

## **Sizewell C**

### **Compulsory Acquisition Hearings**

#### **Written Submission to Deadline 7 on behalf of The Boden Family**

We are writing to confirm our oral representations at the Compulsory Acquisition Hearing on Wednesday 18<sup>th</sup> August. The representation is on behalf of the Boden Family who own and farm Trust Farm, Middleton, a mixed arable and grassland farm including several residential properties and a range of farm buildings at Trust Farm, itself on the eastern edge of the property.

We should make clear, that this representation does not constitute a formal objection to the compulsory acquisition in principle and the family have signed Heads of Terms to sell voluntarily via the option arrangement offered by EDF.

This is an example of a true family farm with no outside person being employed with the family supplementing their income from the land they own with other arrangements in the local area involving land in the adjoining Parishes.

The farm at Middleton and Fordley extends to approximately 243 acres, with an off lying block of land around Kelsale.

The Sizewell Link Road (SLR) severs three of their largest fields creating much smaller areas, none greater than 6.5 acres which in arable farming terms are small and potentially difficult and more expensive to farm. Should the SLR go ahead, our client's property will be reduced in scale by nearly 10% which given their overall land holding is a major detrimental impact on their farming business.

Our concerns relate to the lack of understanding or interest shown to date by the applicant and their agents, in how the acquisition of land will cause substantial detriment to the farm, and the lack to date of any suitable proposals for mitigation in relation to both new access arrangements and landscaping. Proposal's on the former have not been thought through and create various inefficiencies and are simply not sustainable.

In relation to the severance of the land, it causes substantial difficulties for access to all of the affected fields to the north of the SLR with our clients expected to gain access via a convoluted route which involves, a journey over 2km from their farmstead. In theory this would take them north having to cross the SLR, continue along the link to the old B1122, turning left onto that road and continuing until the junction of Fordley Road. At that point, there would be expected to turn left down Fordley Road and use an access close to the SLR boundary which appears to conveniently double up as an access to the attenuation pond which is proposed to be situated on our client's property.

Compare this to the distance from the closest severed furthest field to our client's farmstead which is no more than 250m at the nearest point.

It has taken until the week commencing 11<sup>th</sup> August 2021 to arrange a meeting on site to discuss the access in detail and meaningfully look at whether it could be improved upon. During that meeting we rather than the applicant put forward two ideas of how an access might be more sensibly provided, including an underpass to the north of the farmstead which would link the fields on the two sides of the SLR or failing that, the provision of an access off the proposed link road between the SLR and the B1122 which we think may well be feasible given the nature of the boundaries of the DCO itself. We have been promised a proposal in response but have yet to see anything, albeit, we have been offered a meeting on 2<sup>nd</sup> September.

In parallel to this, there has been a complete lack of any attempt to date to mitigate the substantive landscape and visual impact potentially caused by the road on Trust Farmstead. At its closest point, the SLR is within 225m of the farmstead compared to the farmstead being 480m from the B1122 at the present time. There appears to have been no attempt to reduce the impact of what will be a substantive structure which close to the farmstead, involves the SLR being on a 5m embankment. Thus, with commercial vehicles probably creating a further height of 3-4m the Boden family will have to endure the site, noise and other detrimental affects of structures either fixed and vehicles moving between, 5-9m in height which is a substantive blot on the landscape and will cause significant impact including on the property's value.

At a previous on site meeting with Dalcour McLaren, the applicant's agent, we suggested that they contemplate seeking to acquire land outside the DCO application between the farmstead and the SLR which is not in the family's ownership. Upon this land it may be possible to construct a bund or provide extensive tree planting to help mitigate the impact.

At our meeting in the week commencing 11<sup>th</sup> August, landscaping was discussed and again it appeared that we were having to provide the solutions to issues which the applicants professional consultants should have been raising previously.

In addition, the proximity of the new road will generate security issues for our clients who at the moment have the benefit of a long farm drive which is easy to monitor. They need firm proposals not just sympathy on how the threat is to be mitigated. We have suggested basic security arrangements including security gates but have yet to receive a reply and any tangible offer.

Overall, we have a major concern on the lack of application by the applicant to the mitigating detrimental effects to our client's property that the SLR will create. This will have a major impact on its viability going forward and will clearly substantially reduce its value.

We would ask that the applicant is directed to show a great deal more urgency in relation to mitigation proposals than they have to date.

M G Horton, BSc MRICS  
On behalf of Savills (UK) Ltd  
27<sup>th</sup> August 2021