

Answers to questions from PINS

Ag.1.25

Our agricultural business relies on a private bore hole for water supply to our irrigation system. Virtually all our arable land is irrigated due to the fact that it consists of very light sandy soil. Successful cultivation of crops is dependent on being able to irrigate them. The bore hole is located on the edge of the marshes at Eastbridge – please see map.

Ag.1.6

Our family has run a farming business at Eastbridge since the 1960s. It has a number of areas of operation and all will be affected in one way or another by the Proposed Development at Sizewell. We run an integrated farm involving a mix of arable and beef cattle with shooting, and disruption to any one area will have a knock-on effect on the others. We have not received any assessment from EDF of how our particular holding might be affected. There has also been no mention of any mitigation measures which might be put in place to offset adverse effects (individual or cumulative, direct or indirect) during either the construction period or the post-construction phase.

1. Arable farming:

The land EDF would like to acquire from us for the Proposed Development for the site Entrance Roundabout at the junction of the Eastbridge Road with the B1122 and for Borrow Pits along the Eastbridge Road, comes to some 24 acres (as notified on 4th May 2021, but EDF changes proposed land take regularly without explanation). This is 12% of our total arable acreage and would have a major adverse effect on the viability of our business. Shrinking the area of irrigable land is also a particular problem because of the consequent necessity of spreading the fixed costs of irrigation over a smaller area.

Successful cultivation of crops is dependent on being able to irrigate our 200 acres of arable land because it consists of very light sandy soil. To do this we take water from a bore hole located on the edge of the marshes at Eastbridge – please see map. Our irrigation system is at risk if the Project causes coastal erosion to the extent that salt water either comes in over the Eastbridge marshes or through the sluice gates in the New Cut and contaminates our water source. EDF state that they have taken all possible precautions to prevent this, but there is no guarantee that these measures will not fail at some point. Being unable to irrigate our land would severely impact our ability to grow arable crops.

We ask the Inspectors to note what happened at Aldeburgh Golf Club at the time of the tidal surge in December 2013. A note in this connection from the Secretary of Aldeburgh Golf Club is attached (Attachment 1) which details the damage from saline incursion suffered by the course, trees and other flora and the fact that the water rose to a level 2.5 metres above ordnance datum. A startling photograph is also attached. The Inspectors may also note that this incursion took place approximately 7 miles up the river from the mouth at Shingle Street, whilst our marshes are close to, and those of the RSPB adjoin, the sea. The village of Eastbridge is only approximately one mile up the New Cut from the sluice.

EDF have not attempted to tell us what they would do to correct this situation if it arises or provided any guarantee of water supply. This is understandable because there is nothing that they could do. A saline incursion is irreversible and as noted above would be fatal to our business. When we raised this with EDF's agents at the meeting on 30th April 2021 all they could

say was that any undertaking or agreement by EDF would not survive the 6 year limit imposed by the Statute of Limitations. Tidal surges or floods do not necessarily occur on a 6 year cycle.

The Borrow Pits on the Eastbridge Road are likely to involve considerable amounts of dust, noise and light pollution for our land surrounding them. No details, however, have been provided about the types of works that will be conducted there during the construction of SZC. Post construction, the Borrow Pits also hold a potential future danger since we have not been told what materials will be left behind in them, whether or not there will be any risk of contamination leaching out into our adjacent arable land and marshes nearby at some future point or whether the land would be in a fit state to be farmed afterwards.

2. Cattle

We have a prizewinning herd of c.220 pedigree Simmental cattle and feed them on barley, maize and fodder beet grown by us, as well as grass silage and hay taken from our grassland and marshes. Additionally we use the straw from our barley crop for bedding in barns and use the muck generated by the cattle to fertilize our arable acreage in an environmentally friendly way. The cattle are usually turned out onto the marshes from the end of May until October each year.

The marshes are at risk from two main threats. First, SZC have stated that fresh water levels may rise on the marshes at Eastbridge and any rise in water levels would inevitably reduce the grazing available for cattle in the summer, which cannot readily be replaced. Second, coastal erosion resulting from the SZC project or any failure of the sluice gates in the New Cut could result in sea water contaminating the Eastbridge marshes and render them useless for grazing purposes.

We would have to sell our herd and make our herdsman of 21 years, as well as a part-time man who does weekend relief work, redundant if the Proposed Development goes ahead.

3. Shoot

We run a small commercial shoot, which dovetails with the farming operations as it runs over our woodland and set-aside land. We would have to shut the shoot down if the Proposed Development goes ahead. The woodland taken for the SLR, the land taken for the roundabout at the junction of the Eastbridge Road and the B1122, and the land taken for the Borrow Pits is such that 5 of our 7 drives would be taken out, whether through total loss of habitat or proximity to construction works and traffic. We would have to make our full-time game keeper of 34 years redundant and the casual employment of c.20 beaters and other helpers would cease.

4. Camp site at Eastbridge Farm

Besides the farming operation, we run a small no-frills camp site at Eastbridge Farm. Most visitors come for an inexpensive break in the peace and quiet of the local rural surroundings (many have been coming for years). Our customers include bird watchers visiting the RSPB Minsmere sanctuary adjacent to our land and groups of students doing Duke of Edinburgh awards. It is difficult to see how visitors would not be put off by the noise of large vehicles manoeuvring in the Borrow Pits (EDF states they will be 30m high as 'promised' at Hinkley Point, which is bad enough, but evidence from Hinkley suggests they may be as high as 45m), and the light and dust pollution arising from them, situated as they are along the Eastbridge Road within 250 metres of the camp site and easily visible from it. This is to say nothing of the nuisance value and security risk of having 2,500 SZC workers living nearby next to the Borrow Pits.

