



BROOKS LENEY  
FOUR LAND OUR KNOWLEDGE

The Planning Inspectorate  
National Infrastructure Planning  
Temple Quay House  
2, The Square  
Bristol  
BS1 6PN

Our ref: GC/NC/61310P  
5<sup>th</sup> November 2024

**Sent by email only to: [Fiveestuaries@planninginspectorate.gov.uk](mailto:Fiveestuaries@planninginspectorate.gov.uk).**

Dear Sir/ Madam

**Five Estuaries - Deadline 3**

Following the Issue Specific Hearing 3 and Compulsory Acquisition Hearing 2, I provide below some additional detail on 'pinch points' along the route, as requested by the Examining Authority, and also to reiterate our concerns with the width of the cable easement corridor.

As was alluded to during the hearing, we have concerns with the width of the easement corridor (approximately 100 metres wide), which will accommodate both the Applicants cables and North Falls cables. Both the Applicant and North Falls require circa 20 metre easement each and thus, there are concerns that there is a possibility that the Applicant could lay its cables one side of the easement corridor with North Falls laying its cables the other side of the easement corridor, thus creating a scenario where there could be a corridor of up to 60 metres wide. This in turn would result in a corridor sterilised from future changes in agricultural practices or alternative income streams.

**Adam Brown & Joanne Marie Brown**

*Plot Numbers - 03-002, 03-003, 03-004,03-004A, 03-005, 03-006, 03-007, 03-007A, 09-008, 03-009, 03-010, 03-011,03-012,003-013, 03-014, 03-015, 04-002.*

As you will note with plot number 03-014, it abuts my client's existing farmyard, thereby restricting future expansion in due course should my client ever wish to do so. We have requested since early engagement with the Applicant that the cables should be micro sited to the east of the corridor to avoid any unnecessary sterilisation of future farmyard expansion.

---

Hyntle Barn, Hill Farm, Hintlesham, Ipswich, Suffolk, IP8 3NJ

Also, at Bury St Edmunds, Colchester, and Eye

Partners: D P Brooks Ltd  
C J Leney Ltd  
W J Hosegood Ltd  
T A Bloomfield Ltd  
D G Church Ltd  
Associate: Simon Smith BSc (Hons) MRICS FAAV



Chartered Surveyors  
Land & Property Consultants  
Farm Business Advisers  
[www.brooksleney.co.uk](http://www.brooksleney.co.uk)



BROOKS LENEVY

**Nicholas David Lawrence & Sam William Lawrence**

*Plot Numbers - 04-006, 04-007, 04-010, 04-012, 04-014, 04-019, 04-020, 05-006*

As you will note on with plot number 04-007, the proposed cable corridor is on the right-hand side of the field in question. We have requested from the outset that the cable corridor is to the left-hand side of the field, thereby allowing my client to construct a new reservoir in due course, should they need to do so. Our client's land is subject to a root crop rotation, and therefore the availability of water is fundamental. With changes proposed by the Environment Agency in regard to abstraction licences, more farmers may turn to constructing reservoirs for winter fill and therefore there may be a need in due course to construct additional reservoirs. Given the location of the existing reservoir, the most suitable location for a future reservoir would be immediately to the west so that existing irrigation infrastructure can be utilised.

With the proposed location of the easement being as per plot 04-007, it would prohibit my client constructing a reservoir to the west of the existing reservoir. In addition, the location of the proposed easement would provide insufficient room to construct a reservoir to the west of the proposed cable corridor, rendering the whole area sterilised.

This can be easily mitigated by the Applicant moving the easement corridor to the west, or, at the very least, the Applicants and North Falls cables are micro-sited to the west of the easement corridor.

**James Fairley & Sons (Farms) Ltd**

*Plot Numbers - 09-024, 10-001, 10-002, 10-003, 10-004, 10-005, 10-006, 10-007, 10-008, 10-009, 10-010, 10-011, 10-012, 10-013, 11-001, 11-002, 11-003, 11-004, 11-005, 11-006, 11-007, 11-008, 11-009, 11-010, 11-011, 11-012, 11-013, 11-014, 11-015, 11-018*

Whilst there is not necessarily a 'pinch point', my client is unfortunately affected by the proposed easement corridor dissecting almost every field it affects and whilst we appreciate the Applicant has had to engineer the cable route around the existing underground services, it is concerning that such a route does not follow field edges, where possible. This has been made more worrying by the possibility that the Applicant and North Falls could be taking access at different times and laying their respective cables up to 60 metres apart. In any case, the implications will be significant on our client's property and farming business.

**Mary Cooper**

*Plot Numbers - 14-013, 14-014, 14-015, 14-016, 14-017, 14-018, 14-019, 14-022, 14-023, 14-043, 14-044, 14-045, 14-046, 16-001, 16-002, 16-003, 16-004, 16-005, 16-006, 16-007, 16-008, 16-009, 16-010, 16-011, 16-012, 16-013, 16-014, 16-015, 16-016*

As alluded to during the Issue Specific Hearing and the Compulsory Acquisition Hearing, there is great concern over the affect the proposed haul road will have on our client's property. Whilst we acknowledge that the proposed haul road is to be within the proposed easement corridor, it is concerning that during the Issue Specific Hearing 3, the Applicant referred to two haul road's; one for the cable corridor works and the second for the substation materials. Despite engaging



with the Applicant for more than three years, this was the first I or my client had heard of this, which emphasises the lack of meaningful engagement.

To reiterate the points raised during the hearing, we are still not clear as to how the haul road west of Little Bromley Road will be constructed, materials used and how long the haul road will be in situ for. We appreciate the Examining Authority asking the Applicant to clarify these concerns in a technical note and we look forward to seeing that in due course.

**T Fairley & Sons Ltd**

*Plot Numbers - 13-023, 14-010, 17-001, 17-002, 17-003, 17-004, 17-005, 17-006, 17-007, 17-008, 17-009, 17-010, 17-011, 17-012, 17-013, 17-014, 17-015, 17-016, 17-017, 17-018, 17-019, 17-020, 17-021, 17-022, 17-023, 17-024, 17-026, 17-027, 17-028, 17-029*

Our concerns concerning the haul road are the same as Mary Cooper's, listed above.

As to a 'pinch point' there are worries here with the Applicants and North Falls cable easement being up to 60 metres apart and running through land which has strong potential for a solar farm. Whilst a planning application is yet to be submitted for the solar farm, the Option Agreement is to be completed imminently, with a planning application to follow shortly thereafter. Again, we request that the cables are micro-sited within the easement corridor and to be laid side by side to minimise the impact of the Applicants proposal on our client's solar opportunity.

As to the substation site (plot 17-024), and as alluded to during the hearing, there are significant differences between the Applicants and North Falls landscaping provisions, thereby reiterating concerns that the projects are not collaborating as they suggest they are. The Applicants proposal sees our client's residential property, farmyard and buildings hemmed in by a tree belt, which is a proposal we are simply not willing to agree to. Accordingly, we requested the Applicant amended their proposals more than 5 months ago and to this day, no changes have been made. To add to this, the Applicants landscape consultant was only made aware of our request when I personally referred to it in a meeting with the Applicant approximately three weeks ago.

We request greater collaboration between Five Estuaries and North Falls on the landscaping proposals.

We are also concerned that the Applicants agent, Dalcour Maclaren, has informed us that should the Applicants scheme proceed, and North Falls does not proceed, then the amount of land to be required to develop the Applicants scheme, including landscaping, will extend to a very similar amount should both schemes have been developed.

As you will appreciate, this is difficult for my clients to comprehend. The total option area between both my clients affected by the substations, extends to approximately 120 acres whether that be utilised for both the Applicants scheme and for North Falls or just one scheme. We were informed that should only one scheme proceed then it would only be the footprint (circa 15 acres) of the other substation which would not be exercised. It therefore begs the question whether the land required accords with the conditions stated in Section 122 of the Planning Act 2008.



BROOKS LENEY

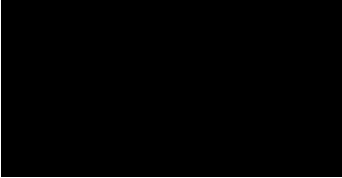
**The Executors of the Estate of the late Charles James Tabor**

*Plot Number - 17-025*

Our concerns concerning the land required for the substation sites is as per T Fairley & Sons Ltd.

I trust the above provides the additional information you require at this stage and re-iterates some of the points which were raised during the relevant hearings.

Your faithfully,



**Gwyn Church** BSc (Hons) MRICS FAAV | Partner  
For & on behalf of Brooks Leney

██ | Email: █████@brooksleney.co.uk  
PA: Nicky Chapman ████████████████████ | Email: █████@brooksleney.co.uk