



# Together Against Sizewell C

C/o Wood Farm, Westward Ho, Leiston IP16 4HT

30<sup>th</sup> July 2023

To: East Suffolk Council Planning Dept (email only)

Cc Councillor Tom Daly for information

DC/23/2730/DRR | Discharge of Requirement 2 (Code of Construction Practice - Dust Management Plan and Soil Management Plan for Advanced Works Office/Welfare at Land East of Eastlands Industrial Estate, Noise Mitigation and Management Plan for Main Development Site) of Sizewell C Development Consent Order | Sizewell C And Associated Development Sites

Requirement 2 states:

*Project wide: Code of Construction Practice*

*The construction of the authorised development and the removal and reinstatement of the temporary works must be carried out in accordance with the Code of Construction Practice and the subsequent plans approved under the Code of Construction Practice, unless otherwise approved by East Suffolk Council.*

TASC strongly objects to this partial discharge of requirement 2 which appears to not be in accord with the approved DCO in respect of the Land East of Eastlands Industrial Estate (LEEIE) i.e. does not accord with the 'authorised development'. The applicant has supplied one very poor, unscaled "plan" without any grid reference, or any plan giving the proposed elevation of the buildings. TASC had complained throughout many consultations that drawings were inadequate. Yet again the developer has failed to supply adequate drawings with dimensions and to scale and we are extremely disappointed that more accurate plans have not been provided at this point, even though the developer is proposing that construction could be starting in March 2024.

With this application, the developer appears to have included additional “accommodation” and welfare buildings in the LEEIE which we have been unable to find in the consented DCO. TASC have approached the Sizewell C offices to ascertain what was approved at the LEEIE in the DCO but have not yet received that information. No detail has been provided regarding the accommodation in relation to the number of rooms, occupancy levels, height, services and the type of building construction. These appear to be inappropriate buildings in close proximity to residential property. “Recycling” of modular buildings from the Commonwealth games 2022 site in Birmingham may be a laudable aim, but it appears from the games site plans that most elevations show multistorey buildings. Surely the developer can supply an indication of the type of building and its construction method. The type of construction may have implications as regards adequate shelter for emergency planning purposes as this site is in the DEPZ for Sizewell B. Advice should be sought from Office of Nuclear Regulation. Evacuation plans for the accommodation may need to be assessed.

Services. There is no detail of services, electricity, potable water and sewage services. Where will these be supplied from?

Dust suppression. TASC have currently an objection related to quality of water and potential health risk from water used for spraying/dust suppression related to abstraction points on the Sizewell site. The developer has referred us to the Environment Agency (EA). This matter is unresolved.

Lighting. The site is very close to the AONB and due to its elevation, there is likely to be an adverse impact from lighting from additional buildings that do not appear to have been assessed in the DCO e.g. multi-storey units from the Commonwealth Games.

Flood risk. The site is understood to be flood prone and advice needs to be sought from the EA and Suffolk County Council flood management as to the potential increase of flood risk to all properties in the vicinity, from raising the site level and increased number of hard surfaces, such as that for the additional accommodation buildings, car parks and roads. There is inadequate information about how flood risk and sewage discharges can be managed and until such time as this information from Anglian Water and SCC flood management is available this application should be refused.

Access. It has been noted that the applicant had laid in a temporary track using the existing field access in close proximity to Crown Lodge. Although in the 30mph speed limit, this access is unsafe for heavy vehicles. It is likely that the mature high hedge which is essential weather/noise protection will need to be removed to allow a safe access, to approved Highway Standards in the location indicated by the developer.

To conclude. For the reasons stated above, TASC strongly object to the above request for the partial discharge of requirement of Requirement 2. If the LEEIE is to now have additional accommodation, TASC assume this will need to be the subject of a separate planning application or a material change to the DCO.

Mike Taylor

Together Against Sizewell C