

## **Mollett's Farm representation on EDF's proposals for an Accompanied Site Visit to the proposed Two Village Bypass development area**

1. This representation is made by Richard and Sasha Ayres on behalf of Mollett's Farm, incorporating [REDACTED] as well as Mollett's Partnership – a thriving tourism and farming business.
2. We are also part of FERN and hereby endorse the separate representation made by that association.
3. We are pleased that the ExA will be invited to spend time assessing the effect of EDF's alignment for the Two Village Bypass (TVB) and believe time also needs to be given to a specific site-visit to Mollett's Farm. This is to fairly assess and judge the impact to [REDACTED] and our business interests, which are not represented in EDF's proposed itinerary [*PDB-5 Draft itinerary for the Accompanied Site Visit*]. Their document suggests a distant walk past Mollett's Farm, whilst exploring the proposed TVB alignment, but not an actual site visit. We have been consistently overlooked and not accurately represented in EDF's submissions.
4. The ExA needs to come to visit Mollett's Farm because it is only by making a site visit that the ExA will fully appreciate the extent of the harm EDF's overall Sizewell C development project and particularly their TVB proposals will do to Mollett's Farm, both as a commercial business and [REDACTED].
5. Even if a different TVB alignment is eventually decided upon, it still leaves us with many other issues. Whilst a route that is further away would be preferable, it by no means obviates the issues we will face as a business and a residence.
6. From its purely agricultural roots – and following significant personal investment – Mollett's Farm has grown to become a provider of high-quality and accessible self-catering accommodation to private individuals, wedding groups, festival goers, families on holiday, business travellers and visiting professionals. We also have a popular five-pitch Caravan & Motorhome Club

site with views across much of our 36 acres of arable land and paddocks, allowing those with touring caravans to also enjoy time here. Each year more than 1,000 people stay at Mollett's Farm, whilst visiting and spending their money in local shops, cafés, pubs, restaurants, petrol stations, venues, festivals and nearby tourist attractions.

7. Our guests choose us because of our location, the facilities that we offer and our peaceful setting. We are surrounded by open farmland, with a network of public footpaths allowing ready access to country walks, ancient woodland, nearby villages and local services – such as the collection of shops and café restaurant at Friday Street, the caravan centre at Farnham and the petrol station at Stratford St. Andrew. Much of this is jeopardised by EDF's proposals.
8. Although a 50mph single-carriageway section of the existing A12 lies around 250m to the north of our nearest buildings, we currently enjoy a tranquil setting and dark skies. This is because our guest accommodation, public areas and private gardens are further to the south, 300-350m from the road and shielded by the above buildings, with the prevailing winds generally carrying road noise away from us.
9. We have planning permission to build an extension to [REDACTED], another fully-accessible accommodation unit and to develop our sizeable barn into a function hall. All this has had to be put on "hold" because of the impact that EDF's proposals will have on us. In other words, we are already being blighted.
10. It is not only that we will be unable to surmount the impacts of the Two Village Bypass's construction, but also suffer the additional burden of its effects during operation, which will destroy the key selling points of the business we have built.
11. It is also unlikely that – given the volumes of traffic proposed – we or our paying customers will be able to easily enter or exit our only entrance (off the existing A12). Certainly not during the years of TVB construction, and particularly if a right turn to cross two lanes of traffic is required during those

manoeuvres. Nor will it be safe to do so, especially when towing a caravan, trailer or agricultural implement. And this is putting aside the obvious implications of who would want to stay here anyway, with the impact of a road being built just behind us. EDF have suggested in their documentation that this would only be of concern on a Saturday – but this argument is flawed when it comes to holiday makers, who spend time relaxing outside throughout the working day and working week.

12. After the TVB has been built, access to our entrance may have been improved by the majority of traffic using the new bypass, but the detrimental effects of the construction will have destroyed our tranquil setting and the very nature of the service we are promoting and selling. Even assuming at this point that we still have any customers.
13. EDF not specifically including us in their proposed site-visit itinerary is consistent with their obfuscation of our very existence in their documentation, their continued refusal to meaningfully engage with us and their complete lack of any detailed answers to the numerous questions we have asked.
14. We are asking the ExA to see for themselves the impact that EDF's proposals will have on our business and living conditions. It is completely contrary to natural justice for us to be overlooked once again and not visited, given that EDF is proposing something with such a devastating effect on us with no meaningful mitigation being offered.
15. Please spend a short time visiting us, so that you can see first-hand the issues we have highlighted. We can be reached easily on foot from public footpaths crossing the proposed TVB alignment (some of which are already included in EDF's draft itinerary) and also have ample parking for cars / buses if you wished to drive here. We would also be delighted to make ourselves available to answer any questions you may have, whilst here.