

Additional Information and documents relating to ISH14 Development Consent Order, Deed of Obligation, under submission [REP8-279](#) For and on behalf of Theberton & Eastbridge Parish Council

Dear Sirs

Re Property Price Support Scheme

Firstly it is to be noted that we have had a verbal communication from EDF on 20th September 2021 in regard to their Property Price Support Scheme. When we were informed that they now intend to revisit the PPSS with a view to improve the scheme, for which we hope to be able to show our thanks when a more inclusive and acceptable scheme is produced.

Given the depth and scale of the PPSS, which was offered to the residents who lived within 2.5 kilometres and close proximity of Hinkley C. development site, we will be seeking a scheme at least comparable to that offered by EDF at Hinkley C.

So we can report that it would appear progress to bring this matter to the table has finally been accepted by EDF under the terms set out in “Areas of Common Ground” sought by the Inspectorate.

However, with any PPSS, the overriding commitment is to protect our community should Sizewell C proceed, so our on-going concern is that this matter continues to be outside the protection of Section 106 Agreement/ Deed of Obligation.

We refer you to the Section 106 “Heads of Terms” originally set out in the Doc 8.4 Planning Statement Appendix 8.4J Section 106 May 2020 ([APP-600](#)) (extract attached) in which the PPSS was to be included within the mitigation measures under the Section 106. However in November 2020 the PPSS (extract attached) was removed from the Section 106 based on what we believe was EDF’s need to identify cost savings and protect any financial obligation the inclusion within a Section 106 would bring.

EDF say that the PPSS was issued in November 2019 and went live 8th July 2020, why the delay, “live to” to whom was it sent to? Theberton & Eastbridge Parish Council were not made aware of the scheme. The present PPSS only covers no more than probably eight properties of which EDF owns approx six. The present PPSS, only came to light when one of our residents asked EDF about purchasing their house, enquiries to EDF’s Leiston Office resulted in us being told no scheme details were held at the office, but it was supposed to be in the public domain! ? We were then told to email EDF to request details; subsequently the scheme on offer was mentioned in EDF Community News mid 2021.

Given EDF has offered the PPSS for the reasons of Adverse Impacts this development will bring, It is not acceptable for EDF after reviewing to say "property values are not a material planning consideration " and therefore state the scheme should not be included in the Deed of Obligation (extract attached) when the main reason for the existence of such a schemes is the grave environmental issues they produce for those living in close proximity, which is clearly "a material planning consideration" in the due process of mitigating the needs of residents who may, for mental health reasons, need to consider moving due to the cumulative impacts caused through noise, air and light pollution, traffic and other social impacts.

Therefore any relationship to value of the property, becomes a secondary issue. Peoples health, wellbeing and the ability to moved or the upgrading the insulation of their properties under the scheme "sets a strong presidents" in any PPSS and not property values, therefore this should have been included in the Section 106/Deed of Obligation

So given the above we need to question the reasoning as to why EDF needed this to be outside the Section 106 when along with other matters of protection which have been included within the Section 106 it is clearly a mitigation matter, by making it a standalone document outside the Section 106 this will enabled EDF to potentially renege on their obligation to support and mitigate our community

More importantly given that NNB Generation Company Ltd, (SZC Co) /EDF / could or would be able to sell this scheme to a third party, we would not be protected. So it is of vital importance that any agreed PPSS is embedded within the Deed of Obligation

Your Faithfully

Parish Clerk

Theberton & Eastbridge Parish Council



The Sizewell C Project

8.4 Planning Statement Appendix 8.4J Section 106 Heads of Terms

Revision: 1.0
Applicable Regulation: Regulation 5(2)(q)
PINS Reference Number: EN010012

