

IN THE MATTER OF AN APPLICATION FOR A DEVELOPMENT
CONSENT ORDER

AND IN THE MATTER OF THE SIZEWELL C PROJECT BY SZC

AND IN THE MATTER OF THE NATIONAL FARMERS UNION AND
THE LAND INTEREST GROUP

WRITTEN REPRESENTATIONS

1 Introduction

1.1 These are the Written Representations of the National Farmers Union (“NFU”) and the agents (agents acting for NFU members and their clients on this project) to the application for a Development Consent Order by NNB Nuclear Generation (SZC) Limited identified as the Sizewell C Project. The agents representing the landowners/occupiers are Savills, Clarke & Simpson, and Strutt & Parker (henceforth known as the Land Interest Group (LIG)).

1.2 The objectives of the NFU are to champion farming in England and Wales and to provide professional representation and service to its members.

1.3 The matters raised in these Written Representations are matters not only of concern to the farming owners of agricultural land affected by this DCO, but also of concern to, and raise points of principle that will affect, members of the NFU having farm holdings that may be affected by similar infrastructure schemes.

2. Consultation and Engagement

2.1 One to one meetings have been held between landowners and LIG with Dalcour Maclaren (DM) who are the acting agents for the Applicant. Voluntary Heads of Terms have now been signed by most landowners and negotiations are now taking place to agree an Option between the landowners and SZC.

3. Funding

3.1 Further to the NFU submitting the outline representation the NFU is to review the Funding Statement and Addendum to understand how the project is to be funded before compulsory purchase powers are granted to SZC to acquire land for this project.

4. The Link Road

4.1 LIG on behalf of their clients have requested further information on the necessity of the link road being a permanent road in design and not a haul road to facilitate construction of the project. Further queries raised:

- It is understood that the link road will not be completed and available to use until over two years in to the project. By this time the majority of the large machines to be used for the construction of the power station will already be in situ, whereby access will have been obtained through the existing road network. Further justification for the link road is required?
- The suitability of the road junctions on/off the new SLR.
- Concerns have been raised that ‘rat runs’ may be created where the new road links into local road network in particular to some of the local minor roads which are very narrow. It is believed that the link to the B1125 will encourage a rat run through Westleton and Middleton.
- Potential impacts on road safety at peak times of shift change and HGV movements early/mid/late in the working day.
- The suitability of the configuration of the junction onto Fordley Road. Further, on the current plans Pretty Road and Moat Road are cut off.
- What mitigation landscaping is to be carried out to mitigate the noise, and light pollution created by the new SLR?

5. Access to Land

5.1 Further to NFU and LIG requesting further information on the access points which are to be provided to enable access to land which is severed by the new SLR, meetings are still taking place to clarify all access.

6. Construction Compound Sites

6.1 SZC on plans submitted under the DCO has identified some large areas of land to be taken for construction compound sites. The NFU and LIG would like to see the detail of use for each compound site being detailed in the DCO particularly within Schedule 17. At the present time it is stated that the areas will be used as a construction compound associated to work no. XX. We require further detail on exactly what works may take place and what type of storage. This should be explicitly detailed for each compound.

7. Balance Ponds

7.1 The NFU and LIG would like information to be provided to explain why the size and location of balance ponds are required and where these are to be located. Further relocation next to field boundaries would help minimise the impact on the farm land in question.

8.0 Waste and Spoil

12.1 The NFU and LIG would like information to be provided to explain how waste and spoil is to be treated. In particular on the field adjacent to Therberton House which is Grade 2 listed building with historic parkland which has been identified for borrow pits. No detail has been provided about the type of works, reinstatement or use post construction.

9. Private Water Supply

9.1 Wording has now been agreed but is subject to final sign off to guarantee that farms will have a temporary and/or a permanent water supply to replace their private borehole and well supplies if they are contaminated or supply is affected in anyway during the construction of the project or after construction.

9.2 The wording agreed is to be included in an Interfacing Document to be attached to the voluntary Option Agreement and will be referenced and agreed within the CoCP. This wording is yet to be seen in the CoCP and finalised with SZC.

10.0 Field Drainage/Soils/ Irrigation

10.1 Wording has now been agreed but is subject to final sign off to cover how soils, field drainage and irrigation supplies will be dealt with during construction and post construction.

10.2 The wording agreed is to be included in an Interfacing Document to be attached to the voluntary Option Agreement and will be referenced and agreed within the CoCP. This wording is yet to be seen in the CoCP and finalised with SZC.

11. Flood Issues

11.1 No details have been provided to landowners and occupiers on how any increase in surface run off of water from the new road, the haul road or the construction compounds will be dealt with during construction. Therefore there is concern that retained land may flood during the construction works.

12. Dust

12.1 It is noted that within the CoCP that dust will be controlled during construction, but clarification is needed on how dust will be controlled during construction to protect arable crops. The project will impact a vast quantity of high value vegetable and irrigatable crops that are grown in this area, quality of the crop is paramount. NFU and LIG require detail on the measurements to be put in place to ensure crops can continue to be irrigated.

13. Agricultural Liaison officer

13.1 Wording has now been agreed but is subject to final sign off to cover the role of the ALO during and after construction with SZC.

13.2 The wording agreed is to be included in an Interfacing Document to be attached to the voluntary Option Agreement and will be referenced and agreed within the CoCP. This wording is yet to be seen in the CoCP and finalised with SZC.

14.0 Request to Attend Hearings and make Representations

14.1 The NFU wishes to request to make oral representations at the issue specific, draft DCO and compulsory acquisition hearings which may be held if necessary.

14.2 The NFU and the agents represent 25 members and clients who own or lease land affected by the DCO. A full list of names and addresses are available if requested. The members and clients have not been listed on this representation due to data protection.

Louise Staples
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