

Response to Lisa Chandler, Energy Projects Manager, East Suffolk Council

Thank you for your email

We accept that East Suffolk Council ('ESC') is very much pro Sizewell C and it fully supports EDF in its drive to obtain approval for its Development Consent Order ('DCO').

However, we are more than surprised and disappointed to note the lack of impartiality, given that only one Statutory Body has taken upon themselves to reply to this serious matter. It is clear there are other Statutory Bodies that should, and would wish to, be involved in making such a collective decision on matters that relate to the determination of the Deed of Obligation ('DoO').

We are pleased that we have ESC's support in regard to the principles of an improved Property Price Support Scheme ('PPSS'), but we are concerned that this less than acceptable scheme was never challenged by ESC on our behalf, given you as a Council are charged with the importance and role of community involvement. It took our intervention to trigger the matter. ESC were originally made aware of the PPSS in August 2020, alongside the Heads of Terms, in the DoO and prior to their removal in November 2020, however this document was never sent to us by EDF or others that are purported to be acting on our behalf.

So the goal posts continue to be moved with reasoning which is questionable. Firstly, we were told that "Property values are not a material consideration" when the PPSS should be about directly mitigating the overriding impacts it creates, but it was still removed from the "Heads of Terms" in November 2020. Secondly we are now told by ESC that it is not considered to be Direct Mitigation.

It is not acceptable for ESC to simply make the following statements in their email without providing further detail: "*The Property Price Support Scheme is an existing scheme operated by EDF Energy that is not direct mitigation for the Sizewell C proposal and that is why it has not been included in the Deed of Obligation*" and "*The scheme will continue to operate independently of the Deed of Obligation*" when there is a clear argument in planning terms that the PPSS does represent Direct Mitigation.

Given your initial conclusion "*That it is not Direct Mitigation*" our understanding of that in planning terms would mean that all residents living in close proximity to the main development site should, and would be deemed to have, control over all matters of environmental impacts including Dust, Noise & Light Pollution, the Natural Environment and Community Safety all whilst construction takes place over a period of 10-12 years. This is certainly not the case as our community's control is zero.

In our view, such consideration should clearly be measured against EDF's application for a Development Consent Order where the affected party (Theberton and Eastbridge) simply has no ability to control such adverse impacts on their community, nor the ability to have an effect on such impacts, which will be created by the development and therefore will have no subsequent control of the overall environment in which they live, nor control over the market conditions resulting from those impacts. "*That is "Direct Mitigation"*".

Stating that "*this existing scheme is operated by EDF*" does not mean it should be outside the DoO, even if EDF continues to deal directly with those within the PPSS. Our parish will be at the "Coal Face" of this development; any omission of such protection would make a total mockery of almost all other impact/mitigation items,

which have been included as protection within the proposed DCO. Such action will only be construed as supporting the indefensible on behalf of EDF by others.

We will continue to seek professional advice, as we feel, in particular, unsupported by ESC's ability to protect our community. We intend to robustly defend our position seeking the support of Professional Bodies, our MP, County Council, District Councillors and others.

In our view the PPSS is Direct Mitigation and therefore it should be embedded within the DoO. We would respectively ask for all Statutory Bodies responsible and involved in the process of producing and approving the DoO (not just ESC) to revisit it and collectively discuss the basis of the original decision, considering the impact such an omission would have on any agreement made to this community, should EDF or a third party purchaser, renege on their obligation.

We await a collective and detailed reply from all of those responsible for the determination of the DoO.

On Fri, 8 Oct 2021 at 17:14, Lisa Chandler [REDACTED]

wrote:

Dear Sharon,

Thank you for your email.

The Property Price Support Scheme is an existing scheme operated by EDF Energy that is not direct mitigation for the Sizewell C proposal and that is why it has not been included in the Deed of Obligation.

However, following your previous email we did speak with EDF Energy, specifically SZC Co., and ask them to reconsider their position on the Scheme.

We are pleased that SZC Co. has agreed verbally to take another look at the scheme and the boundaries within which it operates with a view to extending it further.

The scheme will continue to operate independently of the Deed of Obligation.

Kind regards,

Lisa

Lisa Chandler | BSc (Hons) MA DMS MRTPI

Energy Projects Manager

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

We need your assistance in requiring EDF, to have whatever scheme is agreed embedded within the Section 106 to protect our Communities' long term interests should EDF or indeed a Third Party proceed with this development.

We await your assistance, in anticipation.

Yours sincerely

Sharon Smith
Clerk to Theberton and Eastbridge Parish Council