

**AUTHORISATION UNDER SECTION 53 OF THE PLANNING ACT 2008**  
**LAND AT THEBERTON HOUSE ESTATE, THEBERTON, SUFFOLK**  
**PURSUANT TO A REQUEST MADE ON 15 JULY 2015 BY NNB**  
**GENERATION COMPANY (SZC) LIMITED**

1. For the purposes of this Authorisation, including the Conditions set out in Annex 1, the following words have the following meanings:

"Act"	The Planning Act 2008 (as amended)
"Applicant"	NNB Generation Company (SZC) Limited Company Number: 9284825
"Authorised persons"	the Applicant and any persons authorised by the Applicant as notified to the Occupier in accordance with Condition 9
"Authorisation date"	the date of this Authorisation
"Authorisation period"	the period from the Authorisation date to the Expiry date (both dates inclusive)
"Authorised surveys"	the intrusive and non-intrusive surveys as described in the Schedule of Surveys contained in Annex 2
"Authorisation plan"	the plan attached to this Authorisation
"Conditions"	the conditions set out in Annex 1
"Expiry date"	31 May 2017 or (if earlier) the date of submission of an application for development consent for the Project pursuant to s37 of the Act
"Land"	land forming part of the Theberton House Estate, being part of the land comprised within title number SK135737 and registered at HM Land Registry with title absolute as shown for identification purposes coloured green on the Authorisation plan but excluding the Potters Farm land

"Landowners"	
"The Occupier"	means the Landowners, their successors in title, and any such other person as may be notified to the Applicant as being in occupation of the Land or any part thereof
"Potters Farm land"	The area shown in green with black hatching on the Authorisation plan and labelled as 'Potters Farm land' in the key to that plan
"The Project"	the proposed Sizewell C Nuclear Generating Station and associated development

2. In exercise of the power conferred on the Secretary of State for Communities and Local Government ("the Secretary of State") by Section 53(1) of the Act, the Secretary of State authorises the Authorised persons to enter onto the Land for the following purposes:

- a) surveying and taking levels in connection with a proposed application for an order granting development consent for the Project and in order to facilitate compliance with the provisions mentioned in Section 53(1A) of the Act , and
- b) to search and bore for the purpose of ascertaining the nature of the subsoil or the presence of minerals or other matter in it.

3. This Authorisation is granted for the Authorisation period.

4. This Authorisation is given subject to compliance with the Conditions which are necessary to ensure that the Landowners' legitimate interests are protected.

Reasons for the decision are attached.

*S Twidle*

**Sheila Twidle**  
**Head of Environmental Services**  
**For and on behalf of the Secretary of State for Communities and Local Government**

31 March 2016

## **AUTHORISATION UNDER SECTION 53 OF THE PLANNING ACT 2008**

### **AUTHORISATION REQUEST IN RELATION TO THE LAND PURSUANT TO A REQUEST MADE ON 15 JULY 2015 BY THE APPLICANT**

#### **REASONS FOR THE DECISION**

The Applicant notified the Landowners and Occupiers in letters dated 10 July 2015 and 2 October 2015 that a Section 53 authorisation request had been made to the Planning Inspectorate. This follows the advice in the Planning Inspectorate's Advice Note 5: 'Section 53 – Rights of Entry' (dated April 2015) ('Advice Note 5'). Following requests for further information made by the Planning Inspectorate to the Applicant, and the submissions of further information by the Applicant, the final date for receipt of a response from the Landowners and the Occupiers of Potters Farm to the Planning Inspectorate was 3 December 2015.

The information provided by the Applicant demonstrates that the Applicant has sought to agree access to the Land with the Landowners between October 2012 and May 2015. The Applicant had not sought access to Potters Farm during this time. However the authorisation request did include Potters Farm. The Applicant sought separately to discuss access to Potters Farm with the Occupiers through letters dated 1 October 2015, 7 October 2015, 16 November 2015 and 18 January 2016; and also sent the Occupiers copies of letters addressed to the Planning Inspectorate of 6 November and 18 December 2015. At the present time, no meeting has taken place between the Occupiers and the Applicant and no agreement has been made with the Occupier to access Potters Farm.

Entry to the Land is needed to enable the Applicant to carry out surveys required to inform the Project. The surveys proposed by the applicant cover information that would be required to inform an Environmental Impact Assessment. Allowing further time for further correspondence and negotiation would risk substantially delaying the Project.

The Landowners' stated objections to granting access relate to:

- the lack of progress with the proposed development;
- the need for the Landowners to have access to the necessary professional advice;
- the Landowners requiring an undertaking in respect of their reasonable costs; and
- the Landowners right to refuse access to their land until an appropriate and reasonable costs undertaking is agreed with the applicant.

The Occupiers of Potters Farm object to granting access because they consider they have not to date been provided with sufficient explanation by the Applicant to enable them to understand the implications of the proposed access. Therefore they have difficulty in providing informed comments about the authorisation request to the Planning Inspectorate.

The Secretary of State is satisfied that the applicant has sought to agree access to the Land (excluding the Potters Farm land) with the Landowners over a reasonable period of time (between 2013 and 2015) and on reasonable terms, and that there is nothing in the correspondence to suggest that further negotiations would result in the reaching of an agreement. The Secretary of State is satisfied that entry to the Land is needed to enable the Applicant to carry out surveys required to inform the Project. However, the Secretary of State is not satisfied that the Applicant has demonstrated a genuine requirement to enter the Potters Farm land, nor that evidence has been provided to demonstrate reasonable efforts to agree access with the Occupiers of Potters Farm.

