
Minutes from the Jack's Lane Wind Farm Community Liaison Group (CLG)

In attendance: Cllr Terry Austin (TA, Chair) – Stanhoe Parish Council
Cllr Ann Harvey (AH) – South Creake Parish Council
Cllr Gerry Taylor (GT) – Syderstone Parish Council
Cllr Robin Maslin (RM) – South Creake Parish Council
Cllr Geoffrey Kemp (GK) – North Creake Parish Council
Cllr Malcolm MacArthur (MMA) - Syderstone Parish Council
Samantha Mayes (SM) – Community Relations Coordinator, RES
David Cox (DC) – Head of Development England, RES
Gary Scrowther (GS) – Jack's Lane Construction Site Manager, RES
James Dominiak (JD) - Jack's Lane Assistant Site Manager, RES
Matthew Horn (MH) – Bellenden
Seventeen members of the public

Venue: Stanhoe Village Hall

Apologies: Mr Jonathan Powell
Cllr Adam Bunkle

Date: Wednesday, 4 December 2013, 7pm

Welcome and Introduction

MH welcomed the group to the meeting outlining that the CLG was an opportunity to receive updates regarding the pending construction of the Jack's Lane Wind Farm, to ask questions and raise any concerns regarding the project.

MH asked each member of the CLG to introduce themselves for the benefit of the members of the public and each other. Apologies were given on behalf of Mr Jonathan Powell of CAPE and Cllr Adam Bunkle.

MH went on to see if the members of the CLG were happy to retain the previous Terms of Reference for the group, outlining that the membership of the CLG did not reflect support or opposition to the consented scheme. The group confirmed they were happy with the previous Terms of Reference.

MH went on to explain that there was an allocated time for public questions after RES had made various presentations, and requested that all members of the public held back their questions until the presentations had been completed.

The group were asked if any member of the CLG would be willing to put themselves forward to chair the group. TA outlined that the Chairmanship of the group had been a point of contention in the community previously and stated that he would put himself forward as Chairman to ensure such a situation did not occur again. TA was seconded by all to take over Chairmanship of the meeting. (TA will be referred to as the "Chair" for the remainder of the minutes).

Jack's Lane Project Update

a) Construction update presentation

The Chair asked the members from RES' construction team to give their presentation to the group. (The following should be read in conjunction with the PowerPoint presentation given by GS found on the CLG page of the Jack's Lane Wind Farm project website: www.jackslanewindfarm.co.uk).

GS went through the presentation outlining the likely period of construction to last between 12-18 months. GS highlighted an indicative timescale of activities with work commencing on site at the Jack's Lane Wind Farm in early January 2014.

GS highlighted that there would be a road closure throughout the length of the construction phase but confirmed that there would be no construction traffic going through Stanhoe village. The Chair expressed concern regarding the proposed road closure and commented that the application for the road closure would need to go to Stanhoe Parish Council for consideration. GS pointed out the locations of the roads RES is proposing to temporarily close on a drawing which showed a lot of the site detail, however there was confusion with regards to road names and it was agreed that RES would get back to the group as soon as possible after the meeting to clarify the proposed road closure details.

GT enquired if there would be a realignment of the road (proposed to be closed) alongside re-planting and passing bays. GS outlined that there would be both passing bays put in place and additional re-planting along the Barwick Road (C479), accessed from the Fakenham Road (B1454). DC went on to state that as part of the Section 278 notice RES had noted which sections of the C479 needed to be widened and returned to their original state.

The group enquired if the road could be used via a traffic management system instead of being closed. The Chair asked if the road would be closed to pedestrians, cyclists, horse riders etc as well as vehicles, to which GS confirmed would be the case. The Chair went on to highlight that the stretch of road being discussed was much safer than the King's Lynn to Burnham road.

The Chair enquired how many people would be working on the site at any one time. GS outlined that it would be around 25-30 people.

MMA asked where the grid connection would be made. GS highlighted it would be connected at Egmore via underground cables and that the cabling would be laid in the verges along the road network by UK Power Networks (UKPN). GS went on to highlight that there would be no additional pylons as a result of the wind farm.

GS highlighted that the wind farm would be fenced off and that there would be 24 hour security on the site. The site's working hours would be 7.30am-5.30pm Monday to Friday. A member of the public asked if work would be taking place at the weekend. GS was unsure if RES had permission to work at the weekend but that he did not expect to need to work outside the working week. It was agreed that RES would look into the agreed permissible working periods and get back to the CLG.

GT enquired if the wind turbine bases would need a continuous pour of about 50 loads of concrete. GS confirmed that this was a correct approximate. A member of the CLG said that a local resident had asked whether there would be any piling for the foundations. GS advised that no piling would be required as the turbine bases would be gravity bases. GS also went on to state that the continuous pour would take a day to complete for each turbine base – though this would not be undertaken over six consecutive days. GT asked if RES was sourcing local goods for the site. GS said that there were two local batching plants that RES would likely look to use.

