 00:18:55.470

both locally on a regional scale in that way.

312

00:18:55.960 --> 00:18:59.830

And quite the opposite, we are proposing two relatively large,

313

00:19:00.050 --> 00:19:03.390

10-meter-wide woodland belts that would enhance this wooded character

314

00:19:03.450 --> 00:19:06.889

in proximity to Bartholomew's Hill Plantation.

315

00:19:09.010 --> 00:19:12.670

Secondly, with regard to the point on value and consideration

316

00:19:12.730 --> 00:19:15.060

of features within the site and study area.

317

00:19:15.960 --> 00:19:18.190

The landscape and visual impact assessment

318

00:19:19.950 --> 00:19:23.530

does a full evaluation of landscape value, included within document

319

00:19:23.610 --> 00:19:27.370

APP 143. This evaluation of

320

00:19:27.410 --> 00:19:31.220

landscape value breaks down the different dimensions of landscape value with

321

00:19:31.270 --> 00:19:35.069

regard to guidelines for landscape and visual impact assessment 2013,

322

00:19:35.230 --> 00:19:37.110

which is the leading guidance for the chapter.

323

00:19:37.750 --> 00:19:41.230

It considers all elements of landscape value and rates them on the

324

00:19:41.270 --> 00:19:44.370

association of the methodology used for the assessment.

325

00:19:46.950 --> 00:19:50.850

On the third point, with regard to recreational impacts within the

326

00:19:50.890 --> 00:19:52.130

site and wider study area.

327

00:19:54.990 --> 00:19:58.910

The application was submitted with not only an LVIA, but an amenity and

328

00:19:58.950 --> 00:20:01.310

recreation assessment. This considered the

329

00:20:02.190 --> 00:20:06.010

amenity resources and recreational routes within the order limits

330

00:20:06.070 --> 00:20:09.920

and the wider study area. The effects of those were documented

331

00:20:10.150 --> 00:20:13.630

within the conclusions and the tables, with only one

332

00:20:13.690 --> 00:20:17.210

perceived significant effect being during construction and

333

00:20:17.270 --> 00:20:20.690

decommissioning on one public right of way to the east of the order limits.

334

00:20:23.230 --> 00:20:26.690

With regard to the last point on mitigation and certainty of the mitigation.

335

00:20:29.470 --> 00:20:33.350

The mitigation proposed as part of the proposals is detailed within the OLYMP

336

00:20:33.930 --> 00:20:36.430

and the relevant documents within the outline

337

00:20:37.410 --> 00:20:40.670

operational management plans and the outline

338

00:20:41.290 --> 00:20:42.790

decommissioning management plans.

339

00:20:43.850 --> 00:20:46.290

There are several elements to the mitigation measures proposed.

340

00:20:46.950 --> 00:20:50.430

These include offsets from sensitive receptors such as rights of way,

341

00:20:51.330 --> 00:20:55.210

enhancement and retention of existing landscape features such as hedgerow, tree

342

00:20:55.290 --> 00:20:58.970

belts, et cetera, through the planting of new infill planting and new

343

00:20:59.010 --> 00:20:59.410

trees,

344

00:21:00.470 --> 00:21:04.430

alongside the planting of new woodland belts within Field 27, and

345

00:21:04.470 --> 00:21:08.170

also the enhancement of the recreational baseline through the provision of new

346

00:21:08.250 --> 00:21:12.030

permissive routes up to three and a half kilometers long throughout the land,

347

00:21:12.110 --> 00:21:13.750

which is not publicly accessible.

348

00:21:15.450 --> 00:21:16.750  
Thank you.

349  
00:21:20.170 --> 00:21:21.630  
Thank you. Any comments from

350  
00:21:22.790 --> 00:21:23.890  
Norfolk County Council?

351  
00:21:24.550 --> 00:21:27.190  
Yes, thank you, sir. Andrew Szarkowski for Norfolk County Council.

352  
00:21:27.770 --> 00:21:29.390  
Sir, I think we'll have to take those comments.

353  
00:21:29.490 --> 00:21:32.970  
We're in the unfortunate position that our landscape officer has recently

354  
00:21:32.990 --> 00:21:35.750  
resigned and left the council, and we're yet to fill the post.

355  
00:21:36.270 --> 00:21:40.170  
But I think what would be constructive here was if we let you know who the

356  
00:21:40.330 --> 00:21:44.290  
new contact would be if you engaged in dialogue, because clearly we've got the

357  
00:21:44.310 --> 00:21:45.890  
set of comments that have been made.

358  
00:21:46.790 --> 00:21:50.510  
They are what they are, and I think the best way forward is to

359  
00:21:50.550 --> 00:21:54.410  
engage in that dialogue, and hopefully we can have a further update, which

360  
00:21:54.870 --> 00:21:57.810  
can ultimately be built into the statement of common ground,

assuming we get to

361

00:21:57.850 --> 00:21:58.210  
agreement.

362

00:22:04.630 --> 00:22:07.110  
Okay, thank you. Any comments from the applicant?

363

00:22:08.870 --> 00:22:12.390  
Just to point out, I think there was a comment from Kings Lynn and West Norfolk

364

00:22:12.410 --> 00:22:13.810  
Borough Council that they wanted to say as well.

365

00:22:15.510 --> 00:22:15.890  
Sorry.

366

00:22:16.550 --> 00:22:17.810  
No, that's fine. Thank you.

367

00:22:18.970 --> 00:22:19.470  
If I

368

00:22:20.810 --> 00:22:23.590  
can please just make a point on the mitigation proposed.

369

00:22:24.510 --> 00:22:27.610  
I think we have to be really careful with this landscape.

370

00:22:28.370 --> 00:22:31.350  
It is a historic landscape, laid out

371

00:22:32.270 --> 00:22:34.410  
probably 17th, 18th, 19th centuries.

372

00:22:35.410 --> 00:22:38.990  
And Breckland's own landscape character assessment actually does a very good job of

373

00:22:39.050 --> 00:22:42.370

laying out what the historic character of that landscape is.

374

00:22:43.650 --> 00:22:46.750

And we have to be careful, I think, when introducing more

375

00:22:47.170 --> 00:22:49.949

landscaping into that landscape,

376

00:22:50.830 --> 00:22:54.470

that we're not actually causing harm to the historic character of the landscape as

377

00:22:54.530 --> 00:22:55.070

a result.

378

00:22:56.250 --> 00:22:56.710

And I know

379

00:22:57.850 --> 00:23:01.690

that we've talked about framing views towards substations, et cetera, but

380

00:23:01.710 --> 00:23:05.630

there is also other pieces of landscape which could be harmed by the introduction

381

00:23:05.670 --> 00:23:08.690

of this mitigation. So I just wanted to make the point that we do have to be really

382

00:23:08.830 --> 00:23:12.660

careful that in doing the mitigation, that we're not causing harm in the longer

383

00:23:12.750 --> 00:23:12.950

term.

384

00:23:15.730 --> 00:23:19.630

Thank you. And that was Ms. Fowlis, wasn't it? Yeah.

385

00:23:19.670 --> 00:23:21.110

I'm so sorry. Yeah. Lynette Fowlis-

386

00:23:21.220 --> 00:23:21.220

Yep

387

00:23:21.220 --> 00:23:22.410

... Principal Conservation Officer.

388

00:23:25.350 --> 00:23:27.150

Sir, Andrew Szarkowski from Norfolk County Council.

389

00:23:27.210 --> 00:23:30.310

If I can maybe just add to this, bearing in mind the conversation we had this

390

00:23:30.350 --> 00:23:34.130

morning, that clearly if there are other areas where there's other

391

00:23:34.170 --> 00:23:37.530

potential mitigation that may come forward, which

392

00:23:38.410 --> 00:23:42.290

may have landscape indications, then clearly that element

393

00:23:42.310 --> 00:23:44.390

of the assessment will need to be revisited

394

00:23:45.270 --> 00:23:48.090

should we end up with mitigation for other reasons.

395

00:23:49.690 --> 00:23:51.830

Okay, any comments?

396

00:23:52.850 --> 00:23:55.370

Just to add reassurance on that, Ollie Wheeler for the applicant.

397

00:23:55.430 --> 00:23:59.330

The mitigation proposed largely is associated with

398

00:23:59.370 --> 00:24:03.150

existing boundary features and/or typologies present within the site.

399

00:24:03.470 --> 00:24:06.990

The only thing that doesn't align with that is the new woodland stretches of

400

00:24:07.030 --> 00:24:09.150

blocks that we're proposing in Field 27.

401

00:24:10.550 --> 00:24:14.490

But they are also characteristic of the nearby plantation woodlands that

402

00:24:14.510 --> 00:24:18.110

you've referenced previously, and this sits alongside just reinforced

403

00:24:18.150 --> 00:24:21.250

hedgerow and tree belts that are within the order limits. Thank you.

404

00:24:31.698 --> 00:24:33.178

Okay, the next question then.

405

00:24:34.218 --> 00:24:37.278

Environmental statement chapter 17, reference

406

00:24:37.398 --> 00:24:40.478

APP-066, paragraph

407

00:24:40.578 --> 00:24:42.718

17.3.5 states,

408

00:24:43.638 --> 00:24:47.378

"As per ES chapter six, landscape and visual, no

409

00:24:47.458 --> 00:24:51.438

additional mitigation has been identified at this stage beyond that embedded

410

00:24:51.478 --> 00:24:51.718

in the

411

00:24:51.738 --> 00:24:55.698  
scheme

412  
00:24:55.738 --> 00:24:59.248  
and secured in the design. However, there is opportunity for the

413  
00:24:59.298 --> 00:25:02.978  
inclusion of further design measures to be included within the  
detailed

414  
00:25:03.038 --> 00:25:06.638  
design stage of the scheme. The design measures that could be

415  
00:25:06.998 --> 00:25:07.598  
included

416  
00:25:09.738 --> 00:25:13.008  
to reduce adverse effects are detailed in EAS chapter

417  
00:25:13.618 --> 00:25:14.998  
six, landscape and visual."

418  
00:25:16.178 --> 00:25:19.438  
Could the applicant provide more detail on what design measures  
could be

419  
00:25:19.558 --> 00:25:22.318  
included as additional mitigation?

420  
00:25:22.918 --> 00:25:26.578  
And what would the reduction in adverse effects could be achieved?

421  
00:25:27.027 --> 00:25:30.958  
And how would this be secured in the draft development consent  
order?

422  
00:25:32.328 --> 00:25:34.148  
Thank you. Ollie Wheeler for the applicant.

423  
00:25:34.498 --> 00:25:37.328  
Can I just confirm, was that in relation to residential receptors?

424

00:25:39.598 --> 00:25:42.378

It's not specific. I'm reading from

425

00:25:43.258 --> 00:25:45.898

your environmental statement, which says that

426

00:25:47.418 --> 00:25:51.378

there is the opportunity for the inclusion of further design measures to be added

427

00:25:51.438 --> 00:25:55.138

within the detailed design, and these measures could reduce adverse

428

00:25:55.198 --> 00:25:55.598

effects.

429

00:25:57.858 --> 00:25:59.438

Noted. Thank you. Yeah, I was just confirming.

430

00:26:00.758 --> 00:26:04.698

Secondary to that, so it's noteworthy that the

431

00:26:04.758 --> 00:26:05.258

submission

432

00:26:06.418 --> 00:26:09.678

included a residential visual amenity assessment, none of which

433

00:26:09.958 --> 00:26:13.228

concluded that there would be no overbearing effects on any residential

434

00:26:13.298 --> 00:26:17.178

property within the study area. The study area was 800

435

00:26:17.218 --> 00:26:21.078

meters, so it included a number of properties offset

436

00:26:21.118 --> 00:26:21.918

from the order limits.

437

00:26:23.048 --> 00:26:26.238

The only residential dwelling that's within the site is a property known as

438

00:26:26.278 --> 00:26:28.578

Keeper's Cottage, and the proposals,

439

00:26:29.398 --> 00:26:33.218

or the scheme largely, and the mitigation proposed responded directly to

440

00:26:33.278 --> 00:26:36.918

this through the offset of proposed development within a certain field.

441

00:26:38.038 --> 00:26:39.558

Bear with me a second. Notably,

442

00:26:46.258 --> 00:26:50.198

Field 11, which is an offset of proposed solar

443

00:26:50.238 --> 00:26:54.058

PV arrays to the south, which has prevented

444

00:26:54.118 --> 00:26:56.308

any residential effects upon this dwelling.

445

00:27:07.338 --> 00:27:10.398

Was there a particular offset, sorry, did you say for that one?

446

00:27:11.038 --> 00:27:11.958

The distance?

447

00:27:13.158 --> 00:27:15.978

I don't have the exact figure to hand, but I can definitely provide that in writing

448

00:27:16.018 --> 00:27:18.198

shortly. Thank you. D1.

449

00:27:23.418 --> 00:27:37.598

Okay,

450

00:27:37.838 --> 00:27:41.818

thank you. I'd now like to just check if there are any other comments

451

00:27:41.918 --> 00:27:44.958

on landscape and visual in the room.

452

00:27:46.578 --> 00:27:49.178

Mr. Hubbard first, please.

453

00:27:55.238 --> 00:27:58.058

Anne Mason, Castle Acre Parish Council.

454

00:27:59.058 --> 00:28:03.008

Anyone who's visited Castle Acre knows that the topography of

455

00:28:03.038 --> 00:28:05.338

the landscape surrounding the village

456

00:28:06.278 --> 00:28:09.898

is an open landscape. Its prominent position

457

00:28:09.958 --> 00:28:13.578

above the Nare Valley and the consequent

458

00:28:13.638 --> 00:28:17.618

changes in elevation provide a series of stunning

459

00:28:17.678 --> 00:28:21.378

views from whichever direction you approach Castle

460

00:28:21.498 --> 00:28:21.898

Acre.

461

00:28:23.618 --> 00:28:27.058

Those of us who live in Castle Acre cannot see however many

462

00:28:27.178 --> 00:28:31.038

hedgerows and woodland belts are planted in mitigation, that they

are

463

00:28:31.098 --> 00:28:34.938  
going to compensate for the view of

464

00:28:35.138 --> 00:28:38.758  
solar panels on the south side of the Nare Valley

465

00:28:39.118 --> 00:28:40.817  
opposite Castle Acre.

466

00:28:41.658 --> 00:28:45.438  
One of the reasons visitors come to the village is because of the

467

00:28:45.458 --> 00:28:48.948  
beauty of the landscape, the open nature of the

468

00:28:48.998 --> 00:28:52.868  
views. And those visitors, of course, contribute to our economy

469

00:28:53.358 --> 00:28:56.998  
and sustain it. So this is one of the reasons why we're

470

00:28:57.018 --> 00:28:59.338  
particularly concerned that

471

00:29:00.658 --> 00:29:01.858  
the solar panels

472

00:29:02.698 --> 00:29:06.058  
will have a negative impact on visual

473

00:29:06.258 --> 00:29:07.758  
landscape. Thank you.

474

00:29:11.738 --> 00:29:14.778  
Thank you. Mr. Wheeler, are you going to respond on that?

475

00:29:15.998 --> 00:29:16.878  
If you don't mind. Thank you.

476

00:29:17.818 --> 00:29:19.018

Ollie Wheeler for the applicant.

477

00:29:20.058 --> 00:29:23.718

So accompanying the landscape and visual impact assessment were a number of

478

00:29:24.058 --> 00:29:27.698

photo montages, both parameter-based, which showed the maximum design

479

00:29:27.758 --> 00:29:31.338

parameters, and also photorealistic photo montages, which

480

00:29:31.398 --> 00:29:35.328

included an indicative scheme set within the baseline conditions of the

481

00:29:35.398 --> 00:29:39.058

site. With specific example to Castle Acre,

482

00:29:40.518 --> 00:29:41.038

a lot of

483

00:29:42.238 --> 00:29:45.898

visual mitigation is embedded within the local landscape at present with

484

00:29:46.358 --> 00:29:50.018

the siting of larger infrastructure to the south of Bartholomew's Hill

485

00:29:50.078 --> 00:29:53.758

Plantation, as shown in the photo montages and what photo

486

00:29:53.818 --> 00:29:57.718

wires is barely perceptible, if not visible at all

487

00:29:57.778 --> 00:30:01.558

from the north. There are very glimpsed views towards solar PV

488

00:30:01.618 --> 00:30:03.518  
arrays in the very distance. Excuse me.

