

The Sizewell C Project

PDB-5 Draft itinerary for the Accompanied Site Visit

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1 INTRODUCTION

- 1.1.1 As requested by the Rule 6 letter [PD-011], this document sets out SZC Co.'s suggested itinerary and points of interest for the Examining Authority to visit as part of its Unaccompanied and Accompanied Site Inspections.
- 1.1.2 The suggested itinerary has been split into two sections:
 - Suggested itinerary for an Accompanied Site Inspection for any areas which are not publicly accessible or where it is suggested that the Applicant and/or other Interested Parties assist with identifying the relevant points of interest; and
 - Suggested routes and points of interest which can be viewed from public rights of way or publicly accessible areas or can be arranged to be visited directly with the landowners and, therefore, can be subject to an Unaccompanied Site Inspection.
- 1.1.3 **Table 1.1** summarises the locations already visited by the Examining Authority during the Unaccompanied Site Inspections in August 2020 [EV-001] and February 2021 [EV-002].

Table 1.1: Locations visited by the Examining Authority in August 2020 and February 2021¹

Date	Locations/ Points of Interest Visited
18th August 2020	Leiston off-site sports facilities Site entrance to Leiston Old Abbey retirement home
19th August 2020	 Main development site viewpoints: B1199 east of Saxmundham (viewpoint 22) B1069 (Bull's Hall entrance) (viewpoint 18) Abbey Lane, east of Cakes and Ale Caravan Park (viewpoint 13) Footpath south of Leiston Abbey (viewpoint 5) Leiston Abbey (second site) (from top of ruins) looking north (viewpoint 24) Leiston Abbey (from top of ruins) (viewpoint 25) Footpath north of Leiston Abbey (viewpoint 8) Bridleway south east of Reckham Lodge (viewpoint 12) Footway adjacent to Valley Road, north of railway overbridge (viewpoint 32)

Main development site viewpoint panels are available in APP-221, APP-222 and APP-223.



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Date	Locations/ Points of Interest Visited
	Footpath, Valley Road Allotments, Leiston (viewpoint 27)
	King George's Avenue, Leiston (viewpoint 3)
	Junction of footpaths south west of Halfway Cottages (viewpoint 11)
	Junction of footpaths, The Walks (viewpoint 30)
	Sizewell Gap, south of Greater Gabbard substation (viewpoint 9)
	Sandlings Walk at Home Farm (viewpoint 29)
	Suffolk Coast Path and Sandlings Walk east of Hill Wood (viewpoint 10)
	Beach at Thorpe Ness (viewpoint 15)
	Suffolk Coast Path north of Aldeburgh (viewpoint 20)
	Aldeburgh beach car park (viewpoint 21)
	Viewed location and surrounding area of:
	A1094/B1069 junction south of Knodishall
	Land East of Eastlands Industrial Estate and temporary rail spur
	Sizewell link road
	Green rail route
	Two-village bypass
	Fen meadow habitat at Benhall
	Southern park and ride at Wickham Market
	Sports facility at Leiston
	Site entrance to Leiston Old Abbey retirement home
20th August 2020	Viewed location and surrounding area of:
	A12/B1119 junction to Saxmundham
	Yoxford roundabout
	Northern park and ride site at Darsham
	A12/A144 proposed junction improvement
	Fen meadow habitat at Halesworth
	Westleton marsh harrier habitat improvement site
	Location of proposed beach landing facility and existing hard and soft coastal defence features for Sizewell B
	Green rail route and main development site
	Location of B1122/ Lover's Lane realignment
	Main development site viewpoints:
	Promenade, Southwold at junction with East Cliff Road (viewpoint 23)



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Date	Locations/ Points of Interest Visited
	Yoxford Road, west of Westleton (viewpoint 19)
	Footpath south of Theberton (viewpoint 28)
	RSPB Minsmere (Whin Hill) (viewpoint 16)
	National Trust Dunwich Coastguard Cottages car park (viewpoint 17)
	Suffolk Coast Path at Minsmere Sluice (viewpoint 14)
	Shingle beach east of secondary sea defence bund (viewpoint 31)
	Suffolk Coast Path east of Goose Hill (viewpoint 6)
	Permissive path at Kenton Hills (viewpoint 2)
	Lover's Lane south of Fiscal Policy (viewpoint 4)
	Sandlings Walk north of Upper Abbey Farm (viewpoint 1)
	Sandlings Walk/Sustrans Route south of Eastbridge (viewpoint 7)
16th February 2021	Locations visited in respect of the main development site:
	Upper Abbey Farmhouse
	The Barn
	Abbey Cottage
	Potter's 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 route and Saxmundham to Leiston Branch Line:
	Cottage Farm
	Kelsale Cover/Knodishall Crossing
	Westhouse Cottages/Westhouse Crossing
	Crossing Cottages
	Public Right of Way to Fishers Farm
	Abbey Road/Lover's Lane junction
	Leiston Abbey (2nd site). This site was also visited in respect of the main development site and accommodation campus
17th February 2021	Locations visited in respect of the main development site:
	National Trust Coastguard Cottages
	Pillbox Field



