

## **Justin and Emma Dowley Submission to PINS**

### **Sizewell C Project - Deadline 5, 23.7.21**

**Ref: SIZE-AFP123, SIZE-AAFP119, SIZE-AFP124 and SIZE-AAFP120**

We have made submissions for previous deadlines and our comments still hold, but following the first group of Issue Specific Hearing held in July 2021 we would like to make further representations in addition to those of our advisers at Create Consulting Engineers Ltd and Savills.

1. We would like to draw the inspectors' attention to the Applicant's lack of concern for the impact the borrow pits will have on our estate. In particular EDF has now revealed that they would like work to carry on 24 hours a day, 7 days a week at the borrow pits with the attendant noise, light and air pollution. Added to the fact that EDF would like to take some of our land for borrow pits, which will have a substantial effect on our farming operations, such not-stop activity will have a serious impact on the amenity value of our whole estate and our grade II\* listed house nearby. It will furthermore make it difficult, if not impossible, to sleep at our estate houses, Potters Farm and Eastbridge Farm, 100m and 200m away respectively, as well as at our camp site at Eastbridge Farm and for other residents and visitors in Eastbridge. This is to say nothing of the impact on the wildlife of the AONB and Minsmere bird sanctuary.
2. The size of SZC site entrance roundabout has been increased, and consequently the land EDF seek to acquire has been increased, again impacting further on our farming operations and our house. And still there has been no indication of any mitigation measures to be taken to reduce the effects of noise, light and air pollution, as well as the visual impact of such a large roundabout in a Special Protected Area. Of particular concern is the effect of noise on our property, the inadequacies of EDF's sound surveys and EDF's attempts to play down the impact which the proposed SLR, the roundabout and hundreds of daily lorry movements will have on the business of our estate and its economic and amenity value. Please see the technical report sent to you by our advisers, Create Consulting, for more detailed analysis of the issues.
3. In our Deadline 2 submission we outlined the effect of higher water levels that SZC works will have on our marshes at Eastbridge and thus on our cattle farming operations. The potential loss of grazing arising from those higher water levels, as well as possible salt water contamination of our

irrigation bore hole due to sea water incursions, is significant. We omitted to point out that most of our marshes are approximately 1m above sea level and the houses along Chapel Road in Eastbridge are approximately 2m above sea level. During the winter months, and depending on weather conditions, it is frequently impossible to get onto the marshes because they are under water. Consequently a rise of only 10-20cm in water levels on average may seem a small amount, but will nonetheless have a material effect on the availability of grazing and represents and a significant rise in the flood risk at Eastbridge. During the Accompanied Site Visit on 8<sup>th</sup> June, 2021 a representative of EDF made the shocking admission that EDF was not yet able to propose any solution to this problem. Since the problem is how to stop water flowing downhill it may be that there is no solution. If that is the case, our cattle enterprise will have to cease. We are not qualified to comment on the ecological effects on the SSSI marshes.

4. EDF has continued to show an inexplicable lack of engagement with us. Very late in the day (yesterday, 22<sup>nd</sup> July 2021), EDF has offered to carry out their own impact assessment on our estate and have made it clear that they are under time pressure. It is more than 2 years since EDF's latest set of representatives, Dalcour Maclaren, first came to discuss EDF's plans in very general and undetailed terms. We warned Dalcour Maclaren at that meeting in July 2019 that our farming business and residential assets would be likely to be severely impacted. Over those two years we and our advisers have been provided with minimal information or answers to our questions; and EDF have continually changed their proposals as they affect us without explanation.

Our harvest started about one week ago. To ask us to assist and participate properly in EDF's urgent impact assessment, which we are of course more than happy to do, and which will require the further participation of our farming contractor, our lawyer and tax adviser, none of whose reasonable fees EDF has offered to cover, just as harvest has started is yet another example of the corporate bullying to which we have been subjected for the last nine years.

Justin and Emma Dowley