489  
00:30:05.858 --> 00:30:09.198  
Set beyond within the central and southeastern area of the site.

490  
00:30:09.618 --> 00:30:13.518  
But again, these solar PV arrays form a very small part of a much

491  
00:30:13.578 --> 00:30:17.498  
wider, as you've mentioned, panoramic view from areas such

492  
00:30:17.538 --> 00:30:19.678  
as the Priory and/or banks of the castle.

493  
00:30:20.658 --> 00:30:20.978  
Thank you.

494  
00:30:29.438 --> 00:30:32.268  
I'll just go first to Mr. Bennett because he did have his hand up  
earlier

495  
00:30:36.510 --> 00:30:36.600  
I'm

496  
00:30:37.750 --> 00:30:41.350  
Michael Bennett, Spaw with Palgrave Parish

497  
00:30:41.390 --> 00:30:41.850  
Council.

498  
00:30:45.470 --> 00:30:46.390  
Firstly, I'd like to

499  
00:30:47.230 --> 00:30:50.890  
support the views

500  
00:30:50.950 --> 00:30:53.010  
by Breckland and

501  
00:30:54.590 --> 00:30:57.810

Kings Lynn, West Norfolk District Council.

502

00:31:01.190 --> 00:31:04.810

Spaw with Palgrave Parish has the Peddars Way

503

00:31:04.930 --> 00:31:08.090

National Footpath running through it on its way to Castle

504

00:31:08.100 --> 00:31:11.670

Acre, with a considerable amount of which

505

00:31:12.530 --> 00:31:16.290

will be impacted by views of the Drovers Solar Development.

506

00:31:17.170 --> 00:31:21.130

This pathway is used greatly by villagers, and the views

507

00:31:21.170 --> 00:31:24.150

from it have been included in our proposed

508

00:31:24.830 --> 00:31:25.790

neighborhood plan.

509

00:31:28.830 --> 00:31:32.770

The landscape, as already been stated, is one of long views

510

00:31:32.830 --> 00:31:35.020

across farmland with hedges and trees,

511

00:31:36.070 --> 00:31:39.490

one that is greatly appreciated by those that live here,

512

00:31:39.910 --> 00:31:43.790

though not necessarily being a landscape of national importance.

513

00:31:44.770 --> 00:31:47.970

It certainly is important to those who live there.

514

00:31:49.630 --> 00:31:53.210

These wonderful views will be further impacted and adversely

515

00:31:53.270 --> 00:31:57.150

affected by the cumulative impact of the three

516

00:31:57.220 --> 00:32:01.210

most northerly fields of solar array belonging to the western bit

517

00:32:01.270 --> 00:32:03.520

of the central area of the High Groves development.

518

00:32:04.390 --> 00:32:06.390

And to support

519

00:32:07.770 --> 00:32:09.450

my colleague, his point,

520

00:32:11.870 --> 00:32:15.590

certainly, I know it's not for the purposes of this

521

00:32:15.830 --> 00:32:19.610

necessarily, but you will be able to see solar panels

522

00:32:19.730 --> 00:32:21.470

from the castle.

523

00:32:24.390 --> 00:32:27.990

And I think that's obviously degrading the

524

00:32:30.590 --> 00:32:34.030

value of the landscape and visual amenity.

525

00:32:36.850 --> 00:32:40.790

In fact, these three fields that constitute

526

00:32:41.290 --> 00:32:44.959

the northern edge of the central area of High Groves

527

00:32:45.030 --> 00:32:45.630

development

528

00:32:47.290 --> 00:32:50.570

can also be seen from a footpath to the south of Great

529

00:32:50.670 --> 00:32:54.070

Palgrave,

530

00:32:54.730 --> 00:32:58.650

as you can from viewpoint eight shown on figure

531

00:32:58.850 --> 00:33:02.730

6.7, document number APP084.

532

00:33:03.910 --> 00:33:07.690

These three fields stretch onwards towards the A1065,

533

00:33:08.350 --> 00:33:12.330

from where you can then see the fields of solar on the other side of

534

00:33:12.370 --> 00:33:16.270

the road belonging to the Drovers, these being in field numbers 21,

535

00:33:16.510 --> 00:33:19.970

23, and 24 and 25.

536

00:33:21.730 --> 00:33:25.430

I've walked up Fincham Drove to near viewpoints

537

00:33:25.590 --> 00:33:29.570

two and three alongside Round Covert, and you can see the

538

00:33:29.650 --> 00:33:33.510

view in reverse looking back towards the Peddars Way in Great

539

00:33:33.610 --> 00:33:34.210

Palgrave.

540

00:33:35.170 --> 00:33:37.070

So you can see six fields

541

00:33:37.950 --> 00:33:38.630

of solar

542

00:33:40.350 --> 00:33:43.570

either way, either from the Drovers or from the

543

00:33:45.250 --> 00:33:46.030

Spaw end.

544

00:33:47.850 --> 00:33:51.410

In our statutory consultation response, we showed

545

00:33:51.530 --> 00:33:55.170

also views from restricted byway BR55

546

00:33:55.290 --> 00:33:59.210

running west from Palgrave Hall towards A1065 and

547

00:33:59.230 --> 00:34:02.870

looking towards the Drovers, again, showing the same

548

00:34:02.990 --> 00:34:06.830

cumulative impact with the Highgrove ones being in the foreground.

549

00:34:09.031 --> 00:34:12.390

Although recognizing that mitigation is planned in gapping

550

00:34:12.470 --> 00:34:16.210

hedges and planting standard hedge flow trees to reduce the visual

551

00:34:16.270 --> 00:34:20.250

impact, this does change the whole landscape

552

00:34:20.350 --> 00:34:23.650

character by reducing the open nature of that

553

00:34:23.710 --> 00:34:24.390

landscape.

554

00:34:25.270 --> 00:34:28.950

And we would wish to see a reduction in the number of

555

00:34:28.970 --> 00:34:32.930

fields with arrays in consultation with Highgrove

556

00:34:32.950 --> 00:34:35.051

to reduce this visual impact.

557

00:34:36.690 --> 00:34:40.111

Again, we show in our various responses to the application that other

558

00:34:40.210 --> 00:34:44.011

users of Southacre and Newton Roads to and from

559

00:34:44.051 --> 00:34:47.600

Spaw will be impacted, as shown in the area of visual

560

00:34:47.611 --> 00:34:51.470

receptor group four of figure 6.7 of the DCO

561

00:34:51.531 --> 00:34:54.950

application. And I was pleased to

562

00:34:55.490 --> 00:34:56.210

hear that

563

00:34:57.350 --> 00:34:58.830

from colleague from

564

00:35:00.190 --> 00:35:01.920

West Norfolk, that

565

00:35:03.490 --> 00:35:06.970

there is to be a viewpoint, I think I'm right, from Little

566

00:35:07.070 --> 00:35:07.730

Palgrave,

567

00:35:09.970 --> 00:35:11.030

Farmhouse or Manor.

568

00:35:12.110 --> 00:35:15.960

It's also known, the bit around there is Hungry Hill, and the

569

00:35:16.070 --> 00:35:18.370

view is there. And all of these

570

00:35:19.850 --> 00:35:21.910

views I've already

571

00:35:22.730 --> 00:35:25.870

laid out in our responses to the statutory

572

00:35:25.930 --> 00:35:29.410

consultation, and they should be taken into account

573

00:35:29.690 --> 00:35:32.730

because they do impact the visual

574

00:35:33.750 --> 00:35:36.330

quality and the landscape quality.

575

00:35:38.390 --> 00:35:42.330

And I note that in the examiner's unaccompanied site visit of the 10th and 11th

576

00:35:42.370 --> 00:35:45.590

of March, no visit was made into

577

00:35:45.690 --> 00:35:46.970

VRG4

578

00:35:48.010 --> 00:35:49.550

or to viewpoint eight.

579

00:35:50.970 --> 00:35:54.890

Therefore, we have requested that a further site visit be made to assess

580

00:35:54.950 --> 00:35:58.449

these landscape and visual impacts.

581

00:35:58.470 --> 00:36:01.010

And we've also asked that he also

582

00:36:02.550 --> 00:36:05.250  
takes a look along BR55,

583

00:36:06.250 --> 00:36:06.590  
because

584

00:36:07.810 --> 00:36:11.790  
we don't think you've taken enough care in looking at the

585

00:36:11.850 --> 00:36:15.270  
visual impact of what you're trying to achieve.

586

00:36:16.870 --> 00:36:20.750  
In conclusion, notwithstanding the issues regarding the National  
Grid

587

00:36:20.810 --> 00:36:24.390  
substation that have arisen, and we've discussed that clearly this

588

00:36:24.450 --> 00:36:24.830  
morning,

589

00:36:26.310 --> 00:36:30.070  
we've made clear in our register of interest, comments, and response  
to the

590

00:36:30.130 --> 00:36:33.970  
targeted statutory consultation that work is done to

591

00:36:33.990 --> 00:36:36.890  
mitigate as much as possible the visual impact of the

592

00:36:36.990 --> 00:36:40.830  
substationAnd we would want to urge that the

593

00:36:40.850 --> 00:36:44.370  
moving of the overhead line would indeed be of the double turn

594

00:36:44.490 --> 00:36:47.470  
version so that we do not see two lines of

595

00:36:47.570 --> 00:36:50.550  
pylons around Bartholomew Hills.

596

00:36:51.650 --> 00:36:52.010  
Thank you.

597

00:36:56.690 --> 00:37:00.610  
Thank you, Mr. Bennett. I would just like to clarify that

598

00:37:01.050 --> 00:37:04.990  
on my unaccompanied site visit, I did go to viewpoint eight towards  
the

599

00:37:05.050 --> 00:37:07.510  
start of the visit, and it is in my notes.

600

00:37:09.150 --> 00:37:11.290  
My apologies, sir. I've missed that.

601

00:37:11.510 --> 00:37:11.910  
That's okay.

602

00:37:13.390 --> 00:37:16.170  
If we can go to the applicant to respond. Thank you.

603

00:37:17.990 --> 00:37:19.790  
Thank you. Ollie Wheeler for the applicant.

604

00:37:20.630 --> 00:37:23.930  
So I'll address those points in order as best as possible.

605

00:37:24.530 --> 00:37:27.890  
But first and foremost, I would like to reassure everyone

606

00:37:27.970 --> 00:37:31.110  
and the examiner authority that care and

607

00:37:32.070 --> 00:37:35.930  
much thought and robustness was given and provided within the  
landscape and visual

608

00:37:35.990 --> 00:37:39.410

impact assessment. It followed industry guidance,

609

00:37:39.630 --> 00:37:40.230

practice,

610

00:37:41.730 --> 00:37:45.610

and several site visits were undertaken to ensure that the accurate

611

00:37:45.670 --> 00:37:46.690

baseline was recorded.

612

00:37:48.230 --> 00:37:52.070

First and foremost, I would refer you to the photo

613

00:37:52.110 --> 00:37:55.770

montages produced as part of the

614

00:37:55.830 --> 00:37:59.490

assessment, which gives you a good indication of potential views  
from viewpoint

615

00:37:59.590 --> 00:37:59.850

eight.

616

00:38:00.830 --> 00:38:03.370

These can be referred to within documents

617

00:38:03.530 --> 00:38:05.210

APP087,

618

00:38:06.950 --> 00:38:08.850

APP088,

619

00:38:10.670 --> 00:38:11.390

089,

620

00:38:12.430 --> 00:38:13.910

AS031,

621  
00:38:14.870 --> 00:38:16.190  
AS039,

622  
00:38:17.230 --> 00:38:18.570  
AS045.

623  
00:38:19.950 --> 00:38:20.610  
Those documents,

624  
00:38:21.830 --> 00:38:25.310  
some of which include a direct modeled view from viewpoint eight.

625  
00:38:29.130 --> 00:38:32.810  
With regard to direct effects on the Peddars Way, the landscape and visual impact

626  
00:38:32.830 --> 00:38:36.210  
assessment concluded there would be no long-term significant

627  
00:38:36.790 --> 00:38:40.510  
visual impacts along that route. This route was assessed as a

628  
00:38:40.610 --> 00:38:44.530  
standalone route to note its increased sensitivity due to

629  
00:38:44.550 --> 00:38:45.610  
its national

630  
00:38:47.010 --> 00:38:48.010  
recreational value.

631  
00:38:48.910 --> 00:38:52.570  
This was included within the chapter, and the methodology picked this up.

632  
00:38:53.770 --> 00:38:56.370  
With regard to cumulative impact, as I've already mentioned,

633  
00:38:57.090 --> 00:39:00.890  
the only cumulative visual impact that could be

634

00:39:00.910 --> 00:39:04.570

potentially significant was that along a singular right of way within

635

00:39:04.630 --> 00:39:08.610

VRG4 to the east of the site during construction and decommissioning

636

00:39:08.670 --> 00:39:10.710

of the scheme alongside High Grove Solar.

637

00:39:13.590 --> 00:39:17.350

With regard to solar panels and views from the castle, it's noted in the

638

00:39:17.390 --> 00:39:21.010

chapter that there is potential visibility of solar panels from the

639

00:39:21.050 --> 00:39:24.970

castle, as this has been modeled also within the aforementioned documents,

640

00:39:25.190 --> 00:39:26.750

application documents I just read out.

641

00:39:27.810 --> 00:39:31.640

It's noted that these may be, in a landscape sense, adverse but

642

00:39:31.670 --> 00:39:32.510

not significant.

643

00:39:38.590 --> 00:39:42.510

And lastly, I'd just like to note that the new views agreed, as mentioned with

644

00:39:42.550 --> 00:39:43.210

Breckon prior,

645

00:39:44.270 --> 00:39:47.150

if you had any input into that, we could also pick that up as part of the wider

646

00:39:47.170 --> 00:39:47.990  
discussion to

647  
00:39:49.470 --> 00:39:50.290  
cover any concerns.

648  
00:39:52.130 --> 00:39:54.070  
Thank you. I'll hand you back to my colleague.

649  
00:39:55.350 --> 00:39:57.970  
Thank you. Alex Tresadern on behalf of the applicant.

650  
00:39:58.790 --> 00:40:02.730  
I appreciate we're understandably getting into the detailed points

651  
00:40:02.950 --> 00:40:06.650  
about the assessment. I would just like to, if I may, take a step

652  
00:40:06.750 --> 00:40:09.890  
back and talk a bit more broadly about the assessment.

653  
00:40:09.940 --> 00:40:13.710  
And just to reiterate that the mitigation hierarchy has been applied

654  
00:40:13.950 --> 00:40:17.610  
throughout the design and development of the scheme's landscape,

655  
00:40:17.950 --> 00:40:21.290  
and visual impacts have been minimized as far as practicable.

656  
00:40:22.390 --> 00:40:25.690  
Through the application of good design principles, including the

657  
00:40:25.730 --> 00:40:29.550  
application of that mitigation hierarchy, a robust approach to

658  
00:40:29.570 --> 00:40:31.700  
secure good design would be achieved.

659  
00:40:32.110 --> 00:40:35.550  
Now, as has been noted, despite that approach, some

660

00:40:35.590 --> 00:40:39.570

significant residual visual effects would remain for two landscape

661

00:40:39.690 --> 00:40:41.350

receptors that have been mentioned.

662

00:40:41.390 --> 00:40:43.630

But paragraph 5.10.14

663

00:40:44.510 --> 00:40:48.470

of NPS EN1 2023 states, and I'll quote, that

664

00:40:48.480 --> 00:40:52.240

"The Secretary of State will have to judge whether the visual effects on sensitive

665

00:40:52.290 --> 00:40:56.249

receptors, such as local residents and other receptors, such as visitors

666

00:40:56.290 --> 00:40:59.850

to the local area, outweigh the benefits of the project." And

667

00:40:59.890 --> 00:41:03.740

paragraph 5.10.35 of the same NPS

668

00:41:04.110 --> 00:41:07.970

confirms that, and I'll quote again, "The scale of energy projects means that they

669

00:41:07.990 --> 00:41:10.730

will often be visible across a very wide area.

670

00:41:11.170 --> 00:41:15.150

The Secretary of State should judge whether any adverse impact on the landscape

671

00:41:15.160 --> 00:41:18.960

would be so damaging that it is not offset by the benefits, including

672

00:41:18.960 --> 00:41:20.600  
need, of the project."