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Date	Locations/ Points of Interest Visited
	Accommodation campus site – at dusk
	Locations visited in respect of the southern park and ride at Wickham Market:
	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 Mary's 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
18th February 2021	Main development site - Sizewell, Pillbox Field, Bridleway 19, Rosery Cottages, Galloper substation, Sandy Lane, Valley Road/Sandy Lane junction, The Studio, B1122 through Theberton and north on B1125 to Westleton
	Yoxford - 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
	Melton - Melton Railway Station and riverside walk
	Woodbridge - residential areas near the railway line



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Date	Locations/ Points of Interest Visited
	Slaughden Martello Tower
	Aldeburgh Conservation Area (Moot Hall, St Peter and St Paul's Church, Crabb Street, beach to Sizewell and to Slaughden, Beach Lookout Tower, Crag Path, RNLI shop, Wentworth Hotel and Market Cross)
	Thorpeness Conservation Area (Aldeburgh along beach to Thorpeness, Thorpeness Mill, The House in the Clouds and Westbar)
	Leiston Abbey (first site)
	Southwold Conservation Area (Southwold pier, South Green and Gun Hill, St Edmund King and Martyr church, Lloyds bank building, Buckenham House, Manor House and Manor Gate, Sutherland House hotel)

- 1.1.4 Some of the locations already visited, as summarised in **Table 1.1** above, are also referenced on the proposed Accompanied Site Inspection itinerary presented in **Section 2** of this document. The Applicant considers that these locations ought to be the subject of an Accompanied Site Inspection as well as an Unaccompanied Site Inspection, so that the Applicant and other Interested Parties can assist with directing the Examining Authority to the relevant points of interest.
- 1.1.5 The following locations, however, have been excluded from the itineraries, on the basis that they have already been visited by the Examining Authority, are not considered to require an additional Accompanied Site Inspection, and can be visited by the Examining Authority again as part of an Unaccompanied Site Inspection, if required:
 - Leiston off-site sports facilities (visited on 18th and 19th August 2020);
 - fen meadow habitat at Benhall (visited on 19th August 2020);
 - fen meadow habitat at Halesworth (visited on 20th August 2020);
 - Westleton marsh harrier habitat improvement site (visited on 20th August 2020);
 - Leiston Abbey first and second site (visited on 19th August 2020, 16th and 18th February 2021); and
 - National Trust Dunwich Coastguard Cottages (visited on 20th August 2020 and 17th February 2021).
- 1.1.6 SZC Co. consulted East Suffolk Council, Suffolk County Council and RSPB, and has had regard to their comments in preparing this draft for submission to the Examining Authority.



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2 PROPOSED ITINERARY FOR ACCOMPANIED SITE INSPECTIONS

- 2.1.1 The Examining Authority will determine who will attend the Accompanied Site Inspection. All those who visit the EDF Energy estate will be required to provide personal information for security prior to the visit and to bring Government issued identification with them on the day. They will also be required to wear the required Personal Protective Equipment (PPE) at all times, which will be supplied.
- 2.1.2 Subject to COVID-19 restrictions, the number of participants taking part in the Accompanied Site Inspections is likely to be limited. Due to the restriction in numbers, locations have been identified which are also visible from publicly accessible locations in the event the Examining Authority wish to visit the locations unaccompanied.
- 2.1.3 **Table 2.1** to **Table 2.3** summarise the proposed itineraries for Accompanied Site Inspections. The points of interest are also shown on **Figures 1-5**.
- 2.1.4 The final itinerary will be subject to approval for land access by landowners.



