

Application by NNB Generation Company (SZC) Limited for an Order Granting Development Consent for The Sizewell C Project

Notification of the dates, times and venue for Issue Specific Hearings (ISH) from Tuesday 6 July to Friday 9 July 2021 and Tuesday 13 July to Friday 16 July 2021 was provided in the Examining Authority's letter dated 8 June 2021 [PD-026].

Detailed Agenda for Issue Specific Hearing 5 (ISH5) Landscape and Visual Impact and Design

Date: Tuesday 13 July 2021

Arrangements Conference: 9.30am

Participants must join the Arrangements Conference in order to register and be permitted access to the virtual Issue Specific Hearing.

Hearing start time: 10.00am

Venue: Virtual hearing via Microsoft Teams

Full instructions on how to join online or by phone will be sent to parties registered to attend, shortly before the Hearing.

The event will be livestreamed and a link for watching the livestream will be posted on the project page of the National Infrastructure Planning website closer to the event date. Interested Parties (IPs) and members of the public who wish to observe the event can therefore view and listen to the Hearing using the livestream, or the recording, after it has concluded.

Participation, conduct and management of the Hearing

The Examining Authority (ExA) has identified the matters to be considered at this ISH, and those on which it requires further information, and these are set out in this agenda. It is intended that the scope of the ISH will be limited to those matters. However, the ExA may wish to raise matters arising from oral submissions and pursue lines of inquiry in the course of the discussions which are not listed on the agenda. The actual agenda on the day including the order of items may be subject to change at the discretion of the ExA.

Oral submissions on other matters or from persons who are not IPs may only be heard at the discretion of the ExA. However, reliance should not be placed upon the exercise of that discretion and attention is drawn to the opportunity for any such submissions to be made in writing by **Deadline 5, 23 July 2021**.

The ExA invites and would particularly like to hear from the following IPs during this Hearing:

- The Applicant;
- Suffolk County Council
- East Suffolk Council
- Natural England
- Suffolk Coast and Heaths AONB Partnership
- National Trust
- Theberton and Eastbridge Parish Council
- Marlesford Parish Council
- Wickham Market Parish Council
- Campsea Ashe Parish Council
- Hacheston Parish Council
- Aldeburgh Town Council
- Farnham Environment Residents and Neighbours Association (FERN)
- Stop Sizewell C
- Together Against Sizewell C (TASC)

Those IPs listed above are those from whom the ExA would particularly like to hear from on this topic. By way of clarification, IPs who are not included in that list, but who have specifically requested to speak at this ISH will also be sent a joining link. They are reminded that the ISH will be livestreamed in the usual way. The ExA would be grateful if those IPs who have indicated a wish to speak at all ISHs would notify the case team by noon on Friday 9 July 2021, if in fact they wish to participate in the discussion at this ISH.

Participation in the Hearing is subject to the ExA's power to control the Hearing. It is for the ExA to determine how hearings are to be conducted, including the time allowed at the Hearing for the making of a person's representations. IPs may be invited to make oral representations at the Hearing¹ (subject to the ExA's power to control the Hearing), on the specific issues being examined at the event, as set out in this agenda. The Hearing will be managed in the interests of ensuring that the submissions of invited persons are fully heard within the allotted time.

Oral representations should be informed by the Relevant Representations, Written Representations and Local Impact Reports made by the person by whom (or on whose behalf) the oral representations are made.

However, representations made at the Hearing should not simply repeat matters previously covered in a written submission. Rather, they should draw attention to those submissions in summary form and provide further detail, explanation, and evidential corroboration to help inform the ExA.

The ExA may ask questions about representations or ask the Applicant or other parties to comment or respond. The ExA will probe, test and assess the evidence through direct questioning of persons making oral representations. Questioning at the Hearing will therefore be led by a member of the Panel, supported by other Panel members.

¹ Section 91 Planning Act 2008

All participants are advised that written summaries of their oral submissions at this Hearing should be submitted at **Deadline 5, 23 July 2021**.

The Hearing will run until the ExA is content that all matters on the agenda have been addressed. To avoid 'screen fatigue', session breaks will be provided after about 90 minutes of business, subject to the ExA's discretion.

Arrangements Conference

Invitees will receive a joining link or telephone number in a separate e-mail, shortly before the Hearing. Please join the Arrangement Conference at the appointed time for the Hearing you have been invited to. The Case Team will admit you from the Lobby and register your attendance. The Arrangements Conference allows procedures to be explained and will enable the Hearing to start promptly.

About the Landscape and Visual Impact and Design Issue Specific Hearing

The main purpose of this ISH is to undertake an examination of Landscape, Visual Impact and Design matters, and to provide an opportunity for the issues raised by IPs, in particular the differences between them, to be explored further by the ExA. Matters relating to the SSSI crossing will be discussed on Thursday 15 July 2021 at Issue Specific Hearing (ISH7) on Biodiversity and Ecology (Part 1).