673

00:41:21.430 --> 00:41:25.210  
And as has been touched on at length this morning, with the

674

00:41:25.250 --> 00:41:29.050  
critical and urgent need for the scheme enshrined in both

675

00:41:29.130 --> 00:41:33.010  
national and local policy, it is considered by the applicant that  
the

676

00:41:33.070 --> 00:41:36.510  
identified residual adverse landscape and visual effects are

677

00:41:36.530 --> 00:41:40.210  
demonstrably outweighed by the scheme's benefits and need case

678

00:41:40.550 --> 00:41:43.110  
in accordance with paragraphs 5.10.12,

679

00:41:43.530 --> 00:41:47.210  
5.10.14, and 5.10.35 of

680

00:41:47.270 --> 00:41:48.250  
NPS EN1.

681

00:41:49.190 --> 00:41:49.620  
Further,

682

00:41:50.430 --> 00:41:53.070  
the Secretary of State is to consider, under paragraph

683

00:41:53.290 --> 00:41:56.840  
5.10.36 of NPS EN1, whether significant

684

00:41:56.890 --> 00:42:00.460  
residual adverse impacts are temporary, and the majority of

685

00:42:00.490 --> 00:42:04.210

identified residual adverse landscape and visual effects are of a temporary

686

00:42:04.220 --> 00:42:08.130

nature. And therefore, the Secretary of State must also take into account

687

00:42:08.150 --> 00:42:11.590

the reversibility of the scheme and its associated residual

688

00:42:11.610 --> 00:42:15.390

adverse effects. We also note that these residual

689

00:42:15.430 --> 00:42:18.290

adverse effects, as has been touched upon, are localized.

690

00:42:18.730 --> 00:42:22.430

And therefore, as set out in section 10 of the planning statement,

691

00:42:22.870 --> 00:42:26.570

it is considered by the applicant that the wider benefits of the scheme as critical

692

00:42:26.630 --> 00:42:30.530

national priority infrastructure, delivery of a significant level of

693

00:42:30.570 --> 00:42:34.490

low-carbon energy generation and biodiversity net gain, and the provision

694

00:42:34.830 --> 00:42:38.350

of permissive paths outweigh the adverse residual effects of the scheme.

695

00:42:38.700 --> 00:42:42.270

And therefore, the scheme is considered acceptable in terms of its overall

696

00:42:42.350 --> 00:42:46.310

landscape, visual, and residential amenity impacts, and the nature of these

697

00:42:46.350 --> 00:42:49.950

visual impacts is not considered to outweigh the substantial benefits of the

698

00:42:49.970 --> 00:42:53.930

scheme. And therefore on balance, and in accordance

699

00:42:53.970 --> 00:42:57.540

with paragraph 5.10.35 of MPSE N1,

700

00:42:58.330 --> 00:43:02.050

this conclusion's been reached in the context of careful and sensitive

701

00:43:02.060 --> 00:43:04.230

design approach adopted for the scheme.

702

00:43:04.420 --> 00:43:08.030

And whilst we have concluded that the landscape and visual impact should be

703

00:43:08.070 --> 00:43:11.430

afforded moderate negative weight in the planning balance, so that has been

704

00:43:11.470 --> 00:43:15.350

addressed in our planning statement and considered in that planning balance, it is

705

00:43:15.510 --> 00:43:19.150

considered by the applicant that the scheme is acceptable in terms of those overall

706

00:43:19.190 --> 00:43:19.630

impacts.

707

00:43:27.810 --> 00:43:28.250

Thank you.

708

00:43:29.690 --> 00:43:30.830

Mr. Bennett?

709

00:43:32.210 --> 00:43:33.010

Yes, sir. Thank you.

710

00:43:34.510 --> 00:43:36.430

Michael Bennett, Spool with Portgrave

711

00:43:37.850 --> 00:43:38.670

Parish Council.

712

00:43:40.090 --> 00:43:41.030

Notwithstanding

713

00:43:41.890 --> 00:43:42.550

all of that,

714

00:43:42.710 --> 00:43:46.830

I

715

00:43:46.850 --> 00:43:48.430

would say that actually,

716

00:43:49.750 --> 00:43:50.010

you,

717

00:43:50.870 --> 00:43:54.830

the applicant, and those that are operating the scheme

718

00:43:55.630 --> 00:43:57.369

and Highgrove

719

00:43:58.250 --> 00:44:02.130

over the next 40 to 60 years are going to have to

720

00:44:02.170 --> 00:44:03.790

get on with the community.

721

00:44:05.400 --> 00:44:05.670

And

722

00:44:06.610 --> 00:44:10.530

I would put it that actually, in the course of this examination,

723

00:44:11.470 --> 00:44:15.050

there should be some conversations and some discussions about

724

00:44:15.250 --> 00:44:19.090

ways in which fields of solar could be taken

725

00:44:19.190 --> 00:44:19.510

out

726

00:44:20.390 --> 00:44:20.850

without

727

00:44:22.370 --> 00:44:25.030

going against the overall scheme of things.

728

00:44:25.590 --> 00:44:26.190

But it would

729

00:44:28.330 --> 00:44:31.370

certainly be a better attempt to maintain the landscape

730

00:44:31.510 --> 00:44:35.240

quality of that area and mitigate further the

731

00:44:35.250 --> 00:44:35.750

issues.

732

00:44:37.390 --> 00:44:38.490

Because you

733

00:44:39.790 --> 00:44:43.690

might have used all this wonderful methodology, but for those of

734

00:44:43.750 --> 00:44:47.610

us who walk the Peddars Way, for those of us who live

735

00:44:47.770 --> 00:44:49.190

in Castle Acre and Spool,

736

00:44:51.630 --> 00:44:53.210

that doesn't really mean anything.

737

00:44:54.510 --> 00:44:58.410

So I think, in fact, there's an opportunity here

738

00:44:59.290 --> 00:45:01.290

to come together with local residents.

739

00:45:02.150 --> 00:45:02.460

If we're

740

00:45:07.790 --> 00:45:10.030

banging our heads against the national policy,

741

00:45:10.910 --> 00:45:13.770

then I think it's competent on the applicant

742

00:45:15.250 --> 00:45:19.050

to come together with local residents to work out a way in

743

00:45:19.110 --> 00:45:20.410

which we can mitigate this.

744

00:45:22.950 --> 00:45:23.650

Mr. Tressidder?

745

00:45:24.710 --> 00:45:26.830

Thank you. Alex Tressidder on behalf of the applicant.

746

00:45:27.090 --> 00:45:30.759

I completely echo the points about engagement throughout the examination

747

00:45:30.830 --> 00:45:34.810

process. That is what the process is there for, and as has been the case

748

00:45:34.830 --> 00:45:38.290

throughout the application and indeed post-examination as well, we are happy to

749

00:45:38.330 --> 00:45:41.930

engage at all stages of the scheme, and we will continue to do

750

00:45:42.050 --> 00:45:42.330

so.

751

00:45:43.150 --> 00:45:45.890

The points around national policy are important.

752

00:45:45.900 --> 00:45:49.560

I appreciate I'm repeating them, but it is important to clarify that urgent and

753

00:45:49.630 --> 00:45:53.070

critical need for the solar scheme that we are proposing.

754

00:45:54.930 --> 00:45:56.480

We've just got a couple more points from Mr. Wheeler.

755

00:45:58.730 --> 00:46:00.410

Thank you. Ollie Wheeler for the applicant.

756

00:46:01.430 --> 00:46:04.830

It was just in regard to collaboration with Highgrove.

757

00:46:04.870 --> 00:46:08.810

I think it's a point that's not yet been touched upon, but I

758

00:46:08.850 --> 00:46:12.630

acknowledge and the chapter acknowledges the effects or the potential

759

00:46:12.670 --> 00:46:16.010

effects that could come forward standalone and also in a cumulative sense.

760

00:46:16.830 --> 00:46:20.190

But there have been efforts to date and ongoing with the

761

00:46:20.410 --> 00:46:23.990

Highgrove team to ensure that the landscape that you referred to,

762

00:46:24.730 --> 00:46:28.230

any mitigation approaches, any enhancements or additional planting we do

763

00:46:28.330 --> 00:46:32.310

provide is in keeping, both by species provision

764

00:46:32.350 --> 00:46:36.319

to ensure those that are locally prevalent are included only,

765

00:46:37.370 --> 00:46:41.150

and to ensure that everything that we propose with them is

766

00:46:41.190 --> 00:46:45.110

well-considered and characteristic, particularly along the A1065, which

767

00:46:45.150 --> 00:46:48.850

you mentioned earlier is a thoroughfare towards Swatham, and there's a lot of road

768

00:46:48.930 --> 00:46:51.890

users that have potential views east and west of that.

769

00:46:52.210 --> 00:46:56.050

So that's an example of an area that we're collaborating

770

00:46:56.090 --> 00:46:59.210

with them to ensure that the outcome is positive. Thank you.

771

00:47:00.070 --> 00:47:02.390

And sorry, just to finish off, sir, on that point.

772

00:47:04.490 --> 00:47:07.910

We can't commit at this point to any design changes, but we completely welcome a

773

00:47:07.950 --> 00:47:08.450

discussion

774

00:47:09.470 --> 00:47:13.349

whereby the fields that you're referring to are set out, and we can have a full

775

00:47:13.370 --> 00:47:15.310

discussion about the impacts of those with you.

776

00:47:20.790 --> 00:47:23.530

Thank you.

777

00:47:24.530 --> 00:47:25.130

Ms. Folkes?

778

00:47:26.390 --> 00:47:29.570

Thank you, sir. Lynette Folkes, borough councilor, Kings Lynn and West Norfolk.

779

00:47:30.290 --> 00:47:33.720

Just one final point, please. We've talked a lot today about panels and

780

00:47:34.230 --> 00:47:37.790

substations, but there is also a lot of other infrastructure around these solar

781

00:47:37.830 --> 00:47:41.750

farms. Lighting, fencing, additional buildings

782

00:47:41.790 --> 00:47:45.590

required in fields. And although there is a crossover with the

783

00:47:45.630 --> 00:47:49.490

next topic, I think, this is a very special landscape surrounding a

784

00:47:49.530 --> 00:47:50.910

very special village.

785

00:47:51.940 --> 00:47:54.700

There isn't a lot of nighttime lighting

786

00:47:55.550 --> 00:47:56.250

in the area.

787

00:47:57.070 --> 00:47:59.700

And I do note that the LVIA does say that it is on

788

00:47:59.750 --> 00:48:03.070

a on/off PIR movement

789

00:48:03.890 --> 00:48:04.170

thing.

790

00:48:05.530 --> 00:48:09.330

But that still creates light in an area

791

00:48:09.370 --> 00:48:12.490

where there is very little nighttime lighting already.

792

00:48:13.450 --> 00:48:17.090

Also, we've got fencing along the A1065 and fencing

793

00:48:17.190 --> 00:48:19.560

surrounding the solar panel fields,

794

00:48:20.430 --> 00:48:23.990

which will create an additional impact, not just the solar panels,  
but this

795

00:48:24.050 --> 00:48:26.350

additional paraphernalia and infrastructure as well.

796

00:48:27.690 --> 00:48:30.690

And whether there is any additional structures in these fields,

797

00:48:31.290 --> 00:48:34.280

little boxes required to connect up.

798

00:48:34.390 --> 00:48:37.410

Sorry, I'm not a solar expert. I have no idea about any of this.

799

00:48:37.450 --> 00:48:40.990

But the point I'm making is all of those

800

00:48:41.090 --> 00:48:44.770

additional infrastructure items have additional impact over and above what is

801

00:48:45.070 --> 00:48:48.590

already impactful, noted in your own statement.

802

00:48:49.870 --> 00:48:53.814

And I just--Would really like to try and see whether there is a

803

00:48:53.834 --> 00:48:57.694

way of reducing the amount of fencing, of reducing all of that

804

00:48:57.774 --> 00:49:01.654

stuff. Because you do talk about making sure that your mitigation and all of your

805

00:49:01.694 --> 00:49:02.454

scheme is

806

00:49:03.994 --> 00:49:07.174

locally appropriate, but I don't see any fencing

807

00:49:07.333 --> 00:49:11.134

or what is or could be classed as semi-industrial landscaping in that

808

00:49:11.214 --> 00:49:14.774

area. So, I'd be intrigued as to your view. Thank you.

809

00:49:16.314 --> 00:49:16.714

Thank you.

810

00:49:18.754 --> 00:49:21.034

Thank you for that. Ollie Wheeler for the applicant.

811

00:49:21.674 --> 00:49:25.534

I'll pick up your point mainly on dark skies and any nighttime impacts,

812

00:49:26.394 --> 00:49:30.134  
then perhaps Alex can pick up the rest with regard to fencing  
inclusions and things

813  
00:49:30.174 --> 00:49:30.414  
like that.

814  
00:49:31.234 --> 00:49:32.354  
So to put your mind at rest,

815  
00:49:33.314 --> 00:49:37.194  
we did propose to scope out any nighttime impacts, because I'd

816  
00:49:37.234 --> 00:49:40.294  
highlighted within the chapter that it wasn't deemed that there'd be  
any

817  
00:49:40.304 --> 00:49:42.674  
significant nighttime vision impacts,

818  
00:49:43.814 --> 00:49:46.574  
as you've mentioned already, because the scheme is largely unlit.

819  
00:49:47.154 --> 00:49:50.794  
As referenced within the outline operational

820  
00:49:50.814 --> 00:49:54.354  
environmental management plan APP 188 and the

821  
00:49:54.394 --> 00:49:58.074  
landscaping visual chapter AS 016, as well as the

822  
00:49:58.114 --> 00:49:59.854  
scheme AS 014.

823  
00:50:01.294 --> 00:50:05.264  
Those three references giving a good guarantee that any proposed

824  
00:50:05.294 --> 00:50:09.154  
lighting associated with maintenance or security would be very

825

00:50:09.214 --> 00:50:09.634  
limited.

826

00:50:10.814 --> 00:50:14.314

And another element that was picked up within the relevant representations period

827

00:50:14.354 --> 00:50:18.234

that I think is worth noting is that it's my judgment

828

00:50:18.314 --> 00:50:21.534

and the judgment proposed in the chapter that the scheme,

829

00:50:21.794 --> 00:50:25.534

and the mitigation proposed ensure that it does not

830

00:50:25.574 --> 00:50:29.484

contravene local dark sky policy within Castleacre's Neighbor Plan, adopted

831

00:50:29.574 --> 00:50:30.384

2022,

832

00:50:31.574 --> 00:50:35.454

which outlines the scheme should limit light spillage and all unnecessary

833

00:50:35.574 --> 00:50:39.554

forms of artificial outdoor lighting, of which the scheme does.

834

00:50:40.474 --> 00:50:43.514

Because it doesn't include any artificial forms of outdoor lighting that are

835

00:50:43.554 --> 00:50:47.174

unnecessary. And also with regard to MPPF paragraph

836

00:50:47.314 --> 00:50:51.173

187. Thank you.

837

00:50:51.344 --> 00:50:53.494

Thank you. Alex Tresadern for the applicant.

838

00:50:53.634 --> 00:50:57.424

I don't have too much to add on the fencing point other than to say

839

00:50:57.494 --> 00:51:00.914

that fencing is obviously required to secure the site and the applicant's

840

00:51:01.674 --> 00:51:04.474

insurance documents require this to be the case.

841

00:51:04.534 --> 00:51:06.574

So that is one of the reasons why it is there.

842

00:51:06.634 --> 00:51:10.594

Having said that, as stated, we're open to discussions about the

843

00:51:10.634 --> 00:51:14.114

matter, and in particular, perhaps this could be picked up in your review of the

844

00:51:14.154 --> 00:51:17.054

statement of common ground, which hopefully has been received from our team.

845

00:51:17.074 --> 00:51:18.014

Yeah, I'm getting nods, which is good.

846

00:51:18.634 --> 00:51:20.374

So yeah, that's something we can pick up as part of that.

847

00:51:27.654 --> 00:51:30.774

Thank you. Are there any other comments regarding

848

00:51:31.314 --> 00:51:33.354

landscape and visual? Okay, I'll just come to...

849

00:51:33.854 --> 00:51:33.964

We're

850

00:51:34.774 --> 00:51:36.603

from the front to the back, so Mr.

851

00:51:37.854 --> 00:51:40.294

Zurockowski.