SM highlighted that information regarding the upcoming construction work would be distributed in a newsletter to the local community in the New Year - to properties within a 9km radius around the site. She went on to highlight that both her and GS's contact details would be on the newsletter should anyone want to contact them directly.

b) Community Benefit Fund presentation

SM explained that the final sum for the Community Benefit Fund (CBF) was yet to be set as RES is still looking at which turbine could be used for Jack's Lane and the greater the output then the higher the fund would be. However based on the installed capacity proposed for the site, the annual payment would be no less than £24,000. SM outlined that the CBF would be managed by an independent Fund Administrator and that RES had been in discussion with the Norfolk Community Foundation (NCF) about taking on this role. SM highlighted that the Fund Administrator would merely act as the manager of the fund and that a body of local people called the Fund Panel would be established to decide where grants from the CBF should be spent.

SM advised that the NCF would likely look to advertise for people to put themselves forward to sit on the Fund Panel and asked attendees to begin thinking about whether they would like to be part of such a group. MMA enquired about how candidates would be chosen. DC outlined that groups such as the NCF had set up many such panels and suggested that it might be beneficial for them to attend an upcoming CLG meeting to discuss the fund management. MH outlined that with many such panels, membership changes on an annual basis and that membership should not just be parish councillors as there are many in local communities who do good for their area and who do not sit on the parish council.

SM highlighted that an identified area of benefit for the fund allocation is yet to be set and that this would be decided in due course through consultation – similar projects had used a geographical periphery or parish boundaries around the wind farm to set the fund allocation zone. GT outlined that it was important that the CBF benefited the immediate local area. SM agreed but also outlined that a local school might be used by the local community and sit outside the agreed boundary but still might be open to funding because it would be considered of benefit to those who live within the identified area of benefit.

A member of the public asked who would be paying the administrators. SM confirmed that RES would be paying the administration fee for the NCF and that this would be in addition to the CBF allocation.

MMA enquired if there were any limitations on what the fund could be used for. SM highlighted that there were very few but that RES suggests funds are not used to the detriment of the Jack's Lane Wind Farm, or to endorse political or religious incentives. A member of the public enquired if the local churches had received money already. DC confirmed that as part of the Section 106

agreement, three local churches had received money to assist with screening of the site and additional planting.

GT enquired if any of the fund could be used to help make the Four Winds junction safer. DC gave the example that the fund could be used to undertake a feasibility study into the safety of the crossroads which could be presented to Norfolk County Council. GT commented that the issue should have been raised earlier in the planning application for the wind farm to try and put pressure on Norfolk County Council to approve works to be done at the junction.

A member of the public asked if the fund would be available once generation starts in 2015. SM confirmed that that was correct.

c) Local Electricity Discount Scheme (LEDS)

SM went on to give a brief presentation on RES' Local Electricity Discount Scheme (LEDS) –a new form of benefit RES is committing to. She highlighted that RES will offer properties closest to the wind farm a discount on their electricity bill of a minimum of £100 (index linked) every year. SM advised that eligible properties would be contacted directly in the New Year with a brochure containing information on the scheme and how to register. Residents would not need to change their provider and RES would make payments directly to the electricity supplier.

A member of the public asked if the £100 discount would be purely for residential properties. SM outlined that any property with a meter would be eligible, including businesses. A member of the public asked if the church would be eligible. SM confirmed that if it had a meter, then it would. MH suggested that LEDS might be another topic of discussion at the next CLG.

Public Questions

A member of the public asked if the church would be eligible to pursue funding for disabled access. SM confirmed that it would be an appropriate application for the Community Benefit Fund. MH explained that although the fund would stipulate conditions in relation to religious activities, there had been case studies where communal rooms in churches had received funding for renovation and computers as part of the CBF.

A member of the public asked if RES would be compensating people whose properties had been devalued by the wind farm. DC outlined that there has not been any link shown between the development of a wind farm and property prices and no compensation would be paid.

A member of the public enquired about the digging of a trench along Green Lane for the grid connection. DC advised that the underground cable grid connection work was the responsibility of UKPN and that RES had little influence over how they connect the wind farm to the grid. He went on to state that the usual method was to dig a trench in the verge alongside the road. The group commented that the road mooted for the cabling was very busy and asked about traffic calming measures. TA highlighted that, as seen frequently, verges are dug up for cabling and the safety element managed.

GK enquired what the voltage of the line would be. DC confirmed it would be a 33KV line.

A member of the public outlined that additional planting in the area had been suggested at the CLG meetings previously and wondered how much new green infrastructure would be put in place by RES. DC stated he would look in to this issue.

A member of the public asked if RES was going to look to extend the wind farm. DC highlighted that RES was granted permission only for the six turbines and that there were no current plans to extend the site but that he would never say it could not happen in the future.

AH enquired about the planting of sugar beet on the site. DC advised that an agreement had been made with the land owner to ensure that no sugar beet would be grown on the fields in which the turbines are located. A member of the public asked what RES would do if there were significant collisions of pink footed geese into the turbines. DC explained that the RSPB has a pink footed geese committee that would investigate this and that RES would be monitoring the site for collisions throughout the life of the wind farm

Future Meeting Dates

The next meeting was agreed to be held on 12 March at 7pm at Syderstone, if the village hall is available.

Any Other Business

There was no other business.

The meeting finished at 8.20pm

Action	Completion date	Responsibility
Confirm details of road closure and forward through to CLG members	ASAP	RES
Investigate how much landscaping/planting will be implemented by RES	Next CLG	RES
Investigate working at weekends	Next CLG	RES