May 2020

Planning Act 2008
Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009



Contents

Executive Summary..... 1

1 Introduction..... 7

2 Context..... 7

3 Parties..... 8

4 Site..... 8

5 Conditionality..... 8

6 Obligations..... 9

6.1 Overview..... 9

6.2 Accommodation and Housing..... 9

6.3 Community Safety..... 10

6.4 Employment, Skills and Education..... 10

6.5 Health..... 11

6.6 Heritage..... 11

6.7 Implementation Plan..... 12

6.8 Leisure, Public Rights of Way and Amenity..... 12

6.9 Monitoring (Workforce and Socio-economic Impacts)..... 12

6.10 Natural Environment..... 12

6.11 Noise..... 13

6.12 Property Price Support Scheme..... 14

6.13 Public Services..... 14

6.14 Resilience Funds..... 14

6.15 Sizewell C Community Fund..... 15

6.16 Supply chain..... 15

6.17 Tourism..... 16

6.18 Transport..... 16

References..... 19

Tables

Table 1.1: Summary of substantive obligations

6.11.2 The draft Noise Mitigation Scheme, provided as **Appendix 11H to Volume 2, Chapter 11** of the **Environmental Statement** (Doc Ref. 6.3), contains details of the principles which would apply to the Noise Mitigation Scheme, including the proposed eligibility criteria.

6.11.3 The Agreement will include the eligibility and qualification criteria which will apply to the Noise Mitigation Scheme.

6.12 Property Price Support Scheme

6.12.1 SZC Co. has launched a property price support scheme for certain residential properties immediately adjacent to the proposed development site. Where an eligible property within the scheme boundary sells at a value which has been reduced as a consequence of the construction of Sizewell C, SZC Co. will offer the owner the difference in value, as determined by a surveyor.¹

6.13 Public Services

6.13.1 SZC Co. will make available a public services contingency fund to SCC to mitigate any unexpected effects on statutory services, including school places and social care.

6.14 Resilience Funds

6.14.1 SZC Co. will provide a Pro Corda resilience fund to the Pro Corda Music School at Leiston Abbey. This resilience fund would be available to support the Pro Corda Music School in mitigating impacts and addressing risks of the Sizewell C Project, including noise impacts, such as through a bespoke noise assessment, and reducing the risk of perceived changes in visitor behaviour from materialising through, for example, provision of information and promotion of courses and events.

6.14.2 SZC Co. would provide a RSPB Minsmere resilience fund to mitigate significant impacts and address risks caused by the Sizewell C Project, for example such as increased use by workers or visitors and potential visitor displacement as a result of the Sizewell C Project.

6.14.3 SZC Co. would provide a National Trust Dunwich Heath and Coastguard Cottages resilience fund to mitigate for significant impacts and address risks



The Sizewell C Project

8.4 Planning Statement Appendix 8.4J Addendum Update on Section 106 Agreement

Revision: 1.0
Applicable Regulation: Regulation 5(2)(q)
PINS Reference Number: EN010012

November 2020

Planning Act 2008
Infrastructure Planning (Applications: Prescribed
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Topic	Obligations
	<ul style="list-style-type: none"> Section 6.10 of the Draft Section 106 Heads of Terms [APP-600]
Noise	<ul style="list-style-type: none"> Section 6.11 of the Draft Section 106 Heads of Terms [APP-600] Draft Noise Mitigation Scheme [APP-210] <p>Further modelling work is being undertaken by SZC Co., which will inform the details of the Noise Mitigation Scheme. Therefore, it is intended that discussions will be held between the parties on Noise Mitigation Scheme in early 2021.</p>
Property Price Support Scheme	<p>Following the submission of the Application, a review of the current Property Price Support Scheme was undertaken. This review considered whether the Property Price Support Scheme should form part of the development consent obligations secured through the Section 106 Agreement or should be a standalone document which does not form part of the secondary mitigation measures.</p> <p>As property values are not a material planning consideration and the Property Price Support Scheme, which was issued in November 2019 and went live on 8 July 2020, is a discretionary scheme, SZC Co.'s view is that no development consent obligations should be included in the Section 106 Agreement in respect of property price support.</p> <p>Under the scheme which has been launched, where an eligible property within the scheme boundary sells at a value which has been reduced as a consequence of Sizewell C, SZC Co. will offer the owner the difference in value, as determined by a surveyor.</p> <p>This supersedes the position as explained in Section 6.12 of the Draft Section 106 Heads of Terms [APP-600].</p>
Public Services	<ul style="list-style-type: none"> Community Safety Summary as provided in Appendix B Section 6.13 of the Draft Section 106 Heads of Terms [APP-600]