852

00:51:41.694 --> 00:51:44.634

Thank you, sir. Andrew Zurockowski for Norfolk County Council.

853

00:51:45.194 --> 00:51:49.134

I don't really often comment on the sort of further detail that's

854

00:51:49.154 --> 00:51:52.914

been talked about. But just for your information, sir, I think it's National

855

00:51:52.994 --> 00:51:55.934

Policy Statement EN1 paragraph

856

00:51:56.214 --> 00:51:59.994

4.2.11 says, and I'll read it, it says, "Applicants must apply

857

00:52:00.474 --> 00:52:03.334

the mitigation hierarchy and demonstrate that it's been applied.

858

00:52:03.954 --> 00:52:07.534

Applicants should set out how residual impacts will be

859

00:52:07.574 --> 00:52:09.574

compensated as far as possible."

860

00:52:13.294 --> 00:52:14.584

Okay. Mr. Tresadern?

861

00:52:15.954 --> 00:52:17.114

No, sir. Nothing to add on that, thank you.

862

00:52:17.374 --> 00:52:17.814

And then,

863

00:52:21.494 --> 00:52:23.114

sorry, Mr. Morgan, isn't it?

864

00:52:24.474 --> 00:52:26.994

Yeah. Good afternoon. Tony Morgan, Castleacre resident.

865

00:52:27.454 --> 00:52:28.654

If I can just go back to the

866

00:52:29.834 --> 00:52:32.754

reversibility of the site and landscape.

867

00:52:33.814 --> 00:52:37.694

I'm just going to quote you a little paragraph from one of

868

00:52:37.734 --> 00:52:41.294

your environmental statements. It's volume two, chapter 13,

869

00:52:41.414 --> 00:52:45.354

climate change. The document reference is APP

870

00:52:46.434 --> 00:52:47.294

621.

871

00:52:48.694 --> 00:52:52.374

We go down to the estimated grand material

872

00:52:52.434 --> 00:52:56.054

expected to be excavated, which will not be suitable for

873

00:52:56.094 --> 00:52:59.834

refill or compaction, has been calculated

874

00:53:00.234 --> 00:53:00.334

at

875

00:53:00.414 --> 00:53:04.454

150,000

876

00:53:04.474 --> 00:53:08.434

square meters, which is approximately 200,000 tons of

877

00:53:08.534 --> 00:53:08.934  
soil.

878  
00:53:11.353 --> 00:53:12.194  
So basically,

879  
00:53:13.293 --> 00:53:16.254  
where is this soil going to go? Because it's been deemed as waste,

880  
00:53:17.474 --> 00:53:20.734  
and I can't see any provision for it to be brought back.

881  
00:53:21.804 --> 00:53:22.194  
And

882  
00:53:23.554 --> 00:53:27.114  
if you put that into context, it's 16,000 double-decker

883  
00:53:27.154 --> 00:53:27.614  
buses,

884  
00:53:28.714 --> 00:53:32.194  
which are going to have to be shipped off site, which would be approximately

885  
00:53:32.374 --> 00:53:36.354  
8,000 HTV journeys to get rid of

886  
00:53:36.394 --> 00:53:37.174  
this waste.

887  
00:53:41.494 --> 00:53:42.614  
Thank you. Mr. Tresadern?

888  
00:53:42.894 --> 00:53:44.794  
Thank you. Alex Tresadern on behalf of the applicant.

889  
00:53:45.214 --> 00:53:47.874  
I think what I'll propose to do, if it's all right, is come back to that in

890

00:53:47.894 --> 00:53:51.594

writing, given that it's a waste matter, and we'd need to consult with our waste

891

00:53:51.614 --> 00:53:55.554

team on that rather than focusing on the landscape and visual item

892

00:53:55.614 --> 00:53:56.734

that we're currently on in the agenda.

893

00:54:06.974 --> 00:54:08.224

Yeah, thank you. Mr. Morgan again?

894

00:54:09.254 --> 00:54:13.174

Sorry, can I come back to that? Yeah, so obviously it's now deemed as

895

00:54:13.194 --> 00:54:13.844

waste, but

896

00:54:14.714 --> 00:54:17.914

it's the reversibility side of bringing it back.

897

00:54:18.614 --> 00:54:22.454

What's proposed? Because there's nothing within any of your

898

00:54:22.494 --> 00:54:26.254

documents to say you're going to return any of this excavated material,

899

00:54:27.034 --> 00:54:28.634

whatever sort it is, back to site.

900

00:54:31.334 --> 00:54:37.684

How

901

00:54:38.374 --> 00:54:42.294

do you plan to put the landscape back to

902

00:54:42.334 --> 00:54:42.914

where it was?

903

00:54:47.174 --> 00:54:48.414

Alex Tresadern on behalf of the applicant.

904

00:54:48.574 --> 00:54:51.334

I will deal with that in full in writing, if that's okay, but I do reference that

905

00:54:51.374 --> 00:54:54.334

there is a soil management plan secured as part

906

00:54:54.394 --> 00:54:58.136

of-the requirements in Schedule 2 to the DC0, which will

907

00:54:58.166 --> 00:55:02.046

address such matters alongside the outline decommissioning strategy, which

908

00:55:02.086 --> 00:55:03.886

is also secured as a corresponding requirement.

909

00:55:03.946 --> 00:55:06.466

But happy to respond in full to your point in writing.

910

00:55:11.546 --> 00:55:14.406

Okay, thank you. Anne Mason.

911

00:55:16.466 --> 00:55:19.266

Thank you, sir. Anne Mason, Castle Acre Parish Council.

912

00:55:19.726 --> 00:55:23.706

If soil is going to be moved in those quantities, what are we going to do about

913

00:55:23.716 --> 00:55:27.686

archeological watching briefs over the whole of the area where the soil will be

914

00:55:27.726 --> 00:55:30.686

removed?

915

00:55:33.206 --> 00:55:34.246

Alex Rose on behalf of the applicant.

916

00:55:34.286 --> 00:55:36.106

I'll pass over to our heritage expert on that one.

917

00:55:37.466 --> 00:55:37.986

Good afternoon.

918

00:55:38.946 --> 00:55:40.686

Paul Guyos on behalf of the applicant.

919

00:55:42.466 --> 00:55:44.046

We have in place an

920

00:55:44.886 --> 00:55:45.446

outline

921

00:55:47.006 --> 00:55:48.366

scheme of archeological works,

922

00:55:49.666 --> 00:55:53.066

which gives the outline of the various

923

00:55:53.126 --> 00:55:56.906

methodologies that will be employed for mitigating

924

00:55:56.946 --> 00:55:58.506

any archeological impact.

925

00:56:00.406 --> 00:56:04.186

You mentioned watching brief. Bits of it might have a watching brief, but

926

00:56:04.566 --> 00:56:08.466

where it's areas of large-scale

927

00:56:08.586 --> 00:56:09.066

stripping,

928

00:56:09.966 --> 00:56:13.466

we'll have more formal archeological excavations,

929

00:56:14.306 --> 00:56:14.926  
and

930

00:56:15.946 --> 00:56:18.406  
it will depend on what's actually there.

931

00:56:18.646 --> 00:56:22.426  
There's a further program of evaluation that's led

932

00:56:22.486 --> 00:56:24.926  
by specific impacts,

933

00:56:26.406 --> 00:56:30.186  
which then identifies exactly which of the outline

934

00:56:30.226 --> 00:56:34.166  
mitigation measures we've identified will be employed for that.

935

00:56:34.176 --> 00:56:36.236  
And everything that gets done

936

00:56:37.666 --> 00:56:40.186  
is done with the agreement of

937

00:56:41.486 --> 00:56:43.686  
Norfolk County Council archeological advisor.

938

00:56:46.566 --> 00:56:46.986  
Thank you.

939

00:56:48.226 --> 00:56:51.706  
We are close to moving on to the next agenda item, and we've already  
sort

940

00:56:51.726 --> 00:56:54.266  
of started to talk about archeology.

941

00:56:54.296 --> 00:56:55.326  
I'd just like to

942

00:56:56.126 --> 00:56:58.766  
finish up on landscaping and visual.

943

00:56:58.866 --> 00:57:01.806  
I'm not seeing any further hands in the room.

944

00:57:03.446 --> 00:57:04.806  
No hands online.

945

00:57:07.346 --> 00:57:11.126  
So I'm going to close that agenda item, and we'll move on to

946

00:57:11.206 --> 00:57:13.666  
item 3.6, which is cultural heritage.

947

00:57:15.686 --> 00:57:18.106  
We're just going to do a quick reshuffle, sir, if that's all right,  
before we

948

00:57:18.166 --> 00:57:18.306  
start.

949

00:57:18.316 --> 00:57:20.686  
That's fine with me.

950

00:57:43.366 --> 00:57:46.346  
Thanks for your patience, sir. We're all ready.

951

00:57:51.206 --> 00:57:54.066  
Okay, item 3.6, cultural heritage.

952

00:57:55.006 --> 00:57:56.906  
So question one, Historic England,

953

00:57:58.626 --> 00:57:59.206  
reference

954

00:58:00.126 --> 00:58:03.986  
AS-060, comments in relation to Castle

955

00:58:04.046 --> 00:58:04.966  
Acre include

956  
00:58:05.866 --> 00:58:09.766  
that the assessment of the contribution setting makes to  
significance

957  
00:58:09.826 --> 00:58:13.066  
in relation to the castle and priory is somewhat

958  
00:58:13.166 --> 00:58:15.306  
underplayed in the environmental statement.

959  
00:58:16.566 --> 00:58:19.386  
The significance of the conservation area is also

960  
00:58:19.446 --> 00:58:23.066  
undervalued. The impact of the development upon the

961  
00:58:23.106 --> 00:58:26.626  
significance of these assets requires some further consideration.

962  
00:58:27.406 --> 00:58:31.086  
The assessment follows the general approach to undertaking an  
environmental

963  
00:58:31.186 --> 00:58:35.156  
impact assessment. However, there is no explicit assessment of the

964  
00:58:35.156 --> 00:58:38.186  
level of harm in relation to the assets.

965  
00:58:38.246 --> 00:58:41.566  
This is required to inform mitigation measures and to enable the

966  
00:58:41.606 --> 00:58:45.206  
weighting of the harm against the public benefits of the

967  
00:58:45.226 --> 00:58:45.786  
proposal.

968

00:58:46.696 --> 00:58:50.246  
Reference overarching national policy statement for energy

969  
00:58:50.406 --> 00:58:53.246  
EN1 5.9.33.

970  
00:58:55.246 --> 00:58:57.826  
Could the applicant, this is the questions in three parts,

971  
00:58:58.766 --> 00:59:02.306  
comment on the adequacy of the assessment of the contribution

972  
00:59:02.406 --> 00:59:05.726  
setting makes to significance in relation to Castle Acre

973  
00:59:06.146 --> 00:59:09.726  
Castle and Castle Acre Priory in the environmental statement?

974  
00:59:11.056 --> 00:59:14.806  
That's the first part. Explain how the significance of the  
conservation area

975  
00:59:14.846 --> 00:59:15.866  
has been considered.

976  
00:59:17.086 --> 00:59:20.966  
And the third part is explain the assessment of the level of harm

977  
00:59:21.086 --> 00:59:24.606  
in relation to Castle Acre Castle and Castle Acre Priory.

978  
00:59:32.646 --> 00:59:35.226  
Thank you. Paul Guyos on behalf of the applicant.

979  
00:59:36.706 --> 00:59:38.366  
I'll go through each of those

980  
00:59:39.266 --> 00:59:39.706  
in order.

981  
00:59:42.406 --> 00:59:44.366

Firstly, starting out with regards to

982

00:59:45.606 --> 00:59:46.446

the assessment of

983

00:59:47.286 --> 00:59:49.466

setting and its contribution to significance.

984

00:59:50.646 --> 00:59:54.606

We recognize that in MPSEN 1 at

985

00:59:54.946 --> 00:59:56.386

5.9.10,

986

00:59:57.546 --> 01:00:01.146

it states that the applicant should provide description of the significance of the

987

01:00:01.206 --> 01:00:05.166

heritage asset and include in any contribution made by its

988

01:00:05.226 --> 01:00:05.666

setting.

989

01:00:07.406 --> 01:00:07.786

And

990

01:00:08.966 --> 01:00:12.946

so this has been laid out in

991

01:00:13.026 --> 01:00:16.966

ES appendix 8.2, which is the setting

992

01:00:17.026 --> 01:00:18.486

assessment, APP

993

01:00:20.206 --> 01:00:23.766

152, and in chapter eight, cultural

994

01:00:23.866 --> 01:00:26.466

heritage, APP 057,

995

01:00:27.846 --> 01:00:31.626

which established the significance of any affected

996

01:00:31.666 --> 01:00:35.226

heritage assets, including the contribution

997

01:00:35.266 --> 01:00:37.086

of setting to that significance.

998

01:00:39.406 --> 01:00:43.226

And when assessing significance of

999

01:00:43.246 --> 01:00:46.946

heritage assets, the contribution of setting can't be

1000

01:00:47.006 --> 01:00:50.866

taken in isolation, but rather is focused on what setting

1001

01:00:50.906 --> 01:00:53.926

adds to the significance of the asset as a

1002

01:00:53.986 --> 01:00:57.162

whole. And that's emphasized by

1003

01:00:57.622 --> 01:00:58.182

paragraph

1004

01:00:59.162 --> 01:01:02.982

5.9.3 of MPS EN1,

1005

01:01:03.662 --> 01:01:07.522

which notes that a heritage asset's significance derives from the sum

1006

01:01:07.582 --> 01:01:11.142

of its interests, and therefore a heritage asset's

1007

01:01:11.182 --> 01:01:14.942

significance derives from both its physical presence and its setting.

1008

01:01:17.722 --> 01:01:21.542

In almost all cases, the vast bulk of a heritage

1009

01:01:21.622 --> 01:01:25.262

asset's significance will be vested in its physical

1010

01:01:25.362 --> 01:01:25.842

fabric,

1011

01:01:27.062 --> 01:01:31.042

with setting playing an important yet distinctly secondary role in

1012

01:01:31.102 --> 01:01:32.042

that significance.

1013

01:01:32.842 --> 01:01:36.522

And this is certainly true for both Castle Acre Castle

1014

01:01:36.542 --> 01:01:38.102

and Priory.

1015

01:01:40.822 --> 01:01:43.322

And the assessment of significance that was

1016

01:01:43.382 --> 01:01:45.442

undertaken within

1017

01:01:47.122 --> 01:01:50.782

chapter 8 and appendix 8.2 of

1018

01:01:51.602 --> 01:01:55.522

the ES has been undertaken in accordance with

1019

01:01:55.562 --> 01:01:58.642

the methodology outlined in the Historic England

1020

01:01:59.102 --> 01:02:02.962

publication, "Historic Environment Good Practice Advising Planning

1021

01:02:03.022 --> 01:02:05.522  
Note 3: The Setting of Heritage Assets."

1022  
01:02:07.542 --> 01:02:11.322  
In the production of these setting assessments, information was  
attained

1023  
01:02:11.422 --> 01:02:11.722  
from

1024  
01:02:13.342 --> 01:02:17.102  
Historic England's national heritage list for England, the Norfolk  
Historic

1025  
01:02:17.182 --> 01:02:18.242  
Environment Record,

1026  
01:02:19.822 --> 01:02:23.242  
Norfolk Record Office for historic maps and plans and

1027  
01:02:23.262 --> 01:02:27.042  
documentary sources. Bespoke viewshed

1028  
01:02:27.262 --> 01:02:30.442  
analysis was undertaken, which is presented

1029  
01:02:31.002 --> 01:02:31.522  
in

1030  
01:02:32.782 --> 01:02:35.362  
appendix 8.2, which is APP

1031  
01:02:36.482 --> 01:02:40.402  
152. And then

1032  
01:02:40.482 --> 01:02:40.822  
this was

1033  
01:02:41.742 --> 01:02:45.062  
all backed up with a number of site visits,

1034

01:02:45.882 --> 01:02:46.722  
both to

1035  
01:02:48.702 --> 01:02:52.602  
assess the contribution of setting to significance and

1036  
01:02:52.682 --> 01:02:55.042  
ground truth the results of the viewshed

1037  
01:02:55.122 --> 01:02:57.022  
analysis.

