



Application by NNB Generation Company (SZC) Limited for an Order Granting Development Consent for the Sizewell C Project (Ref: EN010012)

Examining Authority's Record of Unaccompanied Inspection of Sites to which the Application Relates (USI1)

Examining Inspectors Wendy McKay, David Brock, Helen Cassini, Neil Humphrey and Edwin Maund (appointed as the Examining Authority (ExA) for the application) undertook a first Unaccompanied Site Inspection (USI1) on 18, 19 and 20 August 2020. The purpose of the Inspections was for the ExA to become familiar with the sites of the application and their surrounds (the application comprising a main site for the proposed development, land for associated development and highway works).

The Inspections were undertaken by car and on foot on public roads and footpaths, so advance permission to enter land was not required, therefore allowing these Inspections to be undertaken on an unaccompanied basis.

USI1 is recorded in this note, the purposes of which are to inform the Applicant and Interested Parties (IPs) of actions already taken by the ExA and to enable the Applicant and IPs to consider which, if any, additional sites the ExA might need to inspect.

Further Site Inspections may be required. The Site Inspection programmes will be discussed at the Preliminary Meeting (PM) to be held in due course. The Applicant, IPs and other persons will be provided with an opportunity to provide comments to the ExA on the approach that they should take to Site Inspections and to nominate Site Inspection locations. Subject to such public health restrictions as may be in force to respond to the COVID-19 pandemic, opportunities may be provided to propose Inspections of private land, land where accompaniment is required for safety and related reasons and land where specific features need to be drawn to the ExA's attention on an accompanied basis – known as Accompanied Site Inspections (ASIs). If ASIs are not feasible at the relevant time, then alternative virtual processes may be proposed. Before agreeing to Site Inspections at any location, the ExA will consider the degree to which it is necessary to visit a site that has been nominated for an Inspection to inform them about the application. They may decide not to visit nominated locations where they consider that it is not necessary to see the features to be observed there. They may decide not to hold an ASI if all relevant features can be observed and understood from locations in the public domain. More than one Inspection of certain locations may be carried out, to make observation at different times of day and seasons of the year.

Arrangements for any ASIs or alternative virtual processes will be included in the ExA's Examination Timetable and Procedural Decisions. USIs may be carried out by the ExA as required to inform them and without notice. However, if further USIs are carried out, further Inspection notes will be published.

Particulars of the Inspection

Inspections took place from the following specific viewpoints (VP) locations shown on Figure 13.6A and 13.6B of the Applicant's Volume 2 Main Development Site Chapter 13: Landscape and Visual Figures 13.1-13.8 [Examination document reference APP-220]. As the Inspection involved driving along the local road network on both days of the USI1, locations of the associated developments, highway works and other points of interest were also viewed.

In addition to the information listed below, between 18 and 20 August 2020 members of the ExA individually visited the site of the Freight Management Facility. Also, on 20 August 2020 one member of the ExA undertook a site visit to the B1078/B1079 junction at Clopton and the A140/B1078 junction west of Coddendam, near A14 NNW of Ipswich.

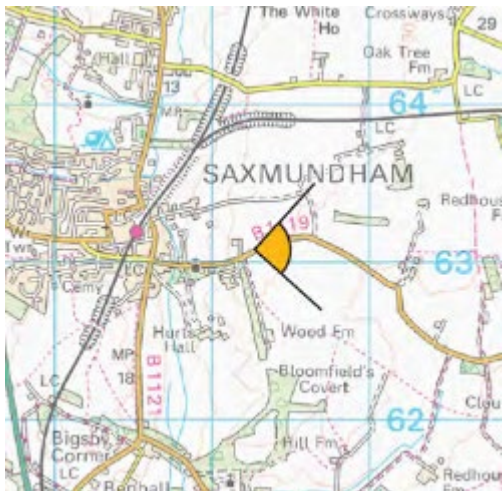
Day 1: 18 August 2020

Three of the five members of the ExA visited the proposed location of the Leiston off-site sports facilities and the site entrance to Leiston Old Abbey retirement home. The Inspection commenced at 13.30 and concluded at 16.00. Weather conditions were warm with a light wind and good visibility.

Day 2: 19 August 2020

The Inspection commenced at 9.00 and concluded at 18.15. The main Inspections were undertaken on foot, with journeys between locations undertaken by car. Weather conditions were warm with a light wind and good visibility. Light rain showers occurred for a short period between 15.00 and 15.30.

- VP22: B1199 east of Saxmundham



- Viewed location and surrounding area of A1094 / B1069 junction south of Knodishall

- VP18: B1069 (Bull's Hall entrance)



- VP13: Abbey Lane, east of Cakes and Ale Caravan Park



- VP5: Footpath south of Leiston Abbey



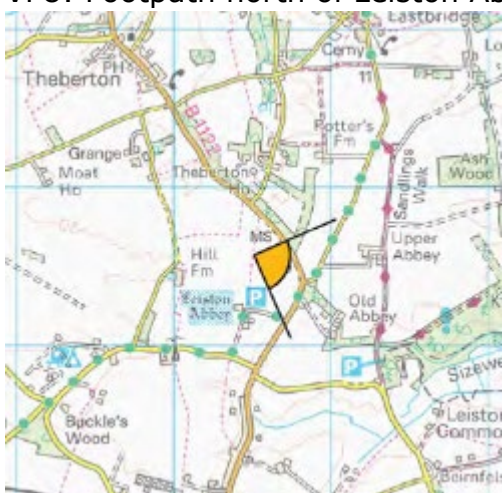
- VP24: Leiston Abbey (from top of ruins) looking north



- VP25: Leiston Abbey (from top of ruins)



- VP8: Footpath north of Leiston Abbey



- VP12: Bridleway south east of Reckham Lodge



- VP32: Footway adjacent to Valley Road, north of railway overbridge



- Viewed location and surrounding area of Land East of Eastlands Industrial Estate and temporary rail spur

- VP27: Footpath, Valley Road Allotments, Leiston



- VP3: King George's Avenue, Leiston



- VP11: Junction of footpaths south west of Halfway Cottages



- VP30: Junction of footpaths, The Walks



- VP9: Sizewell Gap, south of Greater Gabbard substation



- VP29: Sandlings Walk at Home Farm



- VP10: Suffolk Coast Path and Sandlings Walk east of Hill Wood



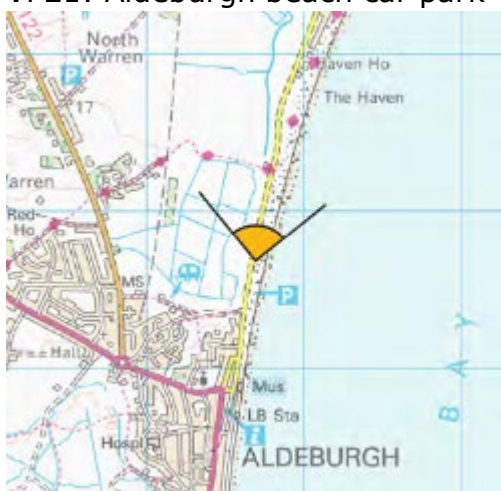
- VP15: Beach at Thorpe Ness



- VP20: Suffolk Coast Path north of Aldeburgh



- VP21: Aldeburgh beach car park



- Viewed location and surrounding area of:
 - Sizewell Link Road
 - Green Rail Route
 - Two-village Bypass
 - Fen meadow habitat at Benhall
 - Southern Park and RideSports facility
 - Site entrance to Leiston Old Abbey retirement home

Day 3: 20 August 2020

The inspection commenced at 9.00 and concluded at 18.00. The main Inspections were again undertaken on foot, with journeys between locations undertaken by car. Weather conditions were warm and sunny with good visibility.

- Viewed location and surrounding area of:
 - A12/B1119 junction to Saxmundham
 - Yoxford roundabout
 - Northern Park and Ride
 - A12 / A144 proposed junction improvement
- VP23: Promenade, Southwold at junction with East Cliff Road



- Viewed location and surrounding area of:
 - Fen meadow habitat at Haleworth
 - Westleton Marsh Harrier site¹

¹ From this point, 4 members of the ExA were present for US1

- VP17: National Trust Dunwich Coastguard Cottages car park



- VP14: Suffolk Coast Path at Minsmere Sluice



- VP31: Shingle beach east of secondary sea defence bund



- View of location and surrounding area of Beach Landing Facility and existing hard and soft coastal defence features for Sizewell B

- VP6: Suffolk Coast Path east of Goose Hill



- VP2: Permissive path at Kenton Hills



- Viewed location and surrounding area of Green Rail Route and main development site

- VP4: Lover's Lane south of Fiscal Policy



- Viewed location and surrounding area of realignment of B1122/Lover's Lane
- VP1: Sandlings Walk north of Upper Abbey Farm



- VP7: Sandlings Walk/Sustrans Route south of Eastbridge



End of US1