

Sizewell C

Written Submission to Deadline 10

On behalf of Rookery Park LLC

Our clients are the Directors of Rookery Park LLC, owners of Rookery Park Estate on the eastern edge of Yoxford. immediately adjacent to the junction of the A12 and the B1122. At its center is a substantial period property, Rookery Park.

The Estate which sits entirely within the Yoxford Conservation Area, will be significantly impacted by the proposals set out under the applicants development consent order (DCO). We have referred to the various documents submitted by the applicant including the description of the Yoxford roundabout and its related highway improvements (APP040) which sets out the physical plan of the Yoxford roundabout and how its setting will potentially relate to the surrounding property.

We gather from the applicants agents, that our clients have a reputed interest in the sub soil of the road and public highway to the north of their property which forms part of the B1122 and thus we believe this is a properly compensatable interest.

Our clients are concerned for a number of reasons:-

The creation of the proposed roundabout on ground which is higher than the existing junction. This will result in the roundabouts illumination being markedly more visible at our clients property, Rookery Park itself, than the current illumination on the existing A12/B1122 junction. We believe there will be up to 16 lighting columns immediately surrounding the roundabout which will have a significant effect on the extent of the illumination on the edge of the Estate and from our clients view point northwards from Rookery Park

In addition, we ask for further detail on how the roundabout will be constructed to minimise the disturbance to our clients property including two residential properties close to the junction being Rookery Park Lodge and a property called The Cottage, both on the edge of the B1122. An uninterrupted access will be required to these properties at all times.

We are concerned about the boundary treatment along the north of our clients property and beside the re-designed junction to ensure no boundary fences or conservation features are affected by the scheme.

We would also ask, that the appropriate security arrangements are made in relation to the land between the roundabout and our clients property once constructed to avoid illegal trespass, dumping and other anti-social activities.

We have an overriding concern about the increased traffic along the B1122 and in particular at the key change over times in relation to shift patterns at Sizewell. This increased traffic is going to cause a greater disturbance to our client's properties including those immediately adjacent to the existing boundary as well as further complications in relation to access to the rear drive which is beside the level crossing to the east of Yoxford itself, across the B1122.

It would be grateful if you could acknowledge receipt of this representation.

Please note that we are in contact with the applicant and their agents on the above accordingly.

E/C/EDF/Rookery Park/Deadline 10
11th October 2021