1038  
01:02:58.062 --> 01:03:01.172  
And with regards to the contribution of setting

1039  
01:03:01.862 --> 01:03:04.672  
to the significance of Castle Acre and the Priory,

1040  
01:03:08.302 --> 01:03:09.462  
the setting of the castle

1041  
01:03:10.762 --> 01:03:14.362  
and priory are presented in detail in

1042  
01:03:14.402 --> 01:03:15.682  
appendix 8.2,

1043  
01:03:16.902 --> 01:03:20.342  
APP 152, and summarized

1044  
01:03:20.482 --> 01:03:23.822  
in chapter 8, APP 057.

1045  
01:03:26.322 --> 01:03:29.982  
And to lay those out, in those,

1046  
01:03:30.482 --> 01:03:32.522  
the east-west axis,

1047  
01:03:34.222 --> 01:03:38.162  
which links the castle, the settlement, the

1048

01:03:38.202 --> 01:03:40.122  
church, and the priory,

1049

01:03:41.062 --> 01:03:44.302  
provides the most context to the monument,

1050

01:03:45.682 --> 01:03:49.562  
and is therefore considered to be the key element of the setting of

1051

01:03:49.642 --> 01:03:51.362  
both the castle and the priory.

1052

01:03:53.722 --> 01:03:57.142  
Whilst visual appreciation of that element of setting is somewhat

1053

01:03:57.162 --> 01:03:59.622  
restricted from the monuments themselves,

1054

01:04:01.962 --> 01:04:03.282  
which bookend the village,

1055

01:04:04.362 --> 01:04:07.922  
particularly in the summer months when trees are in leaf, the  
importance of setting

1056

01:04:07.942 --> 01:04:10.462  
is not confined to visual considerations.

1057

01:04:11.022 --> 01:04:13.042  
As expressed within the setting guidance,

1058

01:04:14.642 --> 01:04:18.322  
buildings that are in close proximity but are not visible from each  
other

1059

01:04:18.502 --> 01:04:22.402  
may have a historic or aesthetic connection that amplifies

1060

01:04:22.582 --> 01:04:24.742  
the experience of the significance of each.

1061

01:04:25.602 --> 01:04:29.442

And this is certainly the case with both the castle and the priory, which have an

1062

01:04:29.502 --> 01:04:32.862

intimate relationship with each other and the village in between.

1063

01:04:34.282 --> 01:04:37.622

Indeed, the scheduled portion of the castle also

1064

01:04:38.162 --> 01:04:40.222

includes the town defenses, which

1065

01:04:41.302 --> 01:04:43.382

enclose the core of the historic settlement.

1066

01:04:45.762 --> 01:04:49.712

And as laid out in "Conservation Principles, Policies

1067

01:04:49.722 --> 01:04:53.322

and Guidance for the Sustainable Management of the Historic

1068

01:04:53.382 --> 01:04:55.482

Environment" by Historic England,

1069

01:04:56.571 --> 01:04:59.822

the importance of setting is in what it adds to the

1070

01:04:59.862 --> 01:05:03.822

significance. That is the experience that leads to understanding

1071

01:05:03.842 --> 01:05:07.742

and appreciation of the asset. And contextual

1072

01:05:07.752 --> 01:05:11.671

aspects of setting, therefore, can be considered to make a greater

1073

01:05:11.702 --> 01:05:15.062

contribution as they actually inform what is

1074

01:05:15.122 --> 01:05:19.022

important rather than mere aesthetics, where it is as

1075

01:05:19.062 --> 01:05:22.842

much the landscape that is being appreciated as the asset

1076

01:05:22.882 --> 01:05:23.462

itself.

1077

01:05:24.582 --> 01:05:28.242

And it's for this reason that the east-west

1078

01:05:28.382 --> 01:05:31.702

axis between Castle Acre Priory and

1079

01:05:31.742 --> 01:05:35.222

Castle is considered to be the most important

1080

01:05:35.302 --> 01:05:35.742

aspect

1081

01:05:36.802 --> 01:05:37.102

of

1082

01:05:38.002 --> 01:05:39.102

those asset settings.

1083

01:05:41.582 --> 01:05:45.262

When you get onto the wider settings of the castle and priory,

1084

01:05:47.002 --> 01:05:50.142

the contribution of setting to their significance

1085

01:05:51.222 --> 01:05:54.622

varies. It's different aspects

1086

01:05:55.282 --> 01:05:56.682

that contribute to the castle

1087

01:05:59.282 --> 01:06:02.982

do to the priory. In terms of the castle, the

1088

01:06:03.022 --> 01:06:06.402

views to the south are recognized as important in terms of

1089

01:06:06.462 --> 01:06:10.382

illustrating the topographic importance to the castle and its

1090

01:06:10.442 --> 01:06:13.702

strategic defensive position overlooking the Nare.

1091

01:06:13.782 --> 01:06:16.202

And that is outlined in both

1092

01:06:16.862 --> 01:06:20.562

appendix 8.2 and chapter 8

1093

01:06:21.562 --> 01:06:22.902

of the ES.

1094

01:06:24.662 --> 01:06:28.622

However, within those views,

1095

01:06:28.662 --> 01:06:32.542

the individual elements which would provide context

1096

01:06:33.062 --> 01:06:37.042

to that, to the strategic position, such as being able to discern

1097

01:06:37.082 --> 01:06:37.722

the roads,

1098

01:06:41.302 --> 01:06:42.542

is quite difficult

1099

01:06:43.682 --> 01:06:44.562

when you're stood on them.

1100

01:06:45.622 --> 01:06:49.362

You're often reliant on seeing a truck drive past

1101  
01:06:49.382 --> 01:06:50.102  
along the road.

1102  
01:06:51.782 --> 01:06:52.122  
So

1103  
01:06:53.102 --> 01:06:54.182  
that contextual

1104  
01:06:55.382 --> 01:06:58.382  
relationship is lessened a bit in those

1105  
01:06:58.462 --> 01:07:02.094  
views. And also

1106  
01:07:02.874 --> 01:07:03.054  
the

1107  
01:07:04.534 --> 01:07:08.434  
landscape that you're looking out on is essentially one of 18th and

1108  
01:07:08.474 --> 01:07:11.164  
19th century character,

1109  
01:07:13.354 --> 01:07:17.334  
which again, doesn't contain the contemporary elements that you have  
in the

1110  
01:07:17.353 --> 01:07:19.534  
east-west axis.

1111  
01:07:21.554 --> 01:07:23.754  
So again, it is considered that

1112  
01:07:24.594 --> 01:07:28.414  
it is of lesser contribution to the significance of the

1113  
01:07:28.494 --> 01:07:29.034  
assets.

1114

01:07:30.994 --> 01:07:32.144  
The priory was never

1115  
01:07:33.494 --> 01:07:37.054  
reliant on the strategic defensive positioning as with the

1116  
01:07:37.094 --> 01:07:40.914  
castle, and so the views to the

1117  
01:07:40.954 --> 01:07:42.034  
south are

1118  
01:07:43.334 --> 01:07:45.734  
appreciated for different reasons with the priory.

1119  
01:07:45.934 --> 01:07:49.714  
It comes in more of the aesthetic.

1120  
01:07:50.194 --> 01:07:52.174  
Because the priory was, again,

1121  
01:07:53.914 --> 01:07:54.534  
linked to the

1122  
01:07:55.594 --> 01:07:59.314  
Nar Valley, and again, the east-west and its connection with

1123  
01:08:01.094 --> 01:08:04.134  
various religious communities along the valley,

1124  
01:08:05.654 --> 01:08:07.834  
and also the Nar providing

1125  
01:08:09.194 --> 01:08:11.614  
a transportation route and

1126  
01:08:13.134 --> 01:08:14.494  
also power. So

1127  
01:08:16.775 --> 01:08:20.695  
it is accepted within our assessments that the

1128

01:08:20.735 --> 01:08:24.315

views of the surrounding countryside from both the castle and the priory

1129

01:08:24.834 --> 01:08:28.695

do make some contribution to the significance of the monuments

1130

01:08:28.754 --> 01:08:30.565

through aiding the aesthetic

1131

01:08:31.954 --> 01:08:33.235

of the monument,

1132

01:08:34.214 --> 01:08:37.815

in addition to understanding topographic considerations for their siting.

1133

01:08:38.834 --> 01:08:42.334

However, the aesthetics are considered secondary to

1134

01:08:42.374 --> 01:08:44.934

contextual setting.

1135

01:08:47.394 --> 01:08:51.084

In part because the question always arises

1136

01:08:51.574 --> 01:08:55.494

with these of whether it's actually the heritage interest of the asset

1137

01:08:55.514 --> 01:08:57.775

that's being experienced,

1138

01:08:59.195 --> 01:09:02.874

or if it's the landscape itself that's being appreciated,

1139

01:09:03.534 --> 01:09:05.674

albeit from a historic vantage point.

1140

01:09:07.114 --> 01:09:10.233

And Historic England setting guidance itself

1141

01:09:10.315 --> 01:09:14.094

expresses caution when ascribing to significance to views,

1142

01:09:14.594 --> 01:09:18.474

stating that, "Views can of course, be

1143

01:09:18.574 --> 01:09:22.334

valued for reasons other than their contribution to heritage significance.

1144

01:09:22.714 --> 01:09:26.655

They may, for example, be related to the appreciation of the wider

1145

01:09:26.735 --> 01:09:29.674

landscape where there may be little or no

1146

01:09:29.735 --> 01:09:32.213

association with the heritage assets."

1147

01:09:37.034 --> 01:09:40.714

And so in both ES Chapter 8,

1148

01:09:41.674 --> 01:09:45.523

APP057, and appendix 8.2,

1149

01:09:45.554 --> 01:09:46.844

APP152,

1150

01:09:48.094 --> 01:09:52.014

are clear that the topographic location of the castle and priory in relation

1151

01:09:52.054 --> 01:09:55.554

to the river valley, which includes elements to the east and west,

1152

01:09:55.894 --> 01:09:59.594

along with elements to the south, contribute to the significance of the

1153

01:09:59.654 --> 01:10:00.194  
monuments.

1154  
01:10:01.094 --> 01:10:04.854  
However, the parts of the order limits that are visible from the  
monuments

1155  
01:10:05.434 --> 01:10:09.374  
do not contain any contextual elements that are considered key

1156  
01:10:09.434 --> 01:10:11.554  
to the understanding and appreciation.

1157  
01:10:12.494 --> 01:10:15.854  
I.e., they don't contain any contemporary monuments.

1158  
01:10:16.394 --> 01:10:19.724  
They sit behind the major approaches to Castle Acre,

1159  
01:10:20.374 --> 01:10:24.124  
and they do not facilitate any meaningful views of the monuments.

1160  
01:10:26.114 --> 01:10:30.054  
And in terms of any aesthetic contribution, the visible parts

1161  
01:10:30.094 --> 01:10:33.754  
of the order limits only form a small part of much

1162  
01:10:33.834 --> 01:10:37.634  
wider vista and are located at the extremity of such

1163  
01:10:37.674 --> 01:10:41.634  
views with expanses of countryside between the order limits and the

1164  
01:10:41.694 --> 01:10:44.314  
monuments. And these are

1165  
01:10:45.234 --> 01:10:47.454  
quite well illustrated in

1166  
01:10:48.954 --> 01:10:50.934

appendix 8.2,

1167

01:10:52.034 --> 01:10:52.614  
figures

1168

01:10:54.474 --> 01:10:57.234  
eight and nine.

1169

01:10:57.314 --> 01:11:00.294  
Sorry, that's APP152.

1170

01:11:02.554 --> 01:11:06.074  
And as such, it's clear that the order limits only

1171

01:11:06.154 --> 01:11:09.874  
form a small part of the

1172

01:11:09.914 --> 01:11:13.754  
views that add to the aesthetic appreciation of the monuments rather  
than

1173

01:11:13.794 --> 01:11:14.494  
contextual.

1174

01:11:17.114 --> 01:11:20.993  
And so when assessing significance of the monument

1175

01:11:21.074 --> 01:11:21.734  
as a whole,

1176

01:11:22.933 --> 01:11:26.214  
it's clear that the bulk of that significance is

1177

01:11:26.254 --> 01:11:30.014  
vested in the physical remains, which retain a very high level of

1178

01:11:30.074 --> 01:11:33.574  
evidential value and archaeological interest, and that the

1179

01:11:33.614 --> 01:11:37.094  
contribution of setting, although still considerable, is

1180  
01:11:37.174 --> 01:11:38.914  
secondary to the physical elements.

1181  
01:11:42.054 --> 01:11:45.714  
And the contribution of setting itself is not uniform, and  
contextual

1182  
01:11:45.814 --> 01:11:49.714  
elements are considered to make a much greater contribution to  
significance

1183  
01:11:49.724 --> 01:11:53.494  
than aesthetic elements. And as such, it's

1184  
01:11:53.534 --> 01:11:57.234  
clear that the order limits are only a relatively minor element

1185  
01:11:57.694 --> 01:12:01.594  
in terms of the contribution to the significance of both Castle Acre

1186  
01:12:01.714 --> 01:12:05.174  
castle and priory when assessed as a

1187  
01:12:05.214 --> 01:12:05.974  
whole.

1188  
01:12:09.654 --> 01:12:13.354  
And coming on to our assessment of significance of

1189  
01:12:13.654 --> 01:12:15.354  
Castle Acre conservation area.

1190  
01:12:19.414 --> 01:12:21.814  
The significance of the conservation area,

1191  
01:12:23.874 --> 01:12:27.034  
the criteria for assessing sensitivity

1192  
01:12:27.234 --> 01:12:30.694  
or value, which roughly equates to

1193

01:12:30.754 --> 01:12:34.284

significance in EIA terminology, is clearly

1194

01:12:34.314 --> 01:12:37.064

defined within ES Chapter

1195

01:12:38.014 --> 01:12:41.334

8, APP057 at table

1196

01:12:41.494 --> 01:12:42.214

8.1.

1197

01:12:44.774 --> 01:12:48.074

And the reasoning for assigning conservation areas,

1198

01:12:49.154 --> 01:12:52.814

including Castle Acre conservation area, as medium value as

1199

01:12:52.854 --> 01:12:54.034

opposed to high value

1200

01:12:54.914 --> 01:12:58.634

is, as previously discussed in relation to setting, when

1201

01:12:58.674 --> 01:13:02.474

assessing significance of heritage assets, it's the significance as a whole

1202

01:13:02.834 --> 01:13:05.234

that's being assessed rather than individual

1203

01:13:05.314 --> 01:13:09.218

elements. So whilst Castleacre Conservation Area

1204

01:13:09.258 --> 01:13:11.958

contains a large number of highly graded assets,

1205

01:13:12.858 --> 01:13:15.438

five at Grade One, one two-star,

1206

01:13:16.918 --> 01:13:20.818

two scheduled monuments, it does not necessarily follow that the whole of the

1207

01:13:20.858 --> 01:13:24.498

conservation area should be ascribed a similarly high level of

1208

01:13:24.538 --> 01:13:25.258

significance,

1209

01:13:26.378 --> 01:13:28.798

as it contains many assets

1210

01:13:30.398 --> 01:13:34.218

of lesser significance and areas or

1211

01:13:34.578 --> 01:13:37.318

buildings of no heritage significance at all.

1212

01:13:40.958 --> 01:13:44.798

And this criteria that was used in

1213

01:13:44.838 --> 01:13:45.498

determining

1214

01:13:46.858 --> 01:13:50.558

sensitivity stroke significance for Castleacre

1215

01:13:50.798 --> 01:13:54.638

Conservation Area is the same as that was presented

1216

01:13:54.918 --> 01:13:57.458

at both the scoping stage and

1217

01:13:58.578 --> 01:14:01.998

peer stage, which was agreed by all relevant

1218

01:14:02.058 --> 01:14:04.998

parties. At that stage, Historic England

1219

01:14:06.478 --> 01:14:07.558  
agreed with the

1220  
01:14:09.218 --> 01:14:11.498  
medium value that was ascribed.

1221  
01:14:17.378 --> 01:14:20.798  
And it also noted that

1222  
01:14:21.738 --> 01:14:25.678  
paragraph 5.9.31 of MPSEN1

1223  
01:14:26.978 --> 01:14:30.738  
discusses assets of the highest significance,

1224  
01:14:31.398 --> 01:14:35.118  
which are stated as including scheduled monuments, protected

1225  
01:14:35.158 --> 01:14:39.058  
wreck sites, registered battlefields, Grade One and Two star listed  
buildings,

1226  
01:14:39.158 --> 01:14:42.838  
Grade One and Two star registered parks and gardens, and World

1227  
01:14:42.898 --> 01:14:46.338  
Heritage sites. And conservation areas are not

1228  
01:14:46.378 --> 01:14:48.198  
included in that list of

1229  
01:14:49.338 --> 01:14:51.418  
assets of the highest significance.

