



MOLLETT'S FARM

Written Representation for Deadline 5 from Mollett's Partnership (trading as Mollett's Farm)

Summary of this document's contents:

This document contains our Deadline 5 submission to the Examining Authority, relating to the Sizewell C development application.

We provide a summary of oral submissions during the Issue Specific Hearings and our concerns following a face-to-face meeting with the applicant's representatives on 21st July.

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1. Summary of Issue Specific Hearings (ISH) Oral Submissions

The following is a written summary of our oral submission at ISH4 (Socio-Economic and Community Issues) and the points we would have liked to make during ISH5 (Landscape and Visual Impact and Design), had a packed agenda not over-run the available timeslot.

1.1. ISH4 – Socio-Economic and Community Issues

We are exactly the sort of small, family-owned, tourism-led business that earlier speakers have referred to when expressing concerns about their lack of voice and the negative effects of the Sizewell C proposals on them.

And, sadly, we can confirm that we do indeed feel disadvantaged, under-recognised and frequently unheard.

It is clear that the applicant's proposals will have a significant adverse impact on tourism – whether from construction at the main development site, general traffic congestion in the area or indirect effects on those things that bring our guests to the locality – an Area of Outstanding Natural Beauty (AONB).

We ourselves will also be subject to a double-whammy, in as much as our land directly borders the proposed Two Village Bypass (TVB), with all its noise and disruption during construction but also once brought into operation as a new part of the A12.

We are grateful that the Examining Authority (ExA) did us the courtesy of visiting Mollett's Farm during their Accompanied Site Inspections (ASIs) and hope that this clearly illustrated the proximity of the proposed TVB and its predictable harm to our business.

These factors taken together have raised the spectre of possible business extinguishment – which is not a welcome prospect – and appears to remain completely unaddressed by the applicant.

We therefore ask the ExA to ensure that the applicant steps up to the mark and more adequately identifies those measures they have to take to properly mitigate the effects of their proposals on us – specifically the TVB – and to engage with us in a more meaningful way, with measurable and quantifiable outcomes.

We would also like the ExA to note that we are members of the **Destination Management Organisation (DMO)** – representing the interest of Suffolk tourism businesses – who spoke at ISH4 and whose views and observations we fully endorse. Conversely, we are deliberately not members of the **Suffolk Chamber of Commerce** who also spoke at ISH4 and whose views we do not endorse, recognise or feel are representative of the locally-significant tourism ecosystem within which we operate.

1.2. ISH5 – Landscape and Visual Impact and Design

Firstly, we would like to endorse the representations made by the **Farnham Environment Residents & Neighbours (FERN)** group, to which we also belong.

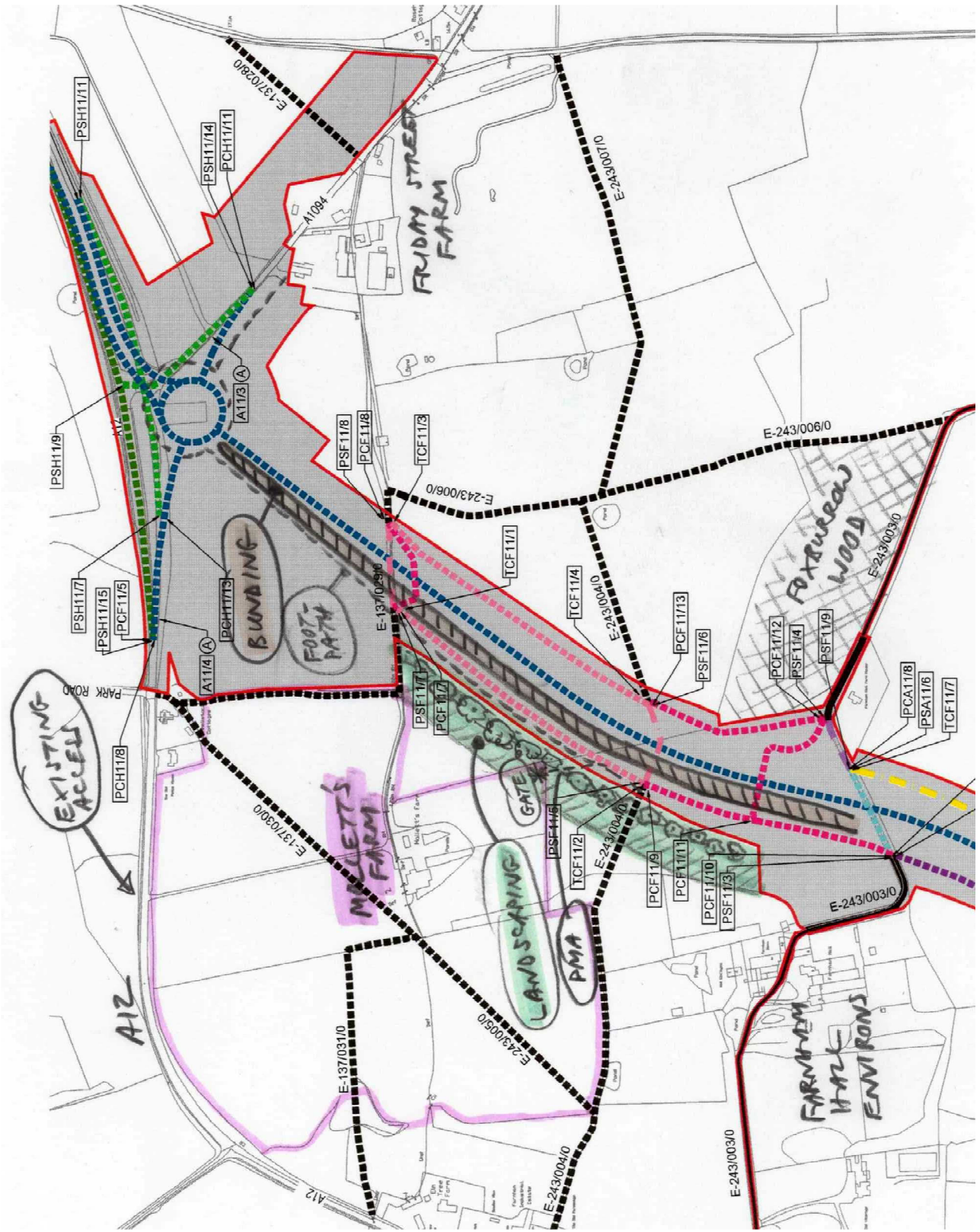
We too are concerned by the obvious lack of 'planning balance' shown by the applicant when considering their route options for the proposed Two Village Bypass (TVB). Insufficient consideration has been given to