5. Other

We employ a gardener at our house, but he also helps out on the farm business on a regular basis when needed. He has been with us for some 35 years. It would be impossible to justify continuing his full-time employment if the SZC project goes ahead.

6. Employment overall

We employ 3 people full-time and 4 more on a part-time basis as well as casual labour for the shoot – most sadly for us, all would most likely have to go.

Ag.1.27

Whilst not many fields will be severed as a result of the land take for the Proposed Development, our land is criss-crossed through field boundaries with irrigation pipework and it is no simple matter to relay pipework so that it is separated from the land on which development works are currently due to take place. As we run an integrated farm, losing 12% of our arable land to the SZC project would severely affect our various farming operations and make the whole unviable. The land which SZC would like to acquire would also write off 5 out of 7 drives on our commercial shoot, thus destroying our shooting operation.

Key:

- Option Land - 24.14 Acres
- Property - 392.20 Acres

**TITLE BOUNDARIES BASED ON
THE NATIONAL POLYGON DATAS**

© Crown copyright material is reproduced with the permission of HM Land Registry under delegated authority from the Controller of Her Majesty's Stationery Office.

Notes:

- arable
- marsh
- grassland
- wood/other

Coordinate System: British National Grid
Projection: Transverse Mercator
Datum: OSGB 1936

Interest:

Emma Louise Dowley & Laurence Jus
Dowley & Cripps Trust Corporation Ltd

Location:

Coords: 644,833 265,921

Scheme Name:

Sizewell C NNB

Drawing Name:

Information Plan

Drawing No: 191934_PLN_INFO_408.

Rev	Date	Description
-	23.12.2021	First Issue
A	21.01.2021	Amending Areas

Drawn: LM
Approved: JCD
Sheet No: 1 of 1
Sheet Size: A3



The information contained in this document is confidential and protected by copyright. The use, copying or disclosure to a third party, either wholly or in part, except with the permission of, and in the manner prescribed by NNB Generation Company (SZ) constitutes an infringement of copyright. Dalcour MacLaren does not warrant that this is definitive nor free of error and does not accept liability for any loss caused or reliance upon information provided herein. Although our best efforts have been made, the accuracy of these plans, all measurements must be confirmed on site. BASED ON ORDNANCE SURVEY MAP WITH THE SANCTION OF THE CONTROLLER OF HER MAJESTY'S STATIONERY OFFICE. CROWN COPYRIGHT RESERVED. © OS LICENCE No.



Scale: 1:12500

Thank you for your enquiry, Justin

Yes, the Club suffered significant damage to the River Course following the tidal surge experienced in December 2013 (not 2015)

I attach a photograph taken at the time and the introduction to a report received from the Club's Golf Course Architect in February 2014 after he visited the Club to assess the damage and consider the options

In the event, we worked in partnership with the neighbouring landowner to adopt a water management plan, creating long shallow banks to allow water to overtop the banks during extreme high tides rather than breach the banks as had happened with the River wall. We were advised that the Environment Agency would not allocate funds to repair the River wall

We altered the golf course to move the 3rd green and 4th tee onto higher ground and we accept that salt water will flood onto the low lying part of the 3rd fairway and onto the edge of the 6th fairway from time to time – not ideal but manageable as at Brancaster. We created a pond in front of the new 4th green.

We installed an irrigation borehole on the River Course in 2020 to supply the Club's water – this was the result of two years' planning and our consultant (the excellent Paul Bradford from SWS) was satisfied that regular saline incursion onto Hazlewood Marshes and a small area of the River Course wouldn't cause a problem to the Club's new water supply

I hope this is helpful

Best wishes

David



1) Introduction

We were asked to visit Aldeburgh Golf Club on the 29th January 2014 in order to advise on what measures could be taken to minimise the risk of future flooding of the River Course in the light of recent floods.

As background, the lower areas of the River Course flooded on the night of the 5th December, up to around 2.50m above ordnance datum, when a tidal surge breached the banks of the River Alde on Hazelwood Marches. This encompassed the 3rd green, 4th tee and 6th green areas, and parts of the fairways on these holes. Since then, the lower areas of the River Course have continued to flood at each high tide, causing damage to the grass sward and soil composition through saturation and the deposition of salt and silt.

Given the fact that the Environment Agency is unlikely to repair the breaches to the river bank flooding is likely to be a regular occurrence in the future when the tide is high and the Club is therefore keen to do something to protect the course should this prove to be the case. We were asked to consider how the course could best be protected at reasonable cost and we will outline our proposals within this report.

David Wybar
Secretary, Aldeburgh Golf Club

-----Original Message-----

From: Justin Dowley [REDACTED]

Sent: 19 May 2021 20:33

To: David Wybar [REDACTED]

Subject:

Dear David

Re the Sizewell PINs hearing, it would be very helpful to say that Aldeburgh GC had some problems with sea water during the Dec 2015 (I think that was the date) floods.

We are concerned about the risks of salt water incursion onto our Eastbridge marshes and into our irrigation borehole.

Is it correct to say that AGC had such problems?

Best

Justin

Sent from Justin's iPhone