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Table 2.1: Proposed Itinerary for Accompanied Site Inspection Day 1: Main Development Site

Location	Time	Points of Interest/ Notes	Location for parking
RSPB Minsmere Nature Reserve	08:00 – 09:00	RSPB Minsmere (Whin Hill, coast) - any locations as suggested by RSPB. On drive to Sizewell B visitor centre, note Sandlings Special Protection Area (SPA)/Leiston - Aldeburgh Site of Special Scientific Interest (SSSI) to the south of Sizewell Gap and sub-stations for Galloper and Greater Gabbard to north of Sizewell Gap.	RSPB Minsmere, Minsmere car park, Sheepwash Lane, IP17 3BY
Main Development site – Main Construction Area (see Figure 1)	09:15 - 09:45 09:45 - 12:30	Meet at Sizewell B car park for safety briefing Main Construction Area tour: - View of existing Sizewell B site and sites for relocated facilities: - Coronation Wood development area (MDS1). - Sizewell A land to be used for relocated facilities (MDS2). - Pillbox Field (MDS3), note Rosery cottages (MDS4). - Walk the length of Sizewell Drain from Sizewell Gap to its confluence with Leiston Beck / Drain and on to the southern boundary of the Minsmere -Walberswick SPA/ Special Area of Conservation (SAC)/ Ramsar site (subject to conditions on site). - Main site tour on 4x4s - View proposed Sizewell C main construction area (MDS5). - Northern mound (MDS6). - Note the area within Sizewell Marshes SSSI. - Note the boundary of Minsmere to Walberswick SPA/SAC/Ramsar site. - Site for SSSI Crossing (MDS7).	Sizewell B Visitor Centre, IP16 4UR
12:30 – 13:00 Lunch	at Sizewell B Visit	or Centre	

Any additional attendees to meet at Sizewell B Visitor Centre by 12:30 for safety briefing.



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Location	Time	Points of Interest/ Notes	Location for parking
Main Development site – Temporary Construction Area (see Figure 1)	13:00 – 16:00	 Temporary Construction Area tour (with 4x4s): Identify areas that fall outside the original EN-6 area. Visit Water Management Zone 1 – natterjack toad area (MDS8). Note Goose Hill and Dunwich Forest (MDS9). Stop at MDS10. Note the temporary construction area, main spoil management area, railhead location and the bat corridor. Stop at Ash Wood Cottages (MDS11). Walk north a short distance to note marsh harrier mitigation area (MDS12). Stop at Lower Abbey Farm (MDS13) – walk a short distance east to note proposed bat barn, the combined flood mitigation area and wetlands. Stop at Roundhouse (MDS14), note area for borrow pits (MDS15). Stop at Potter's Farmhouse (MDS16). Go down Bridleway 19 by accommodation campus site (MDS17), note the sandpit. Stop at Upper Abbey Farm and Cottages (MDS18). Stop at the Abbey Care Home at Old Abbey Farm (MDS20). Drive down Sandy Lane (west end), short walk to the north-eastern end of the reptile mitigation area (MDS21). Note acid grassland and heathland creation and reptile receptor site at Broom Covert. Walk along Leiston drain back towards Sizewell B site, where possible (subject to site conditions), otherwise, stop along the way. Note Kenton Hills and reptile receptor site (MDS22). 	Sizewell B Visitor Centre, IP16 4UR



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Location	Time	Points of Interest/ Notes	Location for parking
Main Development site – Sizewell Beach	16:00 - 17:30	 Meet any additional attendees at Sizewell Beach car park. Walk up the beach – note the following: Note existing Sizewell B sea defences and Suffolk Coast Path (MDS23). 	Sizewell Beach Car Park, IP16 4UH
(see Figure 1)		 Locations for BLFs (MDS24 and MDS25). Location for temporary surface water drainage outfall (MDS26). Suffolk Shingle Beaches County Wildlife Site. Note the boundary of Minsmere to Walberswick SPA/SAC/Ramsar site. 	
	17:30	Close	

Table 2.2: Proposed Itinerary for Accompanied Site Inspection Day 2: Main Development Site and Associated Developments