The Secretary of State is satisfied on the basis of the information provided and available that he may authorise the service of a notice under Section 53(1) and Section 53(3A) of the Act for the Land (excluding the Potters Farm land), and that this Authorisation is justified and proportionate in the wider public interest in this particular instance.

*S Twidle*

**Sheila Twidle**

**Head of Environmental Services**

**For and on behalf of the Secretary of State for Communities and Local Government**

**31 March 2016**

## **ANNEX 1**

### **CONDITIONS**

#### **1. Interpretation**

In these Conditions the following words and expressions shall, unless otherwise stated, have the following meanings:

"Authorisation"	the authorisation granted by the Secretary of State pursuant to the Application to which these Conditions are annexed
"Intrusive surveys"	those Authorised surveys that are intrusive in their nature (such as works to search and bore) but for the avoidance of doubt excluding any walkover surveys
"Non-intrusive surveys"	walkover surveys including the taking of measurements and levels by non-intrusive equipment and methods and the taking of photographic records but excluding any works to search and bore
"Notice"	Not less than 14 days written notice of any intended entry to carry out an Authorised survey or any lesser period that may from time to time be agreed in writing by the person on whom the Notice is to be served
"Working day"	any day from Monday to Friday (inclusive) which is not Christmas Day, Good Friday or a statutory Bank Holiday
"Working hours"	the hours between 7.00am and 7.00pm of any Working day

2. In these Conditions unless the context otherwise requires:

- a) any gender includes any other gender;
- b) the singular includes the plural and vice versa;
- c) references to persons include natural persons, firms, companies, corporations and their successors in title;
- d) the headings are for convenience only and do not affect interpretation;
- e) any reference to a statutory provision includes any modifications, re-enactment or extension to it and any subordinate legislation from time to time.

### **General**

3. Entry onto the Land is authorised only:

- a) for the Authorised surveys;
- b) for the purposes of surveying and taking levels of the Land and to facilitate compliance with the Environmental Impact Assessment Directive<sup>1</sup>, the Habitats Directive<sup>2</sup> or any European Union instrument which replaces all or any part of these Directives;
- c) on Working days; and
- d) during Working hours (unless for the purpose of carrying out surveys for bats, great crested newts, breeding birds or taking photographs for the purpose of landscape and visual assessments).

4. No Authorised person shall enter the Land otherwise than in accordance with the Authorisation and these Conditions.

5. The Authorised persons' right of entry onto the Land pursuant to the Authorisation shall immediately cease if any Authorised person is in breach of the Authorisation or any of these Conditions.

6. These Conditions are in addition to the provisions of section 53 of the Act (as amended) ("Section 53") but if there is any conflict between the Conditions and the provisions of Section 53 the latter shall prevail.

7. The Occupier retains control, possession and management of the Land and no Authorised person has the right to exclude the Occupier from the Land save where exclusion from the Land or part of the Land is necessary in order to properly carry out the Authorised Surveys or such exclusion is required on

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<sup>1</sup> Council Directive 85/337/EEC of 27 June 1985 on the assessment of the effects of certain public and private projects on the environment, as amended from time to time.

<sup>2</sup> Council Directive 92/43/EC of 21 May 1992 on the conservation of natural habitats and of wild fauna and flora, as amended from time to time.

grounds of health and safety.

8. Entry onto the Land is authorised only:

- a) provided the activities undertaken in connection with the Authorised survey(s) will not constitute an offence in themselves including an offence under Regulation 41 of the Conservation of Habitats and Species Regulations 2010 (as amended); and
- b) subject to all necessary consents (if any) in relation to carrying out the Authorised survey(s) having first been obtained.

### **Notice of entry**

9. Before any person may enter the Land to carry out an Authorised survey the Applicant must give Notice to the Occupier, such Notice to include the following:

- a) details of the areas, type, purpose and timing of Authorised surveys together with details of how access to the survey site is to be achieved;
- b) details of the type and nature of any equipment and apparatus to be used;
- c) the name and address of any Authorised person who is authorised by the Applicant to enter the land to carry out the Authorised survey and details (including telephone number) of the Authorised person who will have management responsibilities for undertaking the Authorised survey(s);
- d) the date or dates when access is required to carry out the Authorised survey(s) and the period of time for which access is required; and
- e) a copy of Annex 2 to this Authorisation entitled "Survey Requirements for 'The Land'".

### **Carrying out the Authorised survey(s)**

10. In carrying out the Authorised survey(s) the Authorised person shall:

- a) cause as little damage as is possible and upon completion of the final Authorised surveys, or if earlier on the expiry of the Authorisation, shall make good any damage caused to the reasonable satisfaction of the Occupier and remove any apparatus or equipment taken on to the Land by the Authorised person in connection with the Authorised surveys on completion of the same;
- b) not do any act, matter or thing which would or might constitute a breach of any law (including without limitation common law), statute, regulation, rule, order, byelaw or notice, or which would

or might vitiate in whole or in part any insurance effected by or on behalf of the Occupier in respect of the Land from time to time;

- c) at all times take all measures as are reasonably necessary to maintain the same level of security in respect of the Land which would exist but for the undertaking of the Authorised survey(s);
- d) not cause any nuisance, disturbance, annoyance, inconvenience or unreasonable interference to the Occupier or to adjoining and/or neighbouring property and/or to the owners, occupiers or users of such adjoining or neighbouring property;
- e) prior to carrying out Intrusive surveys, to prepare a photographic record of condition of the part of the Land in respect of which the Intrusive surveys are to be carried out;
- f) not display any signs or notices at the Land other than those required pursuant to statute;
- g) not interfere with the existing use of the Land other than to the extent reasonably necessary to carry out the Authorised survey(s);
- h) observe the Occupiers' reasonable health and safety policies and site rules previously notified to the Authorised person in writing;
- i) produce on demand identification and confirmation of their authorisation by the Applicant to carry out the Authorised survey(s) and to inform the Occupiers when leaving the property; and
- j) not to enter onto Potters Farm land.

