

**MITIGATION. I.S.H Hearing 4 Session 4 Cllr Graham I Bickers 20026345**  
**Additional Information/ Evidence ref to my oral submission on Mitigation of Property**  
**Blight on behalf of myself and the Theberton and Eastbridge Parish Council**

**STATEMENT “The present stance by the applicant on Blighting, gives our community significant concerns. In that, if a legal requirement is not embedded within the overall framework of the DCO or the section 106. The Applicant will treat us as collateral damage”**

As a community, Theberton and Eastbridge, overall will have the most significant cumulative impact of any community surrounding this development, with an extensive range of pollutions effecting the environment in which we live, leaving our community in a very vulnerable position in regard to saleability of our properties over a 10-12 + year period

You must firstly ask yourselves why we would have purchased our properties in this unique location, the word “Unique” encompasses what it offers, a world acclaimed RSPB Nature Reserve, with its abundance of wildlife, close at hand, peace and quiet, cycling, dark skies, walks, beautiful views and a sense of tranquillity These property assets will be severally impacted, should Sizewell C be built

Having paid individually for that privilege with its associated benefits we are now advised by Estate Agents that the various elements of the construction phase at Sizewell C will have significant negative impact on the property prices within Theberton & Eastbridge. Even now some sales are being impacted, in both the time it takes to find a buyer and the subsequent effected value. I have attached a letter from a Mr David Knights who is advising the Parish Council, he has set out his initial thoughts in respect of the effects on property values within our Parish

After extensive research and enquiries we know the Applicant had accepted blighting at Hinkley, as NNB Generation Co Ltd had agreed and subsequently purchased, in excess of 70 properties (attached Land Reg Documents as an example) in the Hinkley area since 2013, from residents who wished to move, due to the impact and subsequent blight, some of these properties purchased are over 1500 metres from the working boundary of Hinkley C. which include such areas in or close to Burton, Shurton, Wick, Stolford, and Knighton

**Attached**

**Plan 1** Shows approx. distances from villages to EDF Hinkley boundary

**Plan 2** Shows the Sizewell working areas that will affect our communities

**Plan 3** Shows an overlay of the mitigation areas proposed by the Applicant, which only extends past its own development boundary line in one isolated area, being at the main entrance.

We constantly hear that EDF wishes to follow the same model of Hinkley for Sizewell C, and clearly by their actions to mitigate those impacts on Hinkley residents, the applicant demonstrated acceptance of their responsibility to the community and acted in a right and proper manner, But for our community, that is not the case. Although EDF’s Managing Director has made this statement (PDF attached) ***“One of our overriding aims for EDF’s Development of proposals for Sizewell C is limiting or mitigating adverse effects of construction on local people”***

Our Parish Council after two meeting on “Areas of Common Ground” are astounded that the applicant is totally resistant to our calls for realistic dialogue which would include our villages within an agreed compensation scheme comparable to that offered to the residents of Hinkley.

We ask that the Applicant be tested against the previous system used at Hinkley and require them to give sound evidence as to why our geographical community is any different to H.C, given we have exactly the same construction elements and time lines. EDF say they are “Replicating Hinkley” in what we would suggest is a much more sensitive environmental area. So why are we not been afforded the same opportunity and why have not similar boundary parameters been applied to Sizewell C by the applicant? As clearly they have not!

We need the support of the Inspectorate and Government to bring the EDF to the table. The applicant needs to be accountable for their actions as many mitigation funds have been set up for various impacts and are embedded in the overall framework of the DCO to deal with the impact on the environment. Given the impacts we will experience, we deserve mitigation along with all those other species (Wildlife, Flora & Fauna), which are considered within this DCO, so we also need to be considered & protected.

**Note:** Within the last few hours, we are now in possession of a further document called, “Main Site Neighbourhood Support Scheme “ (Which we attached at this late stage) setting out in detail the extensive support the applicant EDF, gave to the Hinkley community, to mitigate the impacts with various options offered over a wide area Having now read the full extent of their support at Hinkley. This again underpins the need for EDF to brought to the table, as their Property Support Scheme for our community is totally unacceptable

We await your support

Cllr Graham I Bickers

For and on Behalf of  
Self and Theberton & Eastbridge Parish Council