

Deadline Two Response on behalf of Ward Farming Ltd SIZE-AFP 242), N J Bacon Farms (SIZE-AFP 153) and A W Bacon Will Trust (20026375)

Responses to Examiners Q1 Questions

Ag 1.6

Effect on Business Operations

Please provide more detail in respect of your concern on the impact that the Proposed Development may have on your business.

The development will affect our business in the following ways:

- **Land Take**

The impacts of land take, severance and lost rented land will mean that we have around 67 acres less land available for the production of cereal and vegetable crops including onions, potatoes and peas. This will affect our profitability considerably because the land taken is some of our most productive land and is also within 1 mile of our main operating centre at Theberton. It will not be possible for us to reduce our overhead and as such the lost net margins of this area of cropping will cause our profitability to be reduced accordingly.

- **Logistics**

Difficulties with logistics arising from increased levels of traffic in the area, in particular on the B1125 which we use to access land to the north and east of Westleton are likely to increase operating times for works involving access to land in these areas.

- **Cost of Accommodation**

It is anticipated that rental values and potentially capital values for properties in the area are likely to increase as a result of demand arising from the need for housing for workers employed as part of the Sizewell C development. This is likely to increase the cost of employment to local business who are either renting properties for employees or paying employees who are themselves renting properties.

- **Impact on shooting**

The farm business includes a small shooting enterprise which sells sporting days annually. The land take resulting from the SLR development around Theberton will reduce the land available for shooting by around 25%. It cannot be said for certain what impact this will have on the shoot, but it may be that it is no longer a viable enterprise.

- **Impact on cost of local trades**

We are concerned that the ability for SZC Ltd to pay higher rates for local trades, albeit in the medium term, will adversely affect other local businesses (and households) who are forced to

pay more for trades such as plumbers and electricians. The impact of this should not be underestimated.

- **Impact on drainage of inland water**

The Minsmere New Cut carries water from as far inland as Sibton and Peasenhall. It is fed by a network of ditches, drainage channels and small rivers, including the Minsmere River. It takes this water out to sea at the Minsemere Sluice to the east of Eastbridge.

The New Cut passes through the Minsmere Levels and, as the main channel, its level will impact on water levels on the marshes and surrounding areas.

The increased impermeable areas resulting from the construction of roads, compounds, car parks, and the main facility at Sizewell will all potentially result in water levels in the New Cut and Minsmere Levels drainage system increasing more rapidly following periods of rainfall.

The Minsmere Levels drainage system is finely balanced and relies on a sluice which lets water through the sea wall during low tide, to release inland water into the sea.

Increased pressure on this sluice could increase water levels on the marshes. This could affect our ability to manage the habitat in line with Natural England prescriptions for the area, much of which is designated as a Site of Special Scientific Interest (SSSI), please see maps showing the extents of the SSSI area on the Minsmere Levels as well as SSSI areas on our farm at Theberton in appendix 1.

Arable areas also rely on this drainage system to take water away and increased pressure on these systems and increased water levels would impact on their effectiveness in doing so.

There are a number of low-lying houses in Eastbridge, Theberton and Middleton, the residents of which would also be concerned with negative impacts on this drainage system.

- **Saltwater Intrusion and Irrigation**

We have major concerns over the potential impacts of the project on coastal erosion and the ensuing impacts of saltwater intrusion onto the Minsmere Levels.

If this system was to fail, SSSI marshes, providing rare habitat and used for grazing livestock, which are not only part of our farming enterprise, but also essential to the ongoing management of this habitat, would be lost.

The New Cut, which is a large drainage channel, is also an essential source of water used for irrigation. In line with Environment Agency guidance, we have built winter storage facilities to harvest peak flows of winter water which flow through the Minsmere Levels.

It is absolutely essential to the ongoing viability of our farming business that we are able to abstract fresh water from the Minsmere New Cut.

It is also possible that salt intrusion into the marshes would impact on ground water also used for irrigation and again, essential to the business.

Ag 1.25

Water Supply

Please provide information, including annotated maps, confirming whether your agricultural business(es) rely on private boreholes for water supply. Please also indicate whether you rely partly or solely on such supplies.

We rely on well points for the irrigation of land for the growing of 600 acres of cereals and vegetable crops at Theberton Hall Farm. These well points are shown on Map showing abstractions points at Theberton Hall Farm included in appendix 2 of this document. If this were to be affected by saline intrusion the viability of the farming business would be affected catastrophically as this is our sole source of water.

It is essential that management of coastal defences are carried out such that salt water is not allowed to enter the irrigation abstraction points within the Minsmere Levels. This irrigation water is essential to the production of cereals and vegetables on a further 650 acres around Westleton. The location of the New Cut abstraction point is shown on the map New Cut Abstraction Point included in appendix 3 of this document.

Ag 1.27

Land Ownership and Severance

Please provide information, including annotated maps if possible, to illustrate where agricultural land may be severed by the Proposed Development.

The scheme causes significant severance and although the land required for the SLR is 33 acres, the impact on the area of arable land available to us is reduced by 67.95 acres. EDF have recently worked with us to mitigate the impact of this situation which is clearly very important to the ongoing viability of our business.

Maps showing the severed land at Theberton have been included in appendix 4.

Appendix 1

Appendix 2

Appendix 3

Appendix 4