1230  
01:14:57.598 --> 01:15:00.538  
And then, sorry, lost my place a bit.

1231  
01:15:01.618 --> 01:15:02.658  
So when we come on to

1232  
01:15:04.118 --> 01:15:04.998

assessing the

1233

01:15:06.338 --> 01:15:09.918

contribution of setting to the significance of the conservation area,

1234

01:15:12.478 --> 01:15:15.798

again, it doesn't follow that the contribution of

1235

01:15:16.078 --> 01:15:16.918

significance

1236

01:15:18.738 --> 01:15:22.138

of individual heritage assets within the conservation area

1237

01:15:22.218 --> 01:15:24.358

extends to the whole conservation area.

1238

01:15:25.308 --> 01:15:28.778

And it's for those reasons that chapter eight,

1239

01:15:29.218 --> 01:15:33.178

APP057 at paragraph 8.8.65

1240

01:15:33.698 --> 01:15:37.368

differentiates between views from individual assets and their

1241

01:15:37.458 --> 01:15:39.518

contribution to the conservation area.

1242

01:15:44.338 --> 01:15:44.558

Yeah.

1243

01:15:46.718 --> 01:15:50.498

And again, in views from the order limits, the conservation

1244

01:15:50.598 --> 01:15:50.958

area

1245

01:15:51.878 --> 01:15:55.558

contextual elements are lacking, and in aesthetic

1246

01:15:55.618 --> 01:15:59.418

terms, they form a small aspect at the periphery of

1247

01:15:59.518 --> 01:16:03.398

views that are not key to the significance of the conservation area.

1248

01:16:10.138 --> 01:16:10.278

Sorry,

1249

01:16:11.698 --> 01:16:13.298

oh, no, not quite the final part.

1250

01:16:14.898 --> 01:16:16.238

The question on impact.

1251

01:16:16.878 --> 01:16:19.648

Do you want me to repeat the question? The final part.

1252

01:16:19.878 --> 01:16:21.318

It's impact and it-

1253

01:16:21.998 --> 01:16:23.088

Explain the assessment-

1254

01:16:23.088 --> 01:16:23.418

Explicit

1255

01:16:23.438 --> 01:16:27.338

... at the level of harm in relation to Castleacre Castle and Castleacre

1256

01:16:27.418 --> 01:16:27.858

Priory.

1257

01:16:28.318 --> 01:16:28.538

Yeah.

1258

01:16:32.018 --> 01:16:33.958

So how we arrive at those is,

1259

01:16:34.878 --> 01:16:36.058

as we've been saying, it's

1260

01:16:36.998 --> 01:16:39.818

assessing the significance of the asset as a whole.

1261

01:16:41.598 --> 01:16:43.138

Say if we take the castle,

1262

01:16:44.338 --> 01:16:45.358

as we've said, the vast

1263

01:16:46.478 --> 01:16:49.898

majority of that significance is contained

1264

01:16:49.998 --> 01:16:52.418

in its physical form.

1265

01:16:53.978 --> 01:16:57.558

Setting is only a fraction of that

1266

01:16:57.678 --> 01:16:58.898

overall significance.

1267

01:17:00.998 --> 01:17:03.158

The contribution of

1268

01:17:04.618 --> 01:17:05.618

the order limits

1269

01:17:07.238 --> 01:17:07.538

to

1270

01:17:08.638 --> 01:17:12.558

setting that then contributes to significance is again, only a very

1271

01:17:12.618 --> 01:17:16.478

small part of that, and even smaller part of the small part,

1272

01:17:16.578 --> 01:17:17.018

if you will.

1273

01:17:18.978 --> 01:17:21.598

And the changes brought about by the scheme,

1274

01:17:22.707 --> 01:17:23.118

again,

1275

01:17:24.898 --> 01:17:28.197

relatively minor in terms

1276

01:17:28.938 --> 01:17:30.098

of the overall setting,

1277

01:17:32.818 --> 01:17:34.868

which is how we arrive at the

1278

01:17:36.518 --> 01:17:39.538

low level of impact.

1279

01:17:44.338 --> 01:17:46.238

Sorry, I've lost myself

1280

01:17:47.358 --> 01:17:48.178

a little there.

1281

01:18:00.458 --> 01:18:03.678

Yeah. Again, so it's bringing it down to

1282

01:18:04.098 --> 01:18:07.818

exactly what is impacted and how much of the overall

1283

01:18:07.858 --> 01:18:09.578

significance that is. And

1284

01:18:10.978 --> 01:18:14.358

in our conclusions, it is a very small

1285

01:18:14.398 --> 01:18:17.538

part that has an impact, and so that can

1286  
01:18:17.638 --> 01:18:19.358  
only end up with

1287  
01:18:20.678 --> 01:18:21.198  
a low

1288  
01:18:22.178 --> 01:18:26.018  
or even negligible impact overall.

1289  
01:18:28.258 --> 01:18:30.178  
Are there any further references to

1290  
01:18:30.998 --> 01:18:32.578  
application documents

1291  
01:18:33.498 --> 01:18:34.558  
you could provide

1292  
01:18:35.478 --> 01:18:35.938  
on that?

1293  
01:18:36.098 --> 01:18:36.538  
Sorry.

1294  
01:18:40.658 --> 01:18:40.738  
The

1295  
01:18:41.658 --> 01:18:44.438  
impact identified is articulated

1296  
01:18:44.758 --> 01:18:45.818  
in

1297  
01:18:46.878 --> 01:18:50.358  
chapter eight, APP057

1298  
01:18:51.038 --> 01:18:53.798  
in paragraphs 8.8.33 to

1299  
01:18:53.978 --> 01:18:57.678

8.8.37 in relation to the castle,

1300

01:18:58.238 --> 01:19:01.678  
and paragraphs 8.8.39 to

1301

01:19:01.918 --> 01:19:04.478  
8.8.42 in relation to the priory.

1302

01:19:09.002 --> 01:19:09.882  
Okay, thank you. And

1303

01:19:11.302 --> 01:19:13.162  
is that the end of your answer?

1304

01:19:15.722 --> 01:19:17.562  
I think so, yes. Oh, sorry.

1305

01:19:18.822 --> 01:19:22.282  
I've rambled on a bit. One small bit, there was the bit about

1306

01:19:22.362 --> 01:19:23.622  
explicitness-

1307

01:19:23.862 --> 01:19:24.042  
Mm-hmm

1308

01:19:24.262 --> 01:19:25.041  
... that you mentioned.

1309

01:19:27.442 --> 01:19:31.362  
In a discussion I had with Historic England, subject to

1310

01:19:31.422 --> 01:19:31.542  
that,

1311

01:19:33.942 --> 01:19:37.822  
what they were saying was it was in terms of whether it's  
substantial or less than

1312

01:19:37.902 --> 01:19:41.661  
substantial harm, which is outlined

1313

01:19:42.542 --> 01:19:42.982  
at,

1314

01:19:44.162 --> 01:19:44.482  
in,

1315

01:19:46.242 --> 01:19:46.462  
sorry,

1316

01:19:47.822 --> 01:19:49.022  
table...

1317

01:19:51.082 --> 01:19:54.502  
Sorry, it's in the methodology section of

1318

01:19:54.602 --> 01:19:56.722  
ES APP

1319

01:19:56.822 --> 01:19:59.102  
057.

1320

01:20:06.822 --> 01:20:10.152  
In table 8.2,

1321

01:20:11.612 --> 01:20:12.722  
which identifies

1322

01:20:13.542 --> 01:20:14.742  
where high level

1323

01:20:15.702 --> 01:20:19.522  
impacts are considered substantial harm, and anything moderate or

1324

01:20:19.582 --> 01:20:21.612  
below is considered less than substantial.

1325

01:20:28.982 --> 01:20:29.322  
Thank you.

1326

01:20:33.662 --> 01:20:33.982  
Any

1327  
01:20:35.482 --> 01:20:38.362  
comments in the room, starting with Ms. Fowkes.

1328  
01:20:40.522 --> 01:20:43.642  
Lynette Fowkes, Principal Conservation Officer for the West Norfolk  
Borough

1329  
01:20:43.722 --> 01:20:44.182  
Council.

1330  
01:20:45.182 --> 01:20:46.302  
A number of things, please.

1331  
01:20:47.982 --> 01:20:51.682  
I think it comes down to the fundamentals of understanding what  
these

1332  
01:20:51.742 --> 01:20:55.322  
buildings are and why they're placed where they are in the

1333  
01:20:55.362 --> 01:20:55.962  
landscape.

1334  
01:20:57.162 --> 01:20:58.322  
The applicant has

1335  
01:20:59.202 --> 01:21:02.842  
done a reasonable job of assessing the

1336  
01:21:02.902 --> 01:21:04.542  
significance of them, certainly the history,

1337  
01:21:05.542 --> 01:21:09.042  
as does the Borough Council's conservation area for Castle

1338  
01:21:09.102 --> 01:21:09.542  
Acre.

1339

01:21:11.222 --> 01:21:12.102  
It's a castle.

1340  
01:21:13.202 --> 01:21:16.262  
It was built there to dominate the surrounding landscape.

1341  
01:21:16.322 --> 01:21:19.941  
Regardless of whether you consider castles as a fortified house or a

1342  
01:21:20.002 --> 01:21:22.742  
defensive structure, they're built to dominate a landscape.

1343  
01:21:23.722 --> 01:21:26.802  
The Castle Acre castle does that particularly well.

1344  
01:21:27.062 --> 01:21:30.662  
It is situated on a valley side, which is quite rare

1345  
01:21:30.742 --> 01:21:33.422  
for Norfolk. It's on a valley side.

1346  
01:21:33.622 --> 01:21:37.222  
It is visible from some distance away.

1347  
01:21:37.231 --> 01:21:40.522  
It's visible from the 1065, as is its

1348  
01:21:40.562 --> 01:21:44.262  
relationship with its church and its priory.

1349  
01:21:44.891 --> 01:21:48.142  
They are all visible from a particular point on the 1065.

1350  
01:21:49.502 --> 01:21:53.242  
I think really that the castle itself is a scheduled monument and a  
Grade

1351  
01:21:53.402 --> 01:21:57.312  
I listed building, so it is an asset of the highest significance,  
which you've

1352

01:21:57.362 --> 01:21:58.152  
identified.

1353

01:21:59.282 --> 01:22:03.162  
However, a castle, because of its purpose in

1354

01:22:03.182 --> 01:22:06.462  
dominating the landscape, is made to be visible

1355

01:22:06.982 --> 01:22:10.702  
from and have a long-ranging view from a wide

1356

01:22:10.742 --> 01:22:14.662  
distance. Therefore, its view back from

1357

01:22:14.702 --> 01:22:18.422  
its landscape back towards it is just as key as its view

1358

01:22:18.502 --> 01:22:19.402  
out from it.

1359

01:22:20.442 --> 01:22:24.422  
And I think it's visible from a number of public rights of way  
across the Drovers

1360

01:22:24.502 --> 01:22:28.482  
landscape, and it's also visible, as I've already said, from  
roadways and

1361

01:22:28.502 --> 01:22:31.902  
the 1065, which we've picked up in the landscape visual assessment,

1362

01:22:33.022 --> 01:22:34.442  
just linking those two back together.

1363

01:22:34.722 --> 01:22:38.322  
It is always hard just to say to link up a heritage statement and a  
landscape

1364

01:22:38.382 --> 01:22:42.152  
visual assessment. They ought to be more linked, but of course,  
they're

1365

01:22:42.152 --> 01:22:46.011

not. So there is some crossovers between the two, which we've

1366

01:22:46.062 --> 01:22:49.582

linked up with Mr. Wheeler and the applicant team to try and

1367

01:22:49.602 --> 01:22:50.122

address.

1368

01:22:51.242 --> 01:22:55.142

But the castle is supposed to be visible in a landscape and supposed

1369

01:22:55.182 --> 01:22:59.062

to have views in and out of it, and therefore, its dominance in the

1370

01:22:59.102 --> 01:23:02.602

landscape and the views that it possesses is very key.

1371

01:23:02.662 --> 01:23:06.542

And therefore, I would argue the setting of it is therefore  
intrinsic

1372

01:23:06.582 --> 01:23:10.382

to its significance, because it's put there for that

1373

01:23:10.502 --> 01:23:11.722

particular reason.

1374

01:23:12.822 --> 01:23:16.762

In terms of the conservation area, it is a collection of very good

1375

01:23:17.362 --> 01:23:21.142

buildings. It is a collection of highly graded assets and a  
collection

1376

01:23:21.962 --> 01:23:25.662

of listed buildings and non-designated heritage assets which are

1377

01:23:25.702 --> 01:23:28.322

identified in the conservation area appraisal.

1378

01:23:29.822 --> 01:23:33.752

It is, as I've said, visible from the 1065 as

1379

01:23:33.962 --> 01:23:37.742

a grouping of buildings, and yes, it is

1380

01:23:37.982 --> 01:23:41.532

built to be viewed from those distances away.

1381

01:23:41.622 --> 01:23:44.862

You can see the pantiled roofs on the way down, for example.

1382

01:23:45.942 --> 01:23:49.762

So again, it is made to be viewed, and you will get

1383

01:23:49.802 --> 01:23:53.632

views of it from the 1065, which you have solar

1384

01:23:53.702 --> 01:23:57.371

panels and fencing and the paraphernalia off to your left-hand side, and you will

1385

01:23:57.422 --> 01:24:01.322

see them together. And therefore, that's why we've requested the

1386

01:24:01.362 --> 01:24:04.602

view from the 1065, and that's why it has been provided.

1387

01:24:05.782 --> 01:24:09.242

So I would argue that, yes, I agree with your assessment, less than substantial

1388

01:24:09.302 --> 01:24:09.562

harm

1389

01:24:10.682 --> 01:24:13.582

could be caused through this. But I do not agree that it is low

1390

01:24:14.322 --> 01:24:17.742

in magnitude. I believe that it should be classed as

1391  
01:24:18.202 --> 01:24:21.822  
moderate at the very least because of the

1392  
01:24:21.882 --> 01:24:25.642  
intrinsic significance of the setting of this building. It's not  
just aesthetic.

1393  
01:24:26.322 --> 01:24:28.862  
It is built there and put there for a reason.

1394  
01:24:29.622 --> 01:24:32.722  
So I would argue less than substantial, moderate, and I agree with  
Historic

1395  
01:24:32.762 --> 01:24:35.582  
England's concerns in this regard. Thank you for now.

1396  
01:24:44.062 --> 01:24:45.302  
Mr...

1397  
01:24:47.482 --> 01:24:48.932  
I don't want to mispronounce your surname.

1398  
01:24:48.942 --> 01:24:49.402  
Guys.

1399  
01:24:49.702 --> 01:24:50.942  
Guys. Okay.

1400  
01:24:51.202 --> 01:24:52.382  
It's all right. I'm quite used to it.

1401  
01:24:55.522 --> 01:24:58.632  
Yeah. I most certainly wouldn't agree with

1402  
01:24:59.282 --> 01:25:03.222  
moderate being the level. In terms of what you

1403  
01:25:03.262 --> 01:25:06.242  
was talking about with the

1404  
01:25:07.062 --> 01:25:07.802  
strategic

1405  
01:25:08.822 --> 01:25:10.322  
level of the site and

1406  
01:25:11.382 --> 01:25:13.922  
being able to appreciate that in the

1407  
01:25:13.962 --> 01:25:17.830  
landscape You can still appreciate its

1408  
01:25:17.850 --> 01:25:19.350  
strategic position

1409  
01:25:20.290 --> 01:25:24.070  
with solar panels in that field or without solar panels in that

1410  
01:25:24.130 --> 01:25:24.450  
field.

1411  
01:25:26.010 --> 01:25:29.310  
So what you are talking about there is

1412  
01:25:29.320 --> 01:25:31.870  
strategic and aesthetic.

