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Ms McKay
The Planning Inspectorate
National Infrastructure Planning
Temple Quay house
2 The Square
Bristol BS1 6PN

Copied to Ms Evans, Case manager (sizewellc@planninginspectorate.gov.uk)

23 July 2021

Dear Ms McKay

**Application EN010012 for The Sizewell C Project by NNB Generation Company (SZC) Limited (SZC Co.)
Request for Further Changes to DCO Application**

I write on behalf of SZC Co. in relation to the application for development consent (the Application) for the Sizewell C Project, which was accepted for examination on 24 June 2020.

Background to change request

On 21 April 2021, the appointed Examining Authority (ExA) accepted for Examination 15 changes to the Application (Accepted Changes). On 2 June 2021, I wrote to you explaining SZC Co.'s intention to propose three further changes to the Application [[REP2-001](#)]. That letter enclosed a Second Notification of Proposed Project Changes Report [[REP2-131](#)] which identified the nature of the changes proposed and advised of SZC Co.'s intention to request that the changes described in the Second Notification of Proposed Project Changes Report [[REP2-131](#)] be accepted as changes to the Application. In my letter I respectfully requested the advice of the ExA on the procedural implications of the proposed changes and on the need, scale and nature of the consultation that SZC Co. may need to undertake. The ExA replied on 8 June 2021 [[PD-026](#)] drawing attention to the requirements of the Planning Inspectorate's Advice Note Sixteen: How to request a change which may be material (AN 16) and providing guidance on SZC Co.'s intended approach to the consultation on the proposed changes and the submission of the change request.

SZC Co. has followed that guidance closely and observed the requirements of AN 16. I am writing to you today to make a request for changes to be made to the Application.

Proposed changes

As a result of ongoing engagement between SZC Co. and stakeholders, including as part of the process of agreeing common ground and ongoing design development, SZC Co. has identified a limited number of changes that it considers should be made to the Application.

Consultation on the proposed changes was carried out between 11 June and midday 12 July 2021. Careful regard has been given to the consultation feedback in finalising this change request. Please refer to the Consultation Report Third Addendum (Doc Ref. 5.1Ad3 Ch) for details.

The three proposed changes are summarised in **Table 1** (the numbering follows on from the 15 Accepted Changes). SZC Co. considers that these proposed changes are not material for the reasons explained in the table. However, as it is recognised that this is a question of planning judgment for the ExA, SZC Co. has nevertheless followed the process for making a material change set out in AN 16.

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Table 1: Overview of Proposed Changes

Proposed Change Number	Proposed Change Description	Environment Effects and Habitats and Protected Species	Order Limit Changes	New Compulsory Acquisition or Temporary Possession	Impact on Businesses or Residents
Proposed Change 16 (Lover's Lane and Main Development Site Access Works)	i. A different alignment of Public Right of Way (PROW) Bridleway 19 south of the new B1122/Lover's Lane junction and the relocation of the Pegasus crossing proposed on Lover's Lane (south of the existing Recycling Centre) approximately 10m further to the south.	No new or materially different likely significant effects on the environment from that reported in Volume 2 of the ES [APP-178 to APP-347], as updated by the First ES Addendum for the Accepted Changes [AS-179 to AS-260] and the environmental information outlined in the ES Signposting Document [REP2-025] . No change to Shadow Habitats Regulation Assessment or new European Protected Species licence.	None	None	No new or materially different significant effects on businesses or residents.
	ii. Change to the alignment of Bridleway 19 to pass along the south of Paines Plantation, and then pass through an existing gap in the woodland of Paines Plantation, before continuing along the northern edge of Paines Plantation. This would require removal of some trees at the northern edge of Paines Plantation (approx. 30-40 fewer trees would be lost than currently proposed in the Application). This would avoid disturbing the established grassland and heathland habitats where reptiles hibernate in the adjacent field.				
	iii. Repositioning of the proposed mammal culvert south of the Leiston Drain watercourse.				

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Proposed Change Number	Proposed Change Description	Environment Effects and Habitats and Protected Species	Order Limit Changes	New Compulsory Acquisition or Temporary Possession	Impact on Businesses or Residents
Proposed Change 17 (two village bypass)	i. Reduction of the length of the flood relief culverts through the eastern embankment of the River Alde overbridge. The shorter flood relief culverts would allow a mammal migration ledge to be provided on the eastern flood relief culvert, removing the need for a separate mammal culvert to the east of the River Alde. The shorter flood relief culverts also require associated changes to the adjacent accommodation track. The associated changes to the accommodation track include a change to the gradient of the track and the insertion of a portal culvert underneath the track.	No new or materially different likely significant effects on the environment from that reported in Volume 5 of the ES [APP-409 to APP-443], as updated by the First ES Addendum for the Accepted Changes [AS-179 to AS-260] and the environmental information outlined in the ES Signposting Document [REP2-025] .	i. None	None	No new or materially different significant effects on businesses or residents.
	ii. Removal of the proposed upgrade of existing footpaths E-243/003/0 and E-243/011/0 to a bridleway from the two village bypass proposals, resulting in a reduction of the Order Limits.	No change to Shadow Habitats Regulation Assessment or new European Protected Species licence.	ii. Reduction		
	iii. A new crossing of the north-eastern arm of the proposed Friday Street roundabout to connect the existing A1094 to the existing A12.		iii. None		
Proposed Change 18 (Sizewell link road)	i. Pretty Road Bridge to change from a non-motorised user bridge to a vehicular bridge resulting in the junction between Pretty Road and the Sizewell link road on the south west side of the route no longer being proposed.	No new or materially different likely significant effects on the environment from that reported in Volumes 2 and 6 of the ES, as updated by the First	i. None	i. None	No new or materially different significant effects on businesses or residents.

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Proposed Change Number	Proposed Change Description	Environment Effects and Habitats and Protected Species	Order Limit Changes	New Compulsory Acquisition or Temporary Possession	Impact on Businesses or Residents
	ii. PRoW changes to provide safe crossing points and reflect topography.	ES Addendum for the Accepted Changes [AS-179 to AS-260] and the environmental information outlined in the ES Signposting Document [REP2-025] . No change to Shadow Habitats Regulation Assessment or new European Protected Species licence.	ii. None	ii. None	
	iii. An increase to the Order Limits to allow for a gravity drainage solution to be achieved to the west of the East Suffolk line.		iii. Increase	iii. Compulsory acquisition powers – consent of all persons with an interest has been obtained.	
	iv. A change to the road layout and minor amendment to the boundary of Work No. 12B where the Sizewell link road joins to the B1122 near Brown's Plantation to address a departure from the Design Manual for Roads and Bridges (DMRB) standards.		iv. None	iv. None	
	v. A change to the road layout, carriageway level and boundary of Work No. 12B at the B1122/25 link to address a departure from DMRB standards, resulting in an increase in the Order Limits over highway land.		v. Increase	v. Temporary possession only over highway land.	

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Proposed Change Number	Proposed Change Description	Environment Effects and Habitats and Protected Species	Order Limit Changes	New Compulsory Acquisition or Temporary Possession	Impact on Businesses or Residents
	vi. An extension to the Order Limits over highway land to allow for an improved tie in between Hawthorn Road and the Sizewell link road. It is also proposed to make minor revisions to the boundary of Work No. 12B where the Sizewell link road joins Hawthorn Road to allow for improved tie ins with the existing highway.		vi. Increase	vi. Temporary possession only over highway land.	
	vii. An extension to the Order Limits over highway land to allow for an improved tie in between the eastern and western arms of the proposed Middleton Moor roundabout and the existing B1122. It is also proposed to make minor revisions to the boundary of Work No. 12B at the Middleton Moor roundabout to allow for improved tie ins with the existing highway.		vii. Increase	vii. Temporary possession only over highway land.	
	viii. Minor revisions to the boundary of Work No. 12B to allow for an improved tie in with the existing highway are proposed at the Trust Farm Link/B1122 junction, the Moat Road junction and at the eastern end of the Sizewell link road where it joins the existing B1122.		viii. None	viii. None	

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Environment effects and habitats and protected species

The proposed changes have been subject to thorough environmental and other relevant assessment, the full details of which are contained within this submission. As shown in **Table 1** above, none of the proposed changes would give rise to new or materially different likely significant environmental effects from those assessed and presented in the Application. Further, the proposed changes do not necessitate any amendments to the Shadow Habitats Regulation Assessment or any new or additional European Protected Species licence.

Order Limit changes and compulsory acquisition/temporary possession

Proposed Change 17ii. would result in a reduction to the Order Limits. SZC Co. are not seeking compulsory acquisition powers over the land which would be removed from the Order Limits.

Proposed Changes 18v., vi. and vii. would result in extensions to the Order Limits over highway land. However no compulsory acquisition powers are sought over this land, only powers to temporarily possess the land if necessary.

Proposed Change 18iii. would result in extension to the Order Limits and new compulsory acquisition powers are being sought over that land. This falls within the definition of "additional land" in the Infrastructure Planning (Compulsory Acquisition) Regulations 2010, being "*land which it is proposed shall be subject to compulsory acquisition and which was not identified in the book of reference submitted with the application as land*" (Regulation 2). However, the prescribed procedure for compulsory acquisition of additional land set out in Regulation 4 does not apply because all persons with an interest in the additional land have consented to the inclusion of a provision within the DCO authorising the compulsory acquisition of that land. Copies of the consent letters are submitted in **Appendix A** to this letter.

There are no changes proposed to the compulsory acquisition or temporary possession powers sought in the Application over the land within the existing Order Limits.

Impact on businesses or residents

No new or materially different significant effects on businesses or residents would result from the proposed changes.

Change request

Without exception, the proposed changes are intended to improve the Application. SZC Co. formally requests that each proposed change is accepted for Examination. Each change is fully described, justified and assessed in the documentation submitted with this letter. The documentation does not presume the acceptance of any proposed change; each change is identified separately and subject to separate assessment so that the likely effects and merits of each change can be clearly understood. Whilst all of the changes share the intention to enhance the Project, no changes are physically dependent on each other.

SZC Co. believes that both the Project and the Examination would be assisted by their acceptance.

Structure of this submission

This submission is divided into two parts:

PART 1: Introduces, describes and justifies the proposed changes; and

PART 2: Comprises the updates and addenda to the Application documents which would be appropriate if the

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proposed changes were accepted.

The **Navigation Document** (Ref 1.3(L)Ch) provides a schedule of the information that is submitted today. The documents associated with the change request are coloured green to help differentiate between those that are being submitted as part of the wider Deadline 5 submission.

Appendix B to this letter contains a tracked changes version of Schedule 1 of the DCO. Schedule 1 has been updated to reflect the proposed change to Pretty Road bridge from a footbridge to a motorised user bridge.

I would be grateful if you could confirm receipt of this submission and I look forward to hearing from you. Please do not hesitate to contact me if I can help in any way to further clarify any matters associated with this letter.

Yours sincerely



Carly Vince
Chief Planning Officer

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Appendix A
Copies of consent of persons interested in additional land

Our Ref: SZC.191934

8 June 2021

Unit 2, Trident Business Park
Kilverstone
Thetford
Norfolk
IP24 2RL

T 0330 0945 894
E SZC-NNB@dalcourmaclaren.com

Dear [REDACTED]

**The Sizewell C Project, Planning Inspectorate