Location	Time	Points of Interest/ Notes	Location for parking
Main Development Site – LEEIE, Aldhurst Farm habitat improvement area, Kenton Hills	08:00 – 08:30 08:30 – 09:30	Meet at Sizewell Sports and Social Club car park Land East of Eastlands Industrial Estate (LEEIE) (MDS27): - Explain LEEIE site layout, note location for caravan site. - Note Crown Lodge (MDS28). - Note proposed pedestrian access A1/5 opposite houses on Valley Road.	Sizewell Sports and Social Club car park, King Georges Avenue, Leiston, IP16 4JX
(see Figure 2)	09:30 – 11:00	Aldhurst Farm habitat creation scheme (MDS29): - Stop at Aldhurst Farm car park, walk east along new pathways up to Lover's Lane, note Leiston Drain discharge, new paths and fencing, newly created grasslands, tree/scrub plantings and possible water vole translocation area.	Aldhurst Farm car park, off Abbey road



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Location	Time	Points of Interest/ Notes	Location for parking
		 Kenton Hills car park (MDS30): Pick up from Lover's Lane and drive to Kenton Hills car park – note Leiston drain, proposed mammal crossing on Lover's Lane, proposals for Lover's Lane realignment, proposed bridleway link and improvements to Kenton Hills car park. 	Kenton Hills car park, IP16 4UP
		Pick up any additional attendees for green rail route and drop off any attendees at parking locations (to be agreed in advance with attendees, if required).	
Green Rail Route	11:00 – 12:00	Green Rail Route:	Pick up from Aldhurst
/ F : 0)		- Stop at Aldhurst Farm (GRR1) – walk down E-363/006/0.	Farm or Kenton Hills
(see Figure 2)		- Walk up E-363/003/0 (GRR2) to north or south of Buckleswood	car park
		Road, south of Buckle's Wood (ancient woodland). Drop off any attendees at parking locations, as required.	
12:00 – 12:30 Lunch		Drop on any attoriacce at parking locations, as required.	
Sizewell Link Road	12:30 – 17:30	Sizewell Link Road	Pick-up from lay-by
		- Drive the route, stopping off at selected locations, as detailed below.	north of Moat Lane,
(see Figure 3)		Stop off at following locations (in east to west direction):	Theberton, B1122.
		 Start journey along B1122 from lay-by north of Moat Lane on 	
		B1122 (SLR1). o Detour on Moat Road.	
		Theberton village (SLR2).Theberton Hall (SLR3).	
		o Pretty Road (SLR4) to Hawthorn Road (SLR5), noting points	
		where the route of Sizewell link road would intersect these	



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Location	Time	Points of Interest/ Notes	Location for parking
		roads, including location of Pretty Road overbridge (SLR4), connecting back on to B1122 south of Middleton Moor. Trust Farm (SLR6) - if permitted to use private access road, subject to landowner approval, or can park up on B1122, if possible and walk up E-396/023/0. Middleton Moor (SLR7). Fordley Road (SLR8) to Littlemoor Road (SLR9), before connecting back on to B1122 (noting points where the route of Sizewell link road would intersect and Oakfield House, on Fordley Road). Littlemoor Road (SLR9) (note the location of 'Middleton Moor link' where roundabout will be (SLR10)). Optional Stop – stop at Littlemoor Road, north of Littlemoor Spring, and walk Footpath E-396/014/0 and E-584/016/0 for view of the East Suffolk line crossing (SLR_Opt). Drive from Littlemoor Road to the A12, near future connection between Sizewell link road and A12 (Lay-by near The Red House Farm and Town Farm Lane – note location proposed for contractor compounds (SLR11)). Drive down B1122 through the villages of Middleton Moor and Theberton.	
	17:30	Close, return attendees to any parking locations, as required.	



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Table 2.3: Proposed Itinerary for Accompanied Site Inspection Day 3: Associated Developments

Location	Time	Points of Interest / Notes	Location for parking
Riverside Centre	08:00 – 08:30	Meet at Riverside Centre.	Riverside Centre, Stratford St Andrew, IP17 1LL
Northern Park and Ride (see Figure 4)	08:45 – 09:30	Northern Park and Ride - LVIA viewpoints – refer to ES Volume 3, Figure 6.4 [APP-362]. - Note the proximity to the Darsham Train Station, Willow Marsh Lane and adjacent properties.	Darsham Services, A12 Main Road, IP17 3PW
Yoxford Roundabout (see Figure 4)	09:45 -10:15	Yoxford Roundabout - Note Yoxford Conservation Area and Conservation Area extension. - Roadside Nature Reserve 197. - River Yox. - Note land associated with Heveningham Hall Estate. - Stop at Cockfield Hall.	
Two village bypass (see Figure 5)	10:30	Two Village Bypass - Meeting point at Riverside Centre, Stratford St Andrew (TVB MP)	Riverside Centre, Stratford St Andrew, IP17 1LL
	10:30 – 13:30	Two Village Bypass walkover - Pick up at Riverside Centre, Stratford St Andrew (TVB MP), drive through villages and all exit bus at Friday Street Farm (TVB1). - Walk route North to South: o Friday Street Farm (TVB1) (via access track if permission granted, towards Mollett's Farm connecting to E-137/029/0). o Mollett's Farm (TVB2) (then connect back to E-243/006/0, passing Palant's Grove and Foxburrow Wood).	Friday Street Farm, Molletts Farm, A12, Farnham