### **Authorised persons' equipment**

11. Authorised persons may not leave equipment required to undertake cable percussive boreholes, rotary boreholes or sonic boreholes on the Land when it is not in use, but may leave all other monitoring apparatus and equipment in place on the Land until completion of the final Authorised survey or if earlier the expiry of the Authorisation and shall forthwith thereafter remove any such apparatus or equipment.

### **Insurance**

12. The Applicant shall:

- a) subject to provision of written evidence of such requirements, pay on demand the reasonable and proper cost of any additional insurance premiums payable by the Occupier which may have become payable as a result of the Authorisation; and

- b) ensure that those who work on its behalf hold suitable and adequate insurance in respect of public and third party liability and provide proof of said insurance to the Occupier prior to carrying out any Authorised surveys.

## **ANNEX 2**

### **SCHEDULE OF AUTHORISED SURVEYS**

**Survey Requirements for 'The Land', Theberton House Estate, Owned by [REDACTED]**

This table should be read in conjunction with Sizewell C, Proposed Nuclear Development, Sizewell C EIA Scoping Report, April 2014. Planning Inspectorate Ref: EN010012 and The Planning Inspectorate Scoping Opinion for Sizewell C Proposed Nuclear Development, June 2014

SURVEY	DURATION (DAYS)	PROVISIONAL DATES	ACTIVITIES	UXO Survey required?	NEED FOR SURVEY	SURVEYORS
<b>Soils &amp; Agriculture</b>						
Soils & Agriculture	10 days	The survey is not seasonally dependant, however access is sought for as soon as possible once access to the site has been granted	All access would be on foot using hand held equipment only. Sample locations (1 auger/hectare based on a grid over the land) would be located and recorded using a hand-held Geographic Information System (GIS). The soil profile would be examined at each sample location to a maximum depth of approximately 1.2m by hand with the use of a 5cm diameter soil auger screwed into the ground by hand. Depending on what crop is being grown it would be possible to limit access to tram lines only. Subject to the results of the hand augers it may be necessary to dig a small trial hole (by hand using a spade). All material dug up would be replaced immediately once the profile had been described.	Yes	Access is required in order to understand what agricultural land classification the land is, which will inform the baseline of the assessment to be reported in the Environmental Statement. The approach was described in the Sizewell C EIA Scoping Report (April 2014) (the Scoping Report), Chapter 7, Section 9 (Soils and Agriculture) (paragraphs 7.9.21-7.9.23 and 7.9.25); and endorsed in the Scoping Opinion (paragraph 3.84).	Up to 3 people
<b>Geology and Land Quality</b>						
Geology and Contaminated Land	2 days	The survey is not seasonally dependant, however access is sought for as soon as possible once access to the site has been granted	A non-intrusive site walkover across the site would be undertaken by surveyors who would take photos and look at the site's characteristics.	No	Access is required in order to inform the Phase 1 Contaminated Land Desktop Study, which will inform the baseline of the assessment to be reported in the Environmental Statement. The approach was described in the Scoping Report, Chapter 7, Section 10 (Geology and Land Quality) (paragraphs 7.10.7, 7.10.16 and 7.10.17); and endorsed in the Scoping Opinion (paragraph 3.89).	Up to 2 people
<b>Terrestrial Historic Environment</b>						
Geophysical Survey	2 weeks	The exact dates would be determined by the crop on the field at the time, as some crops are too 'thick' for a survey to take place	A non-intrusive (walkover) magnetometer survey across the site would be undertaken by surveyors using hand held equipment. Some canes / pegs would be briefly inserted into the ground to ensure that the surveyors follow a straight line and that the lines do not overlap, but these would be removed immediately following completion of the survey.	No	Access is required in order to establish whether the land contains buried archaeology. The results would provide an indication as to the presence / absence of buried archaeology; it would be used to determine the location and extent of any intrusive fieldwork (trial trenching). The approach was described in the Scoping Report, Chapter 7, Section 5 (Terrestrial Historic Environment) (paragraphs 7.5.8 and 7.5.29 to 7.5.32); and endorsed in the Scoping Opinion (paragraph 3.57).	Up to 5 people
Trial trenching	4 months	The survey would be undertaken as soon as crops were removed from the fields and the Geophysical Survey had been completed	A 3-5% trial trenching sample is likely to be required, comprising around 98-163 trenches of 50m by 2m. The locations and extent of the trial trenching would be agreed with Suffolk County Council Archaeological Service (SCC AS) and would be targeted on the geophysical anomalies, along with a few "blank" areas to check the survey has worked. The depth of the trenches would be determined by the depth of the archaeology but would typically be 1m with some small areas of deeper excavation of individual features, if appropriate. Topsoil and subsoil excavated from each trench would be placed separately at a minimum distance of 1m from the edge of the trench; waterlogged trenches would be drained prior to backfilling; topsoil and subsoil would be replaced as separate horizons with the subsoil below the topsoil.	Yes	Access is required in order to confirm the presence/absence of archaeology and allow any archaeology found to be identified in terms of its importance and date. This would enable the magnitude/effect of impact to be assessed and an appropriate mitigation strategy to be agreed with the statutory consultees. The approach was described in the Scoping Report, Chapter 7, Section 5 (Terrestrial Historic Environment) (paragraphs 7.5.8 and 7.5.29 to 7.5.32); and endorsed in the Scoping Opinion (paragraph 3.57).	Up to 20 people. In addition, English Heritage are likely to visit at least once and up to 3 visitors from the County Council's Archaeology Team area likely to visit once a week
<b>Terrestrial Ecology and Ornithology</b>						
Extended Phase 1 Habitat Survey	1 day	As soon as possible once access to the site has been granted - the survey is not seasonally dependant	Non-intrusive site walkover to map habitat types and species within the site boundary. This will involve walking around field boundaries and looking at, but not disturbing hedges and trees and any other uncultivated land which could provide habitat for legally protected and notable species. Equipment will be clipboard, pen/pencil and a handheld GPS device	No	Needed to assess the actual or potential presence of legally protected and notable species at the site and will determine the requirement for additional species specific survey work. Legally protected species refers to species afforded protection by the Wildlife and Countryside act (1991) as amended, the Conservation of Habitats and Species Regulations 2010 and species listed on Section 41 of the Natural Environment and Rural Communities Act 2006. (All the species specific surveys that may be required as an outcome of this survey are detailed below). Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2 people
Static Bat Activity Surveys - Required subject to findings of Extended Phase 1 Habitat Survey	6 half hour visits to place and retrieve detectors	Surveys to be carried out monthly between May and October, split over two consecutive years if necessary to meet seasonal requirement.	The monitoring would comprise static bat detectors (size of AA battery) positioned around the site( on suitable trees (non -intrusive) or stand alone posts) location of posts or position on the trees can be discussed and agreed with landowner should he wish, as well as radio-tracking (see below). The static bat detectors would be positioned for month-long recording throughout the survey period with site visits to retrieve data from the devices every month.	No	Given that bats are legally protected under the Wildlife and Countryside Act (1981, as amended) and the Habitat Regulations (2010), surveys are required to understand the bat species that occur on-site, the whereabouts of their main roosting and foraging habitat and key movement corridors. This information would enable us to identify any potential impacts, and required mitigation. Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	Up to 2 people