1413  
01:25:33.430 --> 01:25:36.990  
You're talking about views from the 1065,

1414  
01:25:38.250 --> 01:25:38.550  
which

1415  
01:25:40.150 --> 01:25:42.510  
come on when you're getting almost towards the end

1416  
01:25:48.190 --> 01:25:51.930  
of where the panels will be within the

1417

01:25:52.030 --> 01:25:52.510  
site.

1418  
01:25:55.030 --> 01:25:55.870  
And the castle,

1419  
01:25:57.190 --> 01:26:01.070  
in its current form, is often quite hard to pick out in those

1420  
01:26:01.130 --> 01:26:04.570  
views, especially in the summer when the trees are in leaf

1421  
01:26:04.610 --> 01:26:08.590  
and it's often when you get a bit of sunlight

1422  
01:26:08.600 --> 01:26:12.580  
actually hitting some of the walls that you can see it, rather than

1423  
01:26:12.930 --> 01:26:16.800  
a lot of the other time where it's not that highly visible from

1424  
01:26:16.830 --> 01:26:20.390  
that kind of distance, although it would have been when it was first

1425  
01:26:20.450 --> 01:26:20.930  
created.

1426  
01:26:22.490 --> 01:26:24.650  
But being able to appreciate the topography

1427  
01:26:25.930 --> 01:26:29.450  
and its landscape setting and the reasoning

1428  
01:26:30.070 --> 01:26:33.230  
for it being there is not affected by

1429  
01:26:33.270 --> 01:26:35.850  
having solar panels to your side.

1430  
01:26:36.890 --> 01:26:37.330  
So

1431

01:26:39.630 --> 01:26:40.270

I don't

1432

01:26:41.350 --> 01:26:45.270

agree that it could be a moderate level of harm for those reasons.

1433

01:26:50.990 --> 01:26:54.710

Thank you, sir. I should have clarified then, I suppose,

1434

01:26:54.830 --> 01:26:58.750

that the change in character of that landscape from one of

1435

01:26:58.770 --> 01:27:00.690

agricultural/open,

1436

01:27:01.910 --> 01:27:02.910

whatever use,

1437

01:27:04.090 --> 01:27:07.610

to a semi-industrialized use of panels, would be

1438

01:27:07.670 --> 01:27:11.100

harmful to the appreciation of that command over an agricultural

1439

01:27:11.130 --> 01:27:13.330

landscape as a whole.

1440

01:27:14.450 --> 01:27:18.210

No, you're right. You don't see it right from the very south of the

1441

01:27:18.230 --> 01:27:21.650

1065, but as you come up and over the ridge of the

1442

01:27:21.710 --> 01:27:25.269

1065 where you'll see the solar panels to the left-hand side, you do get an

1443

01:27:25.330 --> 01:27:27.590

appreciation of Castle Acre as a village.

1444  
01:27:28.330 --> 01:27:30.050  
And therefore, the conservation area

1445  
01:27:31.330 --> 01:27:35.040  
impact is high from-- Moderate, sorry, I beg your

1446  
01:27:35.070 --> 01:27:36.309  
pardon, from that point.

1447  
01:27:37.570 --> 01:27:40.950  
But the change of character of that landscape,

1448  
01:27:41.870 --> 01:27:45.410  
yeah, it does have an impact on it. It was built to

1449  
01:27:45.770 --> 01:27:47.809  
command over an agricultural landscape.

1450  
01:27:49.930 --> 01:27:53.790  
Even if you consider the landscape as a 19th, 18th century addition,  
it was

1451  
01:27:53.870 --> 01:27:55.589  
still agricultural before that.

1452  
01:27:56.470 --> 01:27:58.050  
And it would've been used

1453  
01:27:59.130 --> 01:28:03.090  
for people to grow crops and for people to experience views of the  
village over it,

1454  
01:28:03.450 --> 01:28:07.030  
and it would've commanded that view. So I believe it's moderate.

1455  
01:28:09.610 --> 01:28:12.260  
Paul Guyers for the applicant. It is still

1456  
01:28:13.390 --> 01:28:14.410  
right at the edge

1457

01:28:15.210 --> 01:28:15.490

of

1458

01:28:16.910 --> 01:28:20.310

where you get those views. It's a considerable distance.

1459

01:28:21.310 --> 01:28:24.130

Where it first comes in, you're

1460

01:28:25.170 --> 01:28:25.970

at least two

1461

01:28:27.030 --> 01:28:29.430

and a half to three kilometers away from it.

1462

01:28:29.960 --> 01:28:33.710

The amount of detail you appreciate, you can see there is a settlement

1463

01:28:33.790 --> 01:28:35.190

there with a church

1464

01:28:36.050 --> 01:28:37.010

and the castle,

1465

01:28:38.230 --> 01:28:40.870

but you can't get any of the fine-grained

1466

01:28:42.010 --> 01:28:45.910

detail and understanding that you get as you get much closer to

1467

01:28:45.970 --> 01:28:49.570

it. And you pass through one bit of landscape up on the plateau,

1468

01:28:50.990 --> 01:28:54.350

and it's when you start dipping down to the valley

1469

01:28:54.450 --> 01:28:57.650

side that it comes in to clearer focus.

1470

01:28:57.730 --> 01:29:01.190  
It can be better appreciated as the individual

1471  
01:29:01.270 --> 01:29:05.050  
elements within the village. And that is once you're off the

1472  
01:29:05.070 --> 01:29:08.930  
plateau. You are off where the panels are

1473  
01:29:08.970 --> 01:29:12.930  
going to be sited. And you

1474  
01:29:12.950 --> 01:29:16.200  
are passing from one bit of landscape to another bit of landscape,

1475  
01:29:16.830 --> 01:29:17.250  
and

1476  
01:29:18.270 --> 01:29:18.630  
I don't

1477  
01:29:19.750 --> 01:29:22.030  
agree that at that distance,

1478  
01:29:23.250 --> 01:29:27.070  
any change in an agricultural landscape could have

1479  
01:29:27.370 --> 01:29:31.250  
that level of impact. When you are looking at the

1480  
01:29:31.290 --> 01:29:34.689  
impact on the significance of the asset as a whole,

1481  
01:29:35.430 --> 01:29:39.250  
not just on its setting, as a whole, a moderate

1482  
01:29:39.350 --> 01:29:40.450  
level of impact

1483  
01:29:42.630 --> 01:29:44.110  
is high,

1484

01:29:45.130 --> 01:29:45.470  
and

1485

01:29:46.570 --> 01:29:48.170  
that is not what you are getting from

1486

01:29:49.110 --> 01:29:50.030  
the loss of

1487

01:29:50.870 --> 01:29:51.530  
a part

1488

01:29:53.010 --> 01:29:56.950  
of agricultural setting in one particular

1489

01:29:57.010 --> 01:29:58.970  
view of the setting of the monument.

1490

01:29:59.030 --> 01:30:00.590  
It just doesn't add up

1491

01:30:01.510 --> 01:30:02.910  
as that level of impact.

1492

01:30:07.030 --> 01:30:08.670  
Thank you. Lynette Forbes for the borough.

1493

01:30:08.830 --> 01:30:11.530  
I think we may need to agree to disagree on this.

1494

01:30:11.590 --> 01:30:15.270  
I don't think we're going to reach a consensus today, so we'll pick  
that up in the

1495

01:30:15.310 --> 01:30:17.550  
statement of common ground when we do it.

1496

01:30:18.090 --> 01:30:22.030  
Okay. Thank you. There were a few hands going up, so if you could  
all raise your

1497

01:30:22.070 --> 01:30:24.310

hands that want to speak, and I'll come to you.

1498

01:30:25.770 --> 01:30:29.570

Could you all put your hands up that want to speak, and then I'll--  
So we'll work

1499

01:30:29.630 --> 01:30:31.010

from Anne Mason

1500

01:30:32.250 --> 01:30:33.410

towards the back of the room, then.

1501

01:30:35.850 --> 01:30:39.730

Thank you very much, sir. Anne Mason, Castle Acre Parish Council.

1502

01:30:40.550 --> 01:30:44.220

But I also work as a heritage consultant, and I've

1503

01:30:44.230 --> 01:30:48.030

developed and delivered over 26 heritage projects across East

1504

01:30:48.110 --> 01:30:51.960

Anglia, and I have a particular interest in landscape history,

1505

01:30:52.430 --> 01:30:56.390

hence what I'm going to say is quite detailed about Castle

1506

01:30:56.430 --> 01:31:00.370

Acre. I'd like to remind everyone, first of all, that the word

1507

01:31:00.450 --> 01:31:04.170

acre is Old English for a plot of

1508

01:31:04.230 --> 01:31:08.030

arable land, and that the Domesday Book records

1509

01:31:08.070 --> 01:31:08.370

both

1510

01:31:09.210 --> 01:31:12.990

Acre and South Acre as parishes with

1511

01:31:13.030 --> 01:31:16.170

productive agricultural resources in

1512

01:31:16.230 --> 01:31:21.122

1086.At

1513

01:31:21.302 --> 01:31:25.162

risk if the Drove solar farm goes ahead is the

1514

01:31:25.202 --> 01:31:27.082

rural settlement pattern,

1515

01:31:27.922 --> 01:31:31.842

the narrow rural road network, much of

1516

01:31:31.882 --> 01:31:34.942

which is based on Roman and medieval

1517

01:31:35.082 --> 01:31:36.902

trackways and hollow ways,

1518

01:31:37.842 --> 01:31:39.722

bounded by banks and ditches.

1519

01:31:40.982 --> 01:31:44.442

The remnant medieval field boundaries and livestock

1520

01:31:44.542 --> 01:31:48.482

droveways and the agricultural revolution improvements

1521

01:31:48.662 --> 01:31:51.802

of the rectangular fields and the marl pits.

1522

01:31:53.491 --> 01:31:57.382

The whole area of the Nar Valley has been called Norfolk's Holy

1523

01:31:57.462 --> 01:32:01.262

Land due to the high concentration of medieval religious

1524

01:32:01.272 --> 01:32:04.742  
sites, six in total, with Castle

1525

01:32:04.882 --> 01:32:08.762  
Acre and West Acre Priors as the most extensive.

1526

01:32:09.622 --> 01:32:11.122  
As has been mentioned, of course,

1527

01:32:12.042 --> 01:32:16.022  
most impressive are the ruins of the 11th and 12th century

1528

01:32:16.102 --> 01:32:19.882  
Norman castle at Castle Acre, with its extensive

1529

01:32:19.892 --> 01:32:22.062  
earthworks and surviving masonry.

1530

01:32:23.022 --> 01:32:26.922  
But there are also the grade one listed churches of

1531

01:32:26.962 --> 01:32:30.722  
St. James of Castle Acre and St. George's at South

1532

01:32:30.782 --> 01:32:34.502  
Acre, and these are dominant features in the landscape.

1533

01:32:35.282 --> 01:32:38.602  
All these settings will be adversely impacted

1534

01:32:39.062 --> 01:32:42.722  
by the industrialization of their surrounding

1535

01:32:42.762 --> 01:32:44.542  
encompassing landscapes.

1536

01:32:46.082 --> 01:32:47.692  
I'd particularly like to mention,

1537

01:32:48.502 --> 01:32:52.402

directly affected by the solar farm will be the

1538

01:32:52.462 --> 01:32:55.982

Roman road known as the Fen Causeway Fincham Drove,

1539

01:32:56.462 --> 01:32:58.202

which links to the Peddars Way

1540

01:32:59.002 --> 01:33:02.562

and comes across to Bartholomew Hills, which is a

1541

01:33:02.622 --> 01:33:04.761

potential site for the substation.

1542

01:33:05.622 --> 01:33:09.142

But also of particular concern is the

1543

01:33:09.162 --> 01:33:12.902

Norman-designed landscape. This is mentioned

1544

01:33:13.022 --> 01:33:14.682

in Rob Liddiard's book, "The

1545

01:33:14.782 --> 01:33:18.282

Landscape of Lordship,"

1546

01:33:18.922 --> 01:33:22.742

and he makes the case for the Normans

1547

01:33:23.002 --> 01:33:26.962

actually abandoning the original route of the Peddars

1548

01:33:27.062 --> 01:33:30.862

Way, as shown as a direct north-south route

1549

01:33:31.302 --> 01:33:34.122

visible on LIDAR and aerial photography.

1550

01:33:34.942 --> 01:33:38.882

And the Normans created a new southern approach

1551

01:33:38.922 --> 01:33:41.902  
to Castle Acre along the ridge from

1552

01:33:42.002 --> 01:33:45.702  
Palgrave to South Acre, across

1553

01:33:45.782 --> 01:33:49.282  
South Acre Ford, and then into the village.

1554

01:33:49.312 --> 01:33:52.892  
And this Norman route will be directly

1555

01:33:52.962 --> 01:33:56.902  
within the solar farm. The reason for

1556

01:33:56.922 --> 01:34:00.082  
creating this route was to display their

1557

01:34:00.202 --> 01:34:03.502  
high-status settlement of Castle Acre

1558

01:34:04.162 --> 01:34:08.022  
with its castle, its church, and its priory.

1559

01:34:08.932 --> 01:34:12.362  
And every person who walks that, which is now

1560

01:34:12.402 --> 01:34:15.902  
designated as the Peddars Way, every person who walks

1561

01:34:15.962 --> 01:34:19.902  
that is looking at those three sites that the

1562

01:34:19.982 --> 01:34:23.642  
Normans would have looked at, that Henry III and

1563

01:34:23.822 --> 01:34:27.422  
Edward I saw as they visited Castle

1564

01:34:27.442 --> 01:34:29.062

Acre many times.

1565

01:34:31.522 --> 01:34:35.342

So I would like to present that the settings

1566

01:34:35.502 --> 01:34:39.302

of the castle and the priory are not small parts of their

1567

01:34:39.312 --> 01:34:42.142

heritage significance. They are the

1568

01:34:42.222 --> 01:34:46.182

context in which these sites were established in the

1569

01:34:46.222 --> 01:34:46.902

first place.

1570

01:34:48.162 --> 01:34:51.922

I would therefore like to ask you, sir, as the examiner, to

1571

01:34:52.002 --> 01:34:54.962

take into consideration the long-term

1572

01:34:55.062 --> 01:34:58.542

harm to this historic environment, which

1573

01:34:58.582 --> 01:35:02.422

contains within it over 4,000 years of landscape,

1574

01:35:02.482 --> 01:35:06.382

history, and heritage, and it will never be replaced.

1575

01:35:07.122 --> 01:35:07.522

Thank you.

1576

01:35:13.302 --> 01:35:15.602

Thank you.

1577

01:35:16.802 --> 01:35:17.522

If we

1578

01:35:18.702 --> 01:35:20.882

could refrain from clapping, please. Thank you.

1579

01:35:22.062 --> 01:35:23.742

Could the applicant respond? Thank you.

1580

01:35:25.622 --> 01:35:26.942

Paul Guyos for the applicant.

1581

01:35:28.482 --> 01:35:31.942

I'd primarily just like to say that we're confident

1582

01:35:32.062 --> 01:35:35.062

in the robustness of our assessment.

1583

01:35:36.902 --> 01:35:37.122

But

1584

01:35:38.022 --> 01:35:39.342

I would also like to say that the

1585

01:35:40.422 --> 01:35:43.622

settlement pattern, the field pattern, the road systems,

1586

01:35:45.262 --> 01:35:48.942

none of that are at risk from the scheme.

1587

01:35:48.962 --> 01:35:49.802

They all

1588

01:35:50.982 --> 01:35:54.682

remain and are being preserved as part of the scheme.

1589

01:35:55.262 --> 01:35:59.122

You just end up with a different ground cover for the most part,  
apart

1590

01:35:59.162 --> 01:36:00.192

from where we have the-

1591

01:36:02.722 --> 01:36:06.062

Are they not at risk from construction lorries going along them, for instance?

1592

01:36:07.202 --> 01:36:09.442

Okay, if you could direct your questions to me-

1593

01:36:09.842 --> 01:36:10.022

Sorry

1594

01:36:10.142 --> 01:36:11.252

... that's the protocol.

1595

01:36:11.682 --> 01:36:15.182

Is there not a risk that the narrow road network will be

1596

01:36:15.242 --> 01:36:17.982

impacted by the construction lorries

1597

01:36:19.422 --> 01:36:20.822

having to access the site?

1598

01:36:21.602 --> 01:36:21.882

Can you-

1599

01:36:22.002 --> 01:36:23.482

That's Paul Guyos for the applicant.

