

DHK/KK/1127

9th July 2021

Theberton & Eastbridge Parish Council
c/o Cllr Mr G Bickers

Dear Sirs

RE: Potential Property Blight

I have been asked by the Theberton & Eastbridge Parish Council to advise upon the potential impact of Sizewell C upon the local community in the event of the government giving consent for its development. It is anticipated that work may commence in 2022 and continue for 10-12 years.

I am an RICS Registered Valuer and a member of the Royal Institution of Chartered Surveyors since 1978 with over 40 years' experience in general property valuation matters. I have worked as a surveyor specialising in valuations of both commercial and residential property and running a local estate agency practice for the last 25 years. In the last few years I have carried out an increasing amount of work for various local authorities.

I have had conversations with a number of estate agents involved in the development of Hinkley Point since 2012 and have been advised that, due to the impact of the scheme, owners within approximately 1 mile of the power station were financially compensated for all or a number of issues including noise, visual impact, air and light pollution and general disturbance and disruption associated with the build programme.

If properties could not be sold at market value after a period of 6 months, I understand EDF purchased the affected properties at full market value.

Other properties I understand had mitigation measures provided with double glazing etc. New leisure facilities were also provided for the surrounding villages such as playing fields, village halls etc.

I see there being no difference in the problems likely to be created by the development of Sizewell C. In fact, there are early signs of some form of blight as some properties in the

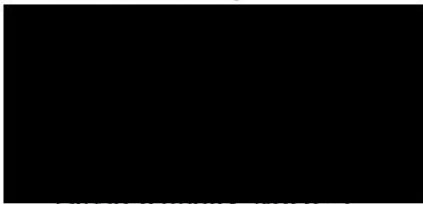
immediate area have already been affected by the threat of Sizewell C with a resultant affect upon value.

Accepting in the main that prices have continued to rise in the two villages as the general housing market has reacted to government initiatives such as the stamp duty holiday and the impetus generated by demand over the Covid period you need to consider this within the context of what has happened in the immediate area. You need to consider if property prices have increased at the same rate as elsewhere in the region particularly since EDF announced they were proceeding and put in place a Consultation Process in 2013. Therefore, I think it is important that I continue to assess the impact upon prices as we move forward from this initial date.

Given the impact upon values in the immediate area around Hinkley, which includes a number of villages, you as a group need to press EDF to recognise this may potentially be a serious issue which could continue to evolve within the immediate area of Theberton and Eastbridge and in particular if permission is finally granted by the Government for Sizewell C.

I will continue building an evidence based appraisal of values as we move forward so as to advise the Parish Council over the coming months maintaining a watching brief with regard to sale activity within the two villages.

Yours faithfully



David Knights MKICS
David Brown