**Survey Requirements for 'The Land', Theberton House Estate, Owned by [REDACTED]**

SURVEY	DURATION (DAYS)	PROVISIONAL DATES	ACTIVITIES	UXO Survey required?	NEED FOR SURVEY	SURVEYORS
Bat Radio Tracking Exercise - Required subject to findings of Extended Phase 1 Habitat Survey	4 visits in one week	August 2015	The Radio tracking would either be via (a) tracking individual bats; or (b) tracking larger numbers of bats. Trapping occurs at night on the first day of access. If no bat is trapped there will be another attempt on the second day of access. Trapping involves placing a net over a tree where there are known to be bats, bats are caught, a tracker is placed on them, and they are released. The following day the surveyors will return to site to see where the bat is roosting, and then following and then the bats are 'tracked' by day and night over the subsequent days to see where they roost during the day, and travel by night.	No	The radio-tracking exercise would verify the static monitoring; to provide information on bat behaviours to provide biological context to the static monitoring results. Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	Up to 4 people
Bats Emergence Survey - Required subject to findings of Extended Phase 1 Habitat Survey	3 surveys at each roost - each survey will require a visit at dusk and the following dawn	Surveys to be spread between April and September, split over two consecutive years if necessary to meet seasonal requirement.	Dawn and dusk surveys involves watching for bats leaving and returning to their roosts respectively, allowing for the identification of roost sites, confirmation of species type, population estimates etc.	No	Any development that could impact on bats requires survey work to be carried out and an impact assessment conducted. Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	4 people
Reptile Survey - Required subject to findings of Extended Phase 1 Habitat Survey	20 visits	Surveys to be carried out in April, May and September, over two consecutive years if necessary to meet seasonal requirement.	For reptile surveys reptile refugia (squares of carpeting) would be placed in areas of suitable habitat within the site boundary (not on cultivated land) and left in-situ for the survey period. These would be checked for the presence of reptiles on each visit and removed once the survey is completed. A vehicle (small 4x4 which will keep off any cultivated land) may be required to bring the equipment on to site. The 20 reptile surveys visits will take place on fine days (avoiding periods of heavy rain) in April, May and September with the 20 days being spread over these months, depending on the weather. Each visit would take place during daylight hours (most likely to be mid-morning or early afternoon) and each visit will take 3-4 hours to complete.	No	If the potential for reptiles exists surveys will firstly confirm whether reptiles are present or absent and secondly estimate an approximate population size in order to inform mitigation. Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2 people
Great Crested Newt Surveys - Required subject to findings of Extended Phase 1 Habitat Survey	6 surveys requiring a visit in the evening to place equipment and the following morning to remove equipment. The evening/nocturnal visits and the subsequent morning visit will take approximately 1 hour for each pond or other water body that are present.	Mid March to early July. Surveys will be spread at least 1 week apart, and at least two of the visits have to be in the period Mid April to Mid May. Surveys will need to be carried out over two consecutive years if necessary to meet seasonal requirement.	Surveys undertaken by a licenced surveyor. As newts are largely nocturnal, surveying is best conducted at night, and during the breeding period of mid March to early July. Four visits are required to determine presence or absence however a total of six surveys will be carried out to estimate the population size. A minimum of 50% of these visits must take place between mid April and mid May. Survey techniques used: Egg search - visual survey Torching - High power torches are used to shine into the pond at night when newts are most active Netting - A long-handled dip net is used to search for newts Bottle trapping - Plastic bottle traps are submerged in the water at dusk, and checked and removed the following morning. Bottle trapping can only be used when the night-time temperature is suitable. Newts swim into the traps and are unable to exit until released. Each survey will require an evening visit to place bottle traps in the pond and shine a torch across the water of the pond when its dark, and a follow up visit early the following morning to remove the bottle traps and release any newts captured. All survey materials will be removed in the morning and brought back to site on the next evening visit. Terrestrial search - Refugia such as logs, rubble, discarded carpet and wood are carefully inspected underneath and then replaced. This is best done during the daytime and can be done out of the breeding season (March to May)	No	Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2-4 people
National Vegetations Classification - Required subject to findings of Extended Phase 1 Habitat Survey	2 days	April - September 2016	The NVC survey is a botanical survey and will involve a person with a clipboard placing a 2m by 2m square frame on the ground and recording the plant species growing within it together with their % abundance within the square frame. It is likely that photographs will be taken and these will be published in the Environmental Statement. The survey would not trample any agricultural crops and is likely to be restricted to woodland and areas of permanent grassland.	No	Detailed vegetation information is required to determine plant communities which also provides essential information on the value of wildlife resources found at a particular site. Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2 people

**Survey Requirements for 'The Land', Theberton House Estate, Owned by [REDACTED]**

SURVEY	DURATION (DAYS)	PROVISIONAL DATES	ACTIVITIES	UXO Survey required?	NEED FOR SURVEY	SURVEYORS
Breeding Birds Survey - Required subject to findings of Extended Phase 1 Habitat Survey	3 days	April, May & June 2016 split over 2 consecutive years if necessary to meet seasonal requirement.	Surveys consisting of two to ten visits recording and mapping all bird species seen or heard along with any relevant behaviour such as gathering nesting material, territorial calling, fighting or feeding young. The breeding bird survey will comprise three visits once a month in April May and June. Each survey would take place from just after dawn until 9 or 10 am in the morning. It involves a surveyor with binoculars plotting all observations of birds seen or heard on a map.	No	Survey is required as An emphasis is placed on the suitability of the site for Schedule 1 and UKBAP species and also species of conservation concern Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	3 people
Overwintering Bird Survey - Required subject to findings of Extended Phase 1 Habitat Survey	4 days	November 2015 - February 2016	Surveys consist of at least four visits undertaken between September and March (key months of December, January to February) to record any notable assemblages of feeding and/or roosting bird species. The wintering bird survey will involve four visits once a month in Nov, Dec Jan and Feb and will take place from 8am until 11 or 12 am. It involves a surveyor with binoculars plotting all observations of birds seen or heard on a map.	No	To record any notable assemblages of feeding and/or roosting bird species. Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	3 people
Invertebrates Survey - Required subject to findings of Extended Phase 1 Habitat Survey	3 days	May, July and September 2015 split over 2 consecutive years if necessary to meet seasonal requirement.	The survey will involve a combination of different sampling methodologies ie light traps, malaise traps, suction sampling and pitfall trapping. The use of light traps will be to catch moth species. This will involve setting up a light trap powered by a small petrol generator in the evening and them coming back in the morning to identify the moths caught. The light traps would be set at a sufficient distance from any residential dwelling to avoid any noise or light nuisance.	No	Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2 people
Otter and Water Vole Surveys - Required subject to findings of Extended Phase 1 Habitat Survey	2 days	A single survey in the period between April to September 2016.	Water Vole: Water Vole presence can be determined by field signs during the breeding season, when they are most active above ground. The survey period is weather dependent but runs approximately from April to September. Field signs include droppings and latrines, burrows, grazed lawns around burrow entrances, and feeding remains. Otter: Otters avoid disturbance and are largely nocturnal, therefore surveys have to be carried out by searching for signs such as footprints and spraints (droppings) and recording habitat features and weather conditions at the time of survey. Surveys can be undertaken at any time of year. Otter and water vole surveys will only be required if there are water filled ditches or watercourses within the land identified. If required the surveys will involve walking the water features and looking for evidence of either species. Each survey would take up to a day's duration and would occur within the hours of daylight (9am to 5pm). A single visit will be carried out in April with a further visit in July/August/Sept if required. No equipment is required.	No	Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2 people
Badger bait-marking - Required subject to findings of Extended Phase 1 Habitat Survey	Up to 3 weeks for 3-4 hours each visits	January to March 2016	The badger survey would have two parts. The first is simply a walkover to plot the location of setts and latrines (dung pits) on a map. This is likely to take 2 days to complete. The second element depends on the number of badger setts identified. If there is more than one large active sett then its important to work out the relationship between the sets. This is undertaken by placing bait (peanut butter) with small coloured plastic pellets at the entrance to each sett, each sett being baited with a specific colour of pellets. The pellets are passed via the dung and then the latrines are checked to see how the coloured pellets are distributed and from this an understanding is built up of the territory boundaries. It will take 1 day to lay out the bait with another 2-3 days at regular intervals (up to a fortnight apart) to replenish the bait and check its distribution in latrines.	No	Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	2 people
Hedgerow Survey - Required subject to findings of Extended Phase 1 Habitat Survey	1 day	A single survey between May - August 2016.	The hedgerow structure, setting, associated features and wood and ground flora components are all surveyed. Data collected is examined against set criteria to assess the importance of each hedgerow. This would involve two people with a clipboard and would take a day to complete. It is likely that photographs will be taken and these will be published in the Environmental Statement that will be produced as part of the EIA into the proposed development.	No	Described in Scoping Report , Chapter 7, Section 2, Terrestrial Ecology and Ornithology in particular paragraph 7.2.5, table 7.2.1, and paragraph 7.2.11. Endorsed in Scoping Opinion paragraph 3.38.	

**Landscape and Visual**

Survey Requirements for 'The Land', Theberton House Estate, Owned by [REDACTED]

SURVEY	DURATION (DAYS)	PROVISIONAL DATES	ACTIVITIES	UXO Survey required?	NEED FOR SURVEY	SURVEYORS
Site walkover	2 weeks	Access is sought for as soon as possible once access to the site has been granted	The visit would be used to identify and agree the viewpoints to be included within the landscape and visual assessment with relevant statutory consultees. The visit would be largely restricted to public rights of way, permissive routes, access land, highways and settlement edges, although some access to private land may be required. The visits would be timed to coincide with good weather with clear skies. Access would be via foot and surveyors would use GPS and cameras only.	No	The walkover survey is required in order to assess, describe and document the local landscape character, as well as record views and the general visual environment. Photographs would be taken in order to document the visit and views with trees in leaf. The main focus of photographs would be the Main Development Site, the construction phase works areas, as well as 360 panoramic views to capture the whole scene. These photographs may be used in the Environmental Statement. The approach is described in the Scoping Report, Chapter 7, Section 3 (Landscape and Visual) (paragraph 7.3.6 , 7.3.10, 7.3.20 and 7.3.21); and endorsed in the Scoping Opinion (paragraph 3.45).	2 surveyors (LDA Design); 2 employees from EDF Energy; and up to 6 statutory consultees

**Survey Requirements for 'The Land', Theberton House Estate, Owned by [REDACTED]**

SURVEY	DURATION (DAYS)	PROVISIONAL DATES	ACTIVITIES	UXO Survey required?	NEED FOR SURVEY	SURVEYORS
Photography	1 day - 1 night	Late November - Early December 2015	The site visit is required in order to undertake verified photography at the agreed representative viewpoints with trees out of leaf, at during both the day and dusk/night time. The surveyor would assess the class, condition, health and short term management of all trees that would be directly or indirectly affected, as well as photographing the key features within the site (e.g. hedgerows and any views with visual connections with Listed Buildings). Photographs would be taken along the perimeter edges of the field (where trees and hedgerows are located).	No	Verified photographs are required in order to prepare wireframe and photomontage views, taken to strict professional standards and in good weather/clear conditions. The location of the viewpoints would be verified and agreed in advance (see above). Trees are required to be out of leaf to illustrate the 'worst case' scenario in terms of visibility. The approach is described in the Scoping Report, Chapter 7, Section 3 (Landscape and Visual) (paragraph 7.3.6 , 7.3.10, 7.3.20 and 7.3.21); and endorsed in the Scoping Opinion (paragraph 3.45).	1 person
External Lighting site visit	1 day - 1 night	Access is sought for as soon as possible once access to the site has been granted	A site walkover is required during the daytime, at dusk as well as at night time in order to establish likely sources of light and zones of concern. The surveyor would document and record baseline conditions and photographs would be taken, which may be used in the Environmental Statement.	No	The surveys are required in order to establish the baseline information to inform the evolution of the design. The approach is described in the Scoping Report, Chapter 7, Section 3 (Landscape and Visual) (paragraph 7.3.6 and 7.3.48) and endorsed in the Scoping Opinion (paragraph 3.49).	2 people
Topographical	2 weeks	Access is sought for as soon as possible once access to the site has been granted	A topographical and utilities survey of the entire site would be undertaken using a land rover and handheld equipment.	No	A survey is required to understand the context of the site and to develop the next stages of design, which are necessary in order to undertake the assessments and identify the development for which consent would be sought.	Up to 4 surveyors
<b>Noise and Vibration</b>						
Baseline noise survey	Up to 2 weeks continuous monitoring, plus 1 day set up and 1 day dismantling at the beginning and end. 10 days of sufficient data will be required	Q3 or 4 2015. Exact days can be dependant on weather and other external factors (such as noisy farming practices which could be discussed with the landowner)	Surveyors would need to set up (and at the end take away) noise monitors at 2-3 locations around the site, in particular close to Potters Farm. NNB would be happy to discuss the precise locations with the landowner. The meters would stay on site for the duration of the survey. The devices are approx 1m2 and 1.5m high.	No	The data is needed in order to help establish baseline noise conditions at the site, in the vicinity of key receptors. Described in Scoping Report, Chapter 7, Section 7 and in particular paragraph 7.7.3 and 7.7.7. Endorsed in Scoping Opinion 3.66	2 people
<b>Air Quality</b>						
Baseline air quality (dust) survey	Up to 6 months monitoring, with access every 2-4 weeks to collect samples/download data.	Dust monitoring equipment will be installed shortly after any site access has been secured - assuming access secured in summer 2015.	Surveyors would need to set up to 5 dust deposition gauges around field boundaries at locations between Eastbridge and the construction area. These would be attached to stakes placed into the ground. Monthly site visits would be required to collect samples/download data. The landowner could have a say on precisely where the receptors are located. Access may be required throughout the duration of the surveying in case the receptors need repairing / replacing. We will need to be informed about potential harvesting as this could significantly impact the surveying. Set up and dismantling will take 1 day and no power supply will be required.	No	The data is required to establish baseline dust deposition levels at the site to inform the assessment of potential impacts. Described in Scoping Report, Chapter 7, Section 8 and in particular paragraph 7.7.16 and 7.8.25. Endorsed in Scoping Opinion 3.73	Up to 2 people
<b>Ground Investigations</b>						
Cable percussive boreholes	2 months	The survey is not seasonally dependant, however access is sought for as soon as possible once access to the site has been granted for a period of 2 months	The surveyor would drill up to 7 no. 125mm diameter, 20m deep boreholes within the southern fields and 7 no. 250mm diameter, 20m deep boreholes within the northern fields using cable percussive techniques. The activities would require equipment including a cable percussive rig, a land rover, a water browser and tractor, which would be left on site during the survey period in a locked container. The boreholes that do not include any piezometer or other water monitoring device would be restored by backfilling.	Yes	The information is required in order to understand the ground conditions in the area which would inform the design evolution of the Project in terms of land use. The approach is described in Scoping Report, Chapter 7, Section 11 (paragraphs 7.11.1 and 7.11.3); and endorsed in the Scoping Opinion (paragraph 3.92).	Up to 5 people
Rotary boreholes	2 months	The survey is not seasonally dependant, however access is sought for as soon as possible once access to the site has been granted for a period of 2 months	The surveyors would drill up to 3 no. 150mm diameter boreholes within the southern fields to depths of up to 30m below ground level using rotary drilling techniques. The activities would require equipment including a rotary drilling rig, a land rover, a water browser and tractor, which would be left on site during the survey period in a locked container. The boreholes that do not include any piezometer or other water monitoring device would be restored by backfilling.	Yes	The information is required in order to understand the ground conditions in the area which would inform the design evolution of the Project in terms of land use. The approach is described in Scoping Report, Chapter 7, Section 11 (paragraphs 7.11.1 and 7.11.3); and endorsed in the Scoping Opinion (paragraph 3.92).	Up to 5 people
Sonic boreholes	2 months	The survey is not seasonally dependant, however access is sought for as soon as possible once access to the site has been granted for a period of 2 months	The surveyors would drill up to 4 no. 125mm diameter boreholes in each of the northern fields to depths of up to 50m below ground level using sonic drilling techniques. The activities would require equipment including a sonic drilling rig, a land rover, a water browser and tractor, which would be left on site during the survey period in a locked container. The boreholes that do not include any piezometer or other water monitoring device would be restored by backfilling.	Yes	The information is required in order to understand the ground conditions in the area which would inform the design evolution of the Project in terms of land use. The approach is described in Scoping Report, Chapter 7, Section 11 (paragraphs 7.11.1 and 7.11.3); and endorsed in the Scoping Opinion (paragraph 3.92).	Up to 5 people

Survey Requirements for 'The Land', Theberton House Estate, Owned by ██████████

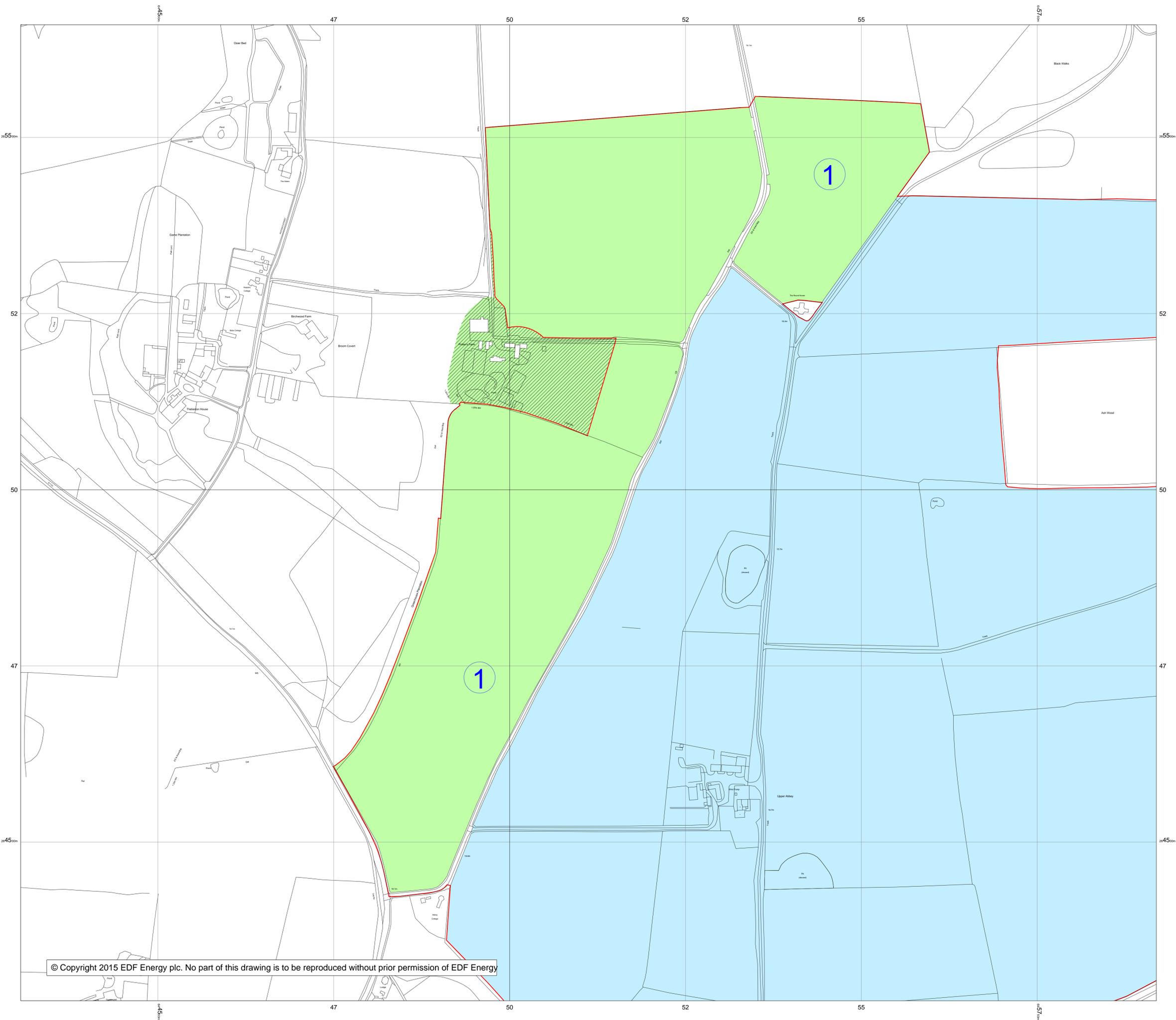
SURVEY	DURATION (DAYS)	PROVISIONAL DATES	ACTIVITIES	UXO Survey required?	NEED FOR SURVEY	SURVEYORS
Piezometers	Up to 12 months continuous monitoring, plus set up and dismantling	The survey is not seasonally dependant, and would be undertaken once the boreholes were in place	Up to 3 piezometers spread evenly across the southern fields and 3 in each of the northern fields. The activities would require fences (2mx2m) to be left around the piezometers for the period of groundwater monitoring, with access to be made via a land rover. Access (with a land rover) would be required on a monthly basis to monitor the piezometers.	Yes	The information is required in order to understand the ground conditions in the area which would inform the design evolution of the Project in terms of land use. The approach is described in Scoping Report, Chapter 7, Section 11 (paragraphs 7.11.1 and 7.11.3); and endorsed in the Scoping Opinion (paragraph 3.92).	Up to 3 surveyors
Groundwater monitoring	Up to 12 months 1-2 days to install the devices and then monthly visits to record the data	The survey is not seasonally dependant, and would be undertaken once the boreholes were in place	Groundwater monitoring equipment would be installed within selected boreholes, which would comprise up to 3 within the southern fields and 3 within each of the northern fields. Readings would be taken on a monthly basis in order to monitor the level and quality of the groundwater.	Yes	The information is required in order to understand the ground conditions in the area which would inform the design evolution of the Project in terms of land use. The approach is described in Scoping Report, Chapter 7, Section 11 (paragraphs 7.11.1 and 7.11.3); and endorsed in the Scoping Opinion (paragraph 3.92).	Up to 3 people
<b>Flood Risk and Drainage</b>						
Infiltration tests	1 week	At the same time as groundwater monitoring and piezometers are installed	The first set of 9 trial pits, 2 in each northern field and 5 in the southern fields (each 1x1x3m) are required in order to check for groundwater levels and ensure that the ground is not normally saturated so that water which percolates into the ground either directly through the surface or via drainage pipes has somewhere to drain. The second set would be smaller (300 mm square pits down to a similar level) which is filled with water on day one. The water level is confirmed through checks the subsequent day and the pit is then refilled in order to identify the percolation results and the ability of the strata to drain away inflow.	Yes	The pits are required in order to establish the feasibility of using soakaways (methodology consistent with standard BRE Digest 365), which will provide greater confidence in the feasibility of the drainage strategy to drain any surface water arising as a result of the Project.	Up to 5 people
<b>Transport</b>						
Site walkover	1 day	Access is sought for as soon as possible once access to the site has been granted	Site walkover only to support transport related design work relating to the accommodation campus and Eastbridge Road	No	Up to 3 people	1-2 days

## **THE AUTHORISATION PLAN**



**Key**

- Land for which rights are sought
  - Land under the control of a group company of NNB GenCo (Nuclear Generation Limited)
  - Potters Farm land
  - Proposed Extent of Development Site and Works
  - 1 Title SK135737 (in part)
- Post Code: IP16 4RL



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DRAWING TITLE

**Plan A**

PROJECT DRAWING REFERENCE NO.	REVISION	SCALE	DATE
	v8.0	1:2500 @ A1	23/09/2015

DOCUMENT

Plan A

DRAWING SECURITY CLASSIFICATION

- PROTECTIVE MARKING REQUIRED
- NOT PROTECTIVELY MARKED