Detailed Agenda for Issue Specific Hearing 5 (ISH5) Landscape and Visual Impact and Design

1. Welcome, introductions and arrangements for the Hearing

Reference will be made in Agenda items 2 - 10 to the Applicants and IP's responses to ExQ1 and relevant submission documents

2. The Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB)

- Impact of the Main Development Site on the AONB and the ability to continue to deliver its statutory purpose

3. Landscape and Visual Impact Assessment (LVIA)

- Adequacy of LVIA
- Provision of additional construction phase visualisations through the construction phase

4. Role of a design champion, design review panel and design code

- Position of Applicant and consideration of suggested benefits of roles/code to project

5. Outage car park location and use of pylons

- Strategic decision-making process and justification
- Alternatives and position of the Applicant
- Monitoring and mitigation measures

6. Main development site design considerations

- Additional design principles to be included within the Design and Access Statement
- Design and scale of turbine halls, operational service centre and skybridges
- Colour considerations and finishes
- Night-time lighting effects
- Proposed design of Sizewell C power station and effect on 'iconic' status of Sizewell B power station
- Coastguard Cottages – adequacy of LVIA and proposed mitigation
- Design and location of beach landing facilities and additional suggested requirement
- Location of accommodation campus, additional design commitments and requirement
- Coastal defences – visibility of sheet piling, use of rock armour on the Northern Mound and effectiveness of landscaping
- Location and height of borrow pits/spoil heaps and impact on neighbouring residential locations

- Effectiveness of landscaping proposal in Pillbox field
- Monitoring and mitigation

7. Sizewell Link Road

- Design considerations, including night-time lighting effects
- Update on Pretty Road bridge design alterations and implications for LVIA
- Monitoring and additional mitigation suggestions

8. Southern Park and Ride

- Design considerations, including night-time lighting effects
- Monitoring and additional mitigation suggestions

9. Two Village Bypass

- Design considerations and location
- Monitoring and additional mitigation suggestions

10. Mitigation and controls

- Draft DCO Requirement 14
- Draft DCO Requirement 22A
- Draft DCO Requirement 24
- Relevant schedules contained within proposed s106/Deed of Obligation

11. Close of hearing

ISH5 Landscape/Design – Document References

Please note some references to documents may be very limited but have been included for completeness. References made to page number during ISH5 relate to electronic version of the documents.

- Natural England Initial Statement of Common Ground [REP2-071]
- Responses to ExA's First Written Questions Volume 3-Appendices. Part 4 of 7 [REP2-111]
- Suffolk Coast and Heaths AONB Partnership response to ExA Written Questions [REP2-163]
- Aldeburgh Town Council Deadline 3 submission [REP3-093]
- Deed of Obligation. Rev 5 [REP3-024]
- Draft Development Consent Order. Rev 4 [REP2-015]
- Main Development Site Design and Access Statement. Part 3 of 3 [APP-587]
- Main Development Site Design and Access Statement Second Addendum. Rev 2 [REP2-040]
- Comments on Councils' Local Impact Report [REP3-044]
- Alternatives and Design Evolution [APP-190]
- Suffolk County Council Written Representation [REP2-189]
- Responses to the Examining Authority's First Written Questions. Volume 3. Appendices Part 1 of 7 [REP2-108]
- Comments on Responses to Examining Authority's First Written Questions - Volume 1 SZC Co. Responses [REP3-046]
- Responses to Examining Authority's First Written Questions – Volume 1 SZC Co. Responses [REP2-100]
- East Suffolk Council and Suffolk County Council Joint Local Impact Report [REP1-045]
- Main Development Site Chapter 2 Description of the Permanent Development. Appendix 2B Lighting Management Plan [APP-182]
- Together Against Sizewell C Written Representation - Landscape [REP2-481f]
- Suffolk Coast and Heaths AONB Partnership Relevant Representation [RR-1170]
- National Trust Initial Statement of Common Ground [REP2-089]
- East Suffolk Council and Suffolk County Council Joint Local Impact Report. Annex J Suggested/Revised Requirements [REP1-055]
- Terrestrial Ecology Monitoring and Mitigation Plan [REP1-016]
- Sizewell C Coastal Defences Design Report [REP2-116]
- Justin and Emma Dowley Written Representation [REP2-344]
- Theberton and Eastbridge Parish Council and Stop Sizewell C Written Representation [REP2-450]
- Review of Landscape and Visual Aspects of the Planning Application for Campsea Ashe, Hacheston, Marlesford and Wickham Market Parish Councils [REP1-149]
- Marlesford Parish Council Written Representation [REP2-365]
- Wickham Market Parish Council Written Representation [REP2-493]

- Farnham Environment Residents & Neighbours (FERN) Written Representation Part 1 – Overview [REP2-263]
- Farnham Environment Residents & Neighbours (FERN) Written Representation Part 10 – Mitigation for the Two Village Bypass [REP2-272]
- Mollett’s Farm Written Representation [REP2-380]
- Outline Landscape Ecological Management Plan [APP-588]