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Location	Time	Points of Interest / Notes	Location for parking
		 Foxburrow Wood and parts of Palant's Grove (TVB3) (along south of Foxburrow Wood, connect to E-243/003/0 towards Farnham Hall). Farnham Hall and surrounding properties (TVB4) (connecting to access road, south of Farnham at the Old Vicarage). The Old Vicarage (TVB5) (turn south past Nuttery Belt to Pond Barn). Nuttery Belt (TVB6), travelling back towards Nuttery Belt, taking RoW E-243/001/0 on the west side of Nuttery Belt, then: Option 1 (requires landowner permission to use accommodation access track): continue until reaching access track which connects to Park Gate Farm and Tinker Brook, if permitted by landowner (TVB7). This route will cross over the River Alde to the north of where two village bypass would cross the river. Option 2: walk back to the road towards the Old Vicarage for pick up, either at Old Vicarage or to Farnham, view St Mary's parish church in Farnham, and drive to Park Gate Farm. Park Gate Farm (via Tinker Brook) (TVB8), noting junction with A12 and proposed location of the roundabout. 	
13:30 – 14:00 Lunch			
Pick up any additional Southern Park and	14:15 – 15:00	Southern Park and Ride:	Layby on the slip road
Ride	14.15 - 15.00	- On the drive to southern park and ride, stop over at Glemham Hall.	Layby on the slip road to the A12, north of
Tido		- Note Little Glemham and Marlesford on the A12.	to the A12, north of



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Location	Time	Points of Interest / Notes	Location for parking
(see Figure 4)		 LVIA viewpoints (landscaping) – refer to ES Volume 4, Figure 6.4 [APP-392]. Drive through Wickham Market, note B1078 junction, as well as parking between Border Cor Lane and River Debden bridge noting street. Drive through/visit Lower Hacheston (before getting back on to A12). 	Wickham Market in the parish of Hacheston
Seven Hills Freight Management Facility site (see Figure 4)	15:30 – 16:15	 Freight Management Facility site: LVIA viewpoints – refer to ES Volume 8, Figure 6.4 [APP-522]. Note the Seven Hills Crematorium junction and A1156 approach to Seven Hills junction when passing. 	Old Felixstowe Road, Levington
	16:45 - 17:00	Return to The Riverside Centre.	



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3 PROPOSED LOCATIONS FOR UNACCOMPANIED SITE INSPECTIONS

3.1.1 **Table 3.1** summarises additional locations that SZC Co. proposes the Examining Authority visit, which can be subject to unaccompanied site visits. Alternatively, these could be the subject of an Accompanied Site Visit should time be allowed within the examination programme.

Table 3.1: Unaccompanied Site Inspections - proposed locations

Location	Points of Interest/ Notes
Locations for highway	A1094/B1069 junction south of Knodishall
improvements	A12/A144 junction south of Bramfield
	A12/B1119 junction at Saxmundham
	B1078/B1079 junction east of Easton and Otley College
	A140/B1078 junction west of Coddenham
East Suffolk Line	Visit the following locations to view proximity to the existing East Suffolk Line:
	Campsea Ashe
	Tidemill Granary
	Whisstocks
	Deben Road
	Maltings flats next to former ESC offices
	Melton Hill
	Saxmundham
Pakenham fen meadow habitat improvement area	Note Pakenham stream and Pakenham Meadows SSSI



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FIGURES

- Figure 1: Accompanied Site Inspection Day 1: Main Development Site
- Figure 2: Accompanied Site Inspection Day 2 Part 1: Main Development Site and

Green Rail Route

- Figure 3: Accompanied Site Inspection Day 2 Part 2: Sizewell Link Road
- Figure 4: Accompanied Site Inspection Day 3: Overview Map
- Figure 5: Accompanied Site Inspection Day 3: Two village bypass