1600

01:36:25.222 --> 01:36:27.362

That is covered in

1601

01:36:29.082 --> 01:36:30.282

our chapter eight,

1602

01:36:31.982 --> 01:36:35.782

APP057, and is also

1603

01:36:35.842 --> 01:36:37.242

covered in the

1604  
01:36:38.462 --> 01:36:42.082  
transport chapter, which is...

1605  
01:36:42.142 --> 01:36:43.882  
Apologies, I'll just get the reference.

1606  
01:36:50.122 --> 01:36:53.982  
APP058, and we have identified no

1607  
01:36:54.462 --> 01:36:55.822  
risks to the roads

1608  
01:36:57.142 --> 01:36:58.342  
from construction traffic.

1609  
01:37:02.382 --> 01:37:03.602  
Okay, Mr. Hubbard.

1610  
01:37:07.102 --> 01:37:07.642  
Thank you, sir.

1611  
01:37:08.862 --> 01:37:12.312  
Just, I think, an observation more than anything is that I feel very

1612  
01:37:12.442 --> 01:37:16.382  
sadly that the applicant seems to overlook the

1613  
01:37:16.502 --> 01:37:19.712  
huge significance of Castle Acre,

1614  
01:37:20.262 --> 01:37:22.592  
Castle Acre Village, the conservation area,

1615  
01:37:23.642 --> 01:37:27.462  
the castle, the priory, its surrounding environment in

1616  
01:37:27.522 --> 01:37:30.342  
its entirety. This is of huge

1617  
01:37:30.442 --> 01:37:33.822

significance to many, many people, and I'm

1618

01:37:33.862 --> 01:37:37.842

afraid that you do just not recognize that, or they do not

1619

01:37:37.882 --> 01:37:38.802

recognize that, sir.

1620

01:37:39.706 --> 01:37:41.146

Thank you. Mr Treseder.

1621

01:37:41.286 --> 01:37:43.386

Thank you, sir. Alex Treseder on behalf of the applicant.

1622

01:37:43.646 --> 01:37:47.386

I think as we were with West Norfolk Borough Council, we are in a

1623

01:37:47.406 --> 01:37:51.046

position of agreeing to disagree, and I do note the points concerned

1624

01:37:51.386 --> 01:37:52.966

and further discussions we're happy to have.

1625

01:37:53.326 --> 01:37:57.305

It is our position that our assessment is robust and in compliance with

1626

01:37:57.346 --> 01:38:00.866

local and national policy, and that, as we discussed at length this morning, the

1627

01:38:00.886 --> 01:38:04.226

critical and urgent need for the scheme is something to factor in, particularly

1628

01:38:04.266 --> 01:38:07.976

given the less than substantial harm nature of the assets, even if moderate weight

1629

01:38:08.366 --> 01:38:11.426

is given to the receptors that were talked about earlier.

1630

01:38:11.526 --> 01:38:15.286

I appreciate we are in agree to disagree territory, I just wanted to note

1631

01:38:15.326 --> 01:38:16.246

those general points.

1632

01:38:17.146 --> 01:38:18.886

Thank you. Dr Mark Holmes.

1633

01:38:20.146 --> 01:38:23.556

Thank you very much, sir. Dr Mark Holmes, local resident of

1634

01:38:23.606 --> 01:38:24.146

Southacre.

1635

01:38:25.386 --> 01:38:28.726

Just a few points to address to Mr Guys.

1636

01:38:30.026 --> 01:38:32.826

I'm afraid you talked a lot about aesthetics.

1637

01:38:34.486 --> 01:38:38.186

A vast industrial scale solar farm has nothing

1638

01:38:38.206 --> 01:38:40.466

aesthetically pleasing about it. I'm very sorry.

1639

01:38:41.866 --> 01:38:44.746

We have to disagree on that, I'm sure.

1640

01:38:45.826 --> 01:38:47.546

Covering 2,700 acres.

1641

01:38:49.046 --> 01:38:50.966

Again, I come back to my point that I've made before.

1642

01:38:51.106 --> 01:38:54.856

Maybe you should look at wind turbines as one way of reducing the quantity of

1643

01:38:54.926 --> 01:38:58.606

solar panels so that we can still achieve our green targets, but

1644

01:38:59.086 --> 01:39:01.386

not with such a vast quantity of solar panels.

1645

01:39:02.386 --> 01:39:05.946

You quite frequently referred to minor or negligible impact.

1646

01:39:06.386 --> 01:39:10.306

Well, again, we're talking about an industrial scale process here.

1647

01:39:10.346 --> 01:39:13.786

You also mentioned the roads. Our roads are struggling to cope with the minimum

1648

01:39:13.796 --> 01:39:17.516

amount of farm traffic and tourists and local traffic that we have.

1649

01:39:17.526 --> 01:39:21.306

They're going to be destroyed by the vast quantity of

1650

01:39:21.366 --> 01:39:24.526

lorries we've already talked about that will be moving soil.

1651

01:39:26.366 --> 01:39:27.306

So, yeah,

1652

01:39:28.206 --> 01:39:32.126

the list goes on. I appreciate we don't have much time, so I'd just like

1653

01:39:32.166 --> 01:39:35.846

to say that I don't feel you've... And final point, that you can't dissociate

1654

01:39:35.926 --> 01:39:38.286

cultural, landscape, and history views.

1655

01:39:38.656 --> 01:39:42.646

The whole view goes together. And finally, that we live in a... It's

a valley.

1656

01:39:43.646 --> 01:39:44.886

By definition of a valley,

1657

01:39:46.186 --> 01:39:50.176

the assets we have on the north side of the valley, Castle Acre Priory, Castle

1658

01:39:50.206 --> 01:39:53.886

Acre, all the views from the north side of the valley will see what you're planning

1659

01:39:53.926 --> 01:39:55.526

to build on the south side of the valley.

1660

01:39:56.086 --> 01:39:59.766

So again, it seems an inappropriate place for such an industrial scale solar

1661

01:39:59.786 --> 01:40:01.746

farm. Thank you very much.

1662

01:40:02.526 --> 01:40:03.906

Thank you. Mr Treseder.

1663

01:40:04.426 --> 01:40:07.046

I'm just going to pass over to Mr Pile, sir, for a response on that.

1664

01:40:08.406 --> 01:40:09.646

Mr Pile on behalf of the applicant.

1665

01:40:09.786 --> 01:40:13.566

I'd just like to state, good design has

1666

01:40:13.586 --> 01:40:17.226

been a really important part of our design process, and

1667

01:40:17.286 --> 01:40:20.946

that's our approach to good design, and the design principles that we have

1668

01:40:21.706 --> 01:40:25.026

considered in the design evolution of the scheme are set out in the

1669

01:40:25.706 --> 01:40:29.246

design approach document, which is AS009.

1670

01:40:29.986 --> 01:40:33.666

One of those design principles is specifically focused on

1671

01:40:34.086 --> 01:40:37.726

or recognizes the importance of the Nar Valley, and its

1672

01:40:37.746 --> 01:40:41.606

setting. And during the consultation phases, the

1673

01:40:41.646 --> 01:40:45.326

design has evolved directly in response

1674

01:40:45.426 --> 01:40:48.026

to the heritage settings along the Nar Valley.

1675

01:40:48.086 --> 01:40:51.626

So we have responded to concerns

1676

01:40:51.866 --> 01:40:52.086

and

1677

01:40:53.006 --> 01:40:55.126

issues raised by local residents.

1678

01:40:55.306 --> 01:40:59.186

And in particular, we have removed solar panels from

1679

01:40:59.306 --> 01:41:02.946

fields 35, the northern part of 33,

1680

01:41:03.166 --> 01:41:07.086

and fields 32, which sit on the valley

1681

01:41:07.146 --> 01:41:10.506

slopes of the Nar Valley and were the ones that were most

1682

01:41:10.546 --> 01:41:12.806

exposed to heritage

1683

01:41:14.046 --> 01:41:15.866

assets along that valley. So we have

1684

01:41:17.606 --> 01:41:19.046

listened and we have responded to

1685

01:41:19.986 --> 01:41:22.446

some of those concerns that have been raised during the process.

1686

01:41:23.186 --> 01:41:27.146

The other point I would just like to raise as well in relation to construction

1687

01:41:27.206 --> 01:41:31.026

traffic. Again, that has been a key consideration of the

1688

01:41:31.106 --> 01:41:34.226

design process and recognizing the

1689

01:41:34.266 --> 01:41:37.926

importance of Fincham Drove, especially.

1690

01:41:38.566 --> 01:41:42.246

And we are committed not to using Fincham

1691

01:41:42.306 --> 01:41:46.046

Drove as a construction traffic route, albeit we do have to cross it

1692

01:41:46.266 --> 01:41:49.986

to enable construction traffic, but we're limiting that to two

1693

01:41:50.066 --> 01:41:53.426

crossing points only. And also all of our internal

1694

01:41:53.546 --> 01:41:57.366

routing for construction traffic will be from the A1065

1695

01:41:58.046 --> 01:42:02.006

through the site to avoid using the local narrow roads for construction

1696

01:42:02.126 --> 01:42:05.266

traffic, again, which limits any

1697

01:42:05.286 --> 01:42:09.246

potential disruption for local users of

1698

01:42:09.306 --> 01:42:13.226

those routes and/or any potential damage to those routes during the construction

1699

01:42:13.426 --> 01:42:17.246

phase. So they are elements that we've embedded within the scheme to

1700

01:42:17.306 --> 01:42:21.206

try and minimize and reduce those potential effects as far as

1701

01:42:21.226 --> 01:42:22.506

possible. Thank you.

1702

01:42:23.406 --> 01:42:26.226

And sir, if I could just finalize our point on that matter.

1703

01:42:26.446 --> 01:42:30.426

I do also note as well that whilst it's not part of the DC0 process,

1704

01:42:30.486 --> 01:42:34.426

the applicant is committed to providing a community benefit fund as

1705

01:42:34.466 --> 01:42:38.366

part of this scheme. And I note the point raised by Dr Holmes about the quality

1706

01:42:38.406 --> 01:42:42.015

of roads. And as part of that community benefit fund process,

1707

01:42:42.606 --> 01:42:45.226

views would be welcomed on what that money could go towards.

1708

01:42:45.246 --> 01:42:48.566

And if roads is one of them, then that's something that could be considered.

1709

01:42:49.746 --> 01:42:51.626

Okay, thank you. James Wild MP.

1710

01:42:53.206 --> 01:42:55.746

Thank you very much. So I won't repeat the points that have been made.

1711

01:42:55.806 --> 01:42:59.746

Simply want to endorse very much what Anne Mason and also

1712

01:43:00.006 --> 01:43:00.546

Ms Fawkes

1713

01:43:01.546 --> 01:43:05.186

set out, that this Castle Acre represents one of the most significant

1714

01:43:05.226 --> 01:43:09.106

heritage concentrations in Norfolk, and clearly the setting is

1715

01:43:09.186 --> 01:43:12.966

intrinsic to that. And to say that it isn't, I don't think passes

1716

01:43:13.046 --> 01:43:16.986

muster. And we'll be going from an agricultural landscape to an

1717

01:43:17.026 --> 01:43:20.626

industrial landscape, and clearly Historic England are not satisfied

1718

01:43:20.686 --> 01:43:22.466

with the points that have been made.

1719

01:43:22.886 --> 01:43:26.506

And then if I could just pick up on a point that's been made a couple of times now,

1720  
01:43:26.926 --> 01:43:29.166  
in the responses from the applicant.

1721  
01:43:29.206 --> 01:43:32.506  
They've referred to planning guidance and talking about the critical and urgent

1722  
01:43:32.586 --> 01:43:33.566  
need for this scheme.

1723  
01:43:34.366 --> 01:43:36.866  
I think it's just worth putting on the record, no

1724  
01:43:37.666 --> 01:43:41.566  
specific scheme is judged critical and urgent under planning

1725  
01:43:41.626 --> 01:43:44.966  
guidance. It is neutral about the scheme. So there may be schemes that are that.

1726  
01:43:45.086 --> 01:43:46.406  
I would argue that this is not one.

1727  
01:43:51.396 --> 01:43:53.136  
Thank you. Mr Tressiden?

1728  
01:43:53.796 --> 01:43:57.516  
Thank you, sir. I won't repeat our points on need that were

1729  
01:43:57.576 --> 01:44:01.436  
summarized at length this morning and in the application documents relevant to

1730  
01:44:01.476 --> 01:44:05.196  
them. I'll just note in relation to Historic England that, as has

1731  
01:44:05.256 --> 01:44:09.216  
been referenced by Mr Gaius, it was understood that the methodology was agreed

1732  
01:44:09.256 --> 01:44:11.796

with Historic England at the peer stage.

1733

01:44:12.256 --> 01:44:15.096

I do note their relevant representations suggest otherwise, and we are in

1734

01:44:15.116 --> 01:44:18.486

discussions with them on reaching agreement on this matter via the statement of

1735

01:44:18.556 --> 01:44:20.376

common ground, and we're confident in doing so.

1736

01:44:32.316 --> 01:44:32.716

Thank you.

1737

01:44:34.436 --> 01:44:35.836

Mr Hubbard?

1738

01:44:38.296 --> 01:44:40.186

Tim Hubbard, Castleacre Parish Council.

1739

01:44:42.536 --> 01:44:46.466

Thank you. I would just like to pick up on the point of the applicant in

1740

01:44:46.576 --> 01:44:48.796

terms of community benefits, sir.

1741

01:44:49.496 --> 01:44:53.216

We, as a parish council, have tried to engage with the applicant a number of times

1742

01:44:54.076 --> 01:44:55.496

in relation to this topic.

1743

01:44:56.416 --> 01:45:00.096

And I indeed have unanswered emails in this respect.

1744

01:45:01.716 --> 01:45:05.516

In terms of community engagement, I realize that there is a long

1745

01:45:05.656 --> 01:45:09.276

timescale before this project might even be

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01:45:09.656 --> 01:45:13.516

or be even breaking ground. So it's perhaps quite a

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01:45:13.536 --> 01:45:15.776

difficult subject to discuss at this stage.

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01:45:16.276 --> 01:45:16.576

But

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01:45:17.536 --> 01:45:21.296

there appears to be no clear pathway in terms of what

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01:45:21.956 --> 01:45:25.316

community benefits there might be if indeed this

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01:45:26.096 --> 01:45:29.856

proposal was approved. And it would be

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01:45:31.196 --> 01:45:34.876

appreciated if there could be some advancement in that

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01:45:34.996 --> 01:45:35.276

area

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01:45:36.736 --> 01:45:39.336

in the foreseeable future. Thank you.

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01:45:41.976 --> 01:45:44.196

Thank you, sir. Alex Tressiden on behalf of the applicant.

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01:45:44.596 --> 01:45:48.416

Apologize to Mr Hubbard if those emails have indeed gone unanswered,  
and

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01:45:48.436 --> 01:45:52.236

rest assured, we are more than happy to engage on the community  
benefits.

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01:45:52.316 --> 01:45:55.796

We do believe there are already some as part of the application, including

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01:45:55.856 --> 01:45:59.696

the provision of permissive paths and some of the socioeconomic

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01:45:59.706 --> 01:46:03.156

benefits in relation to employment and job opportunities that I touched upon

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01:46:03.196 --> 01:46:06.616

yesterday. But more than happy to engage further on where that community benefit

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01:46:06.656 --> 01:46:08.396

fund might go.

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01:46:08.416 --> 01:46:19.136

Okay.

1764

01:46:19.156 --> 01:46:22.996

Thank you. Any further questions on this agenda

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01:46:23.096 --> 01:46:24.096

item in the room?

1766

01:46:27.536 --> 01:46:28.746

Not seeing any hands up. Any

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01:46:29.736 --> 01:46:30.796

person online?

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01:46:33.616 --> 01:46:36.796

No. Okay. So that concludes this agenda item.

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01:46:37.176 --> 01:46:38.536

I will take a short break.

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01:46:41.116 --> 01:46:45.005

So we will adjourn for a break now, but if we could be back at four

o'clock, and

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01:46:45.036 --> 01:46:45.976

then we'll be covering

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01:46:48.476 --> 01:46:52.306

the final issue-specific topic, which is flood risk and water

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01:46:52.336 --> 01:46:55.816

resources. So if we could be back at four o'clock to

1774

01:46:55.856 --> 01:46:58.116

resume. I'll adjourn now. Thank you.