the widely supported alternative alignment to the east of Foxburrow Wood, initially proposed by **Farnham with Stratford St. Andrew Parish Council** and then subsequently endorsed by others. We are still firmly of the view that the greater good would be served by this route and not that proposed by the applicant, to the west of Foxburrow Wood.

Our second point is that, despite the fact that the applicant now appears to have finally acknowledged that we exist as a business, we see no evidence in their current landscaping or design proposals to reflect this.

- We need a bund parallel to the route of the TVB that is long enough, high enough and wide enough to screen our business and the parts of our property enjoyed by guests and residents alike from road noise. This is currently absent in the applicant's proposals.
- Suitable visual screening and noise attenuation fencing needs to be incorporated around the eastern TVB contractors' compound during construction and use.
- Upon removal of the eastern TVB contractors' compound, the bunding and noise attenuation fencing needs to be extended up to the Friday Street roundabout and, as necessary, along the existing A12 to protect from traffic noise. This is to protect both us and neighbouring properties in the parish of Benhall (particularly the Old Police House and the two Stockhouse Cottages).
- Revisions to the Public Rights of Way (PRoW) proposals to provide a linear footpath between the walled garden in the Farnham Hall area and the new roundabout at Friday Street.
- Proper crossing points of the relevant arms of the Friday Street roundabout (with splitter islands) to enable safe crossing by pedestrians (considering that these may be going to or from relevant combinations of Saxmundham, Benhall Green, Benhall Low Street, Farnham, Stratford St. Andrew, Mollett's Farm, Farnham Hall, Foxburrow Wood, Greenwood Burial Ground and Friday Street).
- Soft and hard landscaping to absorb the new scar – the TVB – into its setting, as well as to shield our holiday accommodation, caravan site, camping site and homes from the bund, associated footpaths and private means of access.
- We are willing to have land put into the DCO to achieve a proper solution and have already suggested this in our **Deadline 2 Written Representation [REP2-380]** (a copy of the relevant sketch map is reproduced below).

It is clear that such solutions can be provided because landscaped bunding was included at the northern end of the **A12 Saxmundham Bypass** specifically to protect properties at Curlew Green, which found themselves immediately adjacent to that new road (the approximate grid reference for these works is 52.2366, 1.4839). We also understand that bunding to protect against noise was added on both sides of part of the **Lowestoft Northern Spine Road**, for similar reasons.



2. Applicant's Engagement with Us

During ISH4 it was mentioned that the applicant intended to meet with us on Wednesday 21st July 2021.

Although this meeting has now taken place, we must make it clear that it has not yet resolved any of the issues we have consistently drawn to both the applicant's attention and the ExA during the DCO process (and the lengthy pre-application consultation phase before it). These are broadly summarised and explored in detail in our **Deadline 2 Written Representation [REP2-380]**.

We accept that, as of 21st July, the applicant has now committed to explore possible solutions to these issues. However, we are concerned that any resulting mitigation, scheme adjustments or new commitments that they may wish to make will occur too late in the DCO examination process to be embodied in the final outcome. We ask that the ExA enquire as to how the applicant will ensure this does not happen and what assurance they can provide that our interests will, in fact, be protected. Our specific concern is that, at the rate they are currently progressing, the DCO process will end before anything concrete or enforceable is on the table.

Key points re-iterated to them during our meeting:

- Noise mitigation is wholly inadequate. We consider that significant improvements could be achieved by a combination of a noise-attenuating bund and noise attenuating fencing along the line of the TVB and at the new Friday Street roundabout (and along the existing A12), low-noise road surfacing, etc.
- Access arrangements are inadequate. Opportunities still exist to make their current footpath and private means of access proposals more acceptable, and specifically by a linear footpath to which we should have access.
- Landscaping should follow on from solutions to the above, so that there is a bund, along the TVB, a linear footpath and a landscape corridor on the western side of the TVB. Post-construction maintenance commitments must also be incorporated, to ensure committed outcomes are actually delivered and maintained.
- Business protection is completely absent. This is unacceptable, being in mind that it is the applicant's proposals that are causing us grave concerns over business diminution or even extinguishment.

We must emphasise that these four points are not an exhaustive list of the concerns and issues we have previously raised (all of which still need addressing in their own right), but acknowledge that this is not the correct forum to keep repeating the same information over and over. Please refer to our **Deadline 2 Written Representation [REP2-380]** for further details.