



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
3rd December 2024

Sent by email only to: Fiveestuaries@planninginspectorate.gov.uk.

Dear Sir/ Madam

Five Estuaries – Deadline 4

In response to the Examining Authorities Written Questions 2, I provide a response on behalf of Brooks Leney's clients, details of who were submitted in a letter dated 29th October 2024 to the Planning Inspectorate which listed all our clients and relevant plot numbers.

In response to question LU.2.01, which concerns cable depth, it is requested that the cable and its associated underground infrastructure (i.e. including any protective tile above the cable) must not be any shallower than 1.2m. At all times, there should not be any less than 1.2m of topsoil and sub soil over a cable and associated infrastructure.

The reason for this is that the majority of the land affected by the proposed cable route is dependent on land drainage i.e. underground drains which will take water away from the soil to improve growing conditions of the crop by preventing waterlogging and which in turn will affect the soil structure. Without land drainage, land will become waterlogged, the soil structure will deteriorate, it will be unworkable and would render the land unfarmable and unproductive, significantly affecting its capital value.

In many cases, land drainage has been in situ for generations and is very fragile, yet effective. Whilst damage to these drains is inevitable, it is imperative the depth of the cable allows for future works over the cable, as land drainage is often repaired, replaced, or installed in land, to ensure the ongoing productivity of the land.

In addition, a lot of the farmers and landowners along the proposed cable route are also subject to root and turf crop rotations where irrigation is fundamental for the growing of these crops. Irrigation is typically provided by an underground network of irrigation pipes, with hydrants along field edges where the irrigators connected up to and water drawn from.

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
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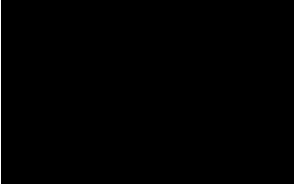


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Drainage and irrigation pipes are typically installed at 1.2m below ground level, and in some cases, deeper, and therefore any cable construction shallower than this would have a significant and detrimental impact on drainage and irrigation.

It is for this reason that we strongly request that the cable construction is no shallower than 1.2m (which is in itself is borderline) and should we have had an opportunity to do so, we would request it is deeper than 1.2m.

Your faithfully,



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

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