



## **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 (USI2)**

Examining Inspectors Helen Cassini and Edwin Maund (appointed as members of the Examining Authority (ExA) for the application) undertook a second Unaccompanied Site Inspection (USI2) on 16, 17 and 18 February 2021. The purpose of the Inspections was for the ExA to look at specific locations in relation to general surrounds, noise, visual and heritage considerations.

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

USI2 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 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. Further 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**

### **Day 1: 16 February 2021**

The Inspection commenced at 08.00 and concluded at 16.45. Weather conditions consisted of cloud and light breeze. Rain showers occurred late morning and into early afternoon.

#### **Locations visited in respect of the Main Development Site:**

- Upper Abbey Farmhouse
- The Barn
- Abbey Cottage
- Potters Farmhouse
- Location of Accommodation Site Campus
- Eastridge Road
- Location of permanent Beach Landing Facility and potential temporary Beach Landing Facility, if change request is accepted

#### **Locations visited in respect of the Green Rail Works and Saxmundham to Leiston Branch Line:**

- Cottage Farm
- Kealsale Cover/Knodishall Crossing
- Westhouse Cottages/Westhouse Crossing
- Crossing Cottages
- Public Right of Way to Fishers Farm
- Abbey Road/Lovers Lane junction
- Leiston Abbey (2<sup>nd</sup> site). This site was also visited in respect of the Main Development Site and Accommodation Campus

### **Day 2: 17 February 2021**

The Inspection commenced at 08.00 and concluded at 17.40. Weather conditions consisted of light cloud and wind, with occasional rain showers in the afternoon.

#### **Locations visited in respect of the Main Development Site:**

- National Trust Coastguard Cottages
- Pillbox Field
- Accommodation Campus site – at dusk

#### **Locations visited in respect of the Southern Park and Ride:**

- Wickham Market and progressed from town centre to B1078 past Ash View
- Marlesford
- Campsea Ashe

#### **Locations visited in respect of the Sizewell Link Road:**

- Northern, eastern and western boundary of Sizewell Link Road and Kelsale cum Carlton
- Town Farm

- Littlemoor Road, link through to Middleton Moor
- Fordley Road Vale Cottage, Oakfield House, Crossroads Cottage and Garden House
- Hawthorn Road Valley Farmhouse and Annersons Cottage
- Pretty Road into Theberton and Public Right of Way south west past Church Farm
- Moat Road – The Granary and Theberton Grange
- Potter’s Street loop round Onner’s Lane Theberton House
- St Peter’s Church and Lion Inn, Theberton
- Rookery Park and Cockfield Hall – no public access available, views taken from public land

### **Locations visited in respect of the Two Village Bypass:**

- Footpath from St Marys Church, Church Bungalow past Farnham Hall, Farnham Hall Farmhouse and adjacent properties to Foxburrow Wood and on to Walk Barn Farm
- The Red House, Timbers Main Road, , Hall Cottages, Farnham Street Farm, Farnham Hall and Pond Barn Cottages
- Little Glemham Hall and Registered Park - no public access available, views taken from public land

### **Day 3: 18 February 2021**

The Inspectors undertook separate USI’s on Day 3. Weather conditions were bright with moderate wind during the morning, with cloud and rain showers in the afternoon.

### **Edwin Maund USI**

The USI commenced at 08:00 and finished at 15:45, with the following locations being visited:

- Sizewell
  - Walked from Sizewell past Pillbox field using the Public Right of Way to Rosery Cottages then west north west past the substation/national grid site along Sandy Lane and onwards to the Valley Road/Sandy Lane junction. Continued past properties served off this lane including The Studio
  - Travelled along the B1122 through Theberton and north on B1125 to Westleton to appreciate the current environment and context
- Yoxford
  - Took B1122 onto the High Street (A1120) and through Yoxford as far as Strickland Manor Hill, then round the church off High Street
- Saxmundham
  - Visited Albion Street, Alma Close, New Cut to observe passenger trains going through Saxmundham and the level crossings in operation to hear both the sirens and the train and to understand the relationship between the properties on the nearby streets to the rail line

- Melton
  - Visited Melton Railway Station and riverside walk then west to residential and commercial areas adjacent the railway line, to better understand concerns expressed through Relevant Representations in context of rail, traffic and the operation of the level crossing
- Woodbridge
  - To view residential areas near the railway line to appreciate concerns expressed through Relevant Representations

## **Helen Cassini USI**

The USI commenced at 08.30 and finished at 16.00, with the following locations being visited:

- Slaughden Martello Tower
  - Walked from Aldeburgh to Martello Tower to understand setting and context of feature
- Aldeburgh Conservation Area
  - Consideration of impact on conservation area
  - Setting and context of Moot Hall and St Peter and St Paul's Church
  - Views north along Crabb Street towards Moot Hall
  - Views north along beach to Sizewell
  - Views of and from the Beach Lookout Tower
  - Views south along beach to Slaughden
  - Views of Sizewell A, Sizewell B and proposed development location from on beach, on Crag Path and from RNLi shop
  - Views of Sizewell A, Sizewell B and proposed development location from Wentworth Hotel and Market Cross
- Thorpeness Conservation Area
  - Walked from Aldeburgh along beach to Thorpeness
  - Consideration of impact on conservation area
  - Views of Sizewell A, Sizewell B and proposed development location from Thorpeness Mill, The House in the Clouds and Westbar
- Leiston Abbey (1<sup>st</sup> site)
  - Walked from Sizewell Beach car park to location of Leiston Abbey (1st site) to understand context and setting
- Southwold Conservation Area
  - Consideration of impact on conservation area
  - View of Sizewell A, Sizewell B and proposed development location from Southwold pier, South Green and Gun Hill
  - Setting and context of St Edmund King and Martyr church, Lloyds bank building, Buckenham House, Manor House and Manor Gate and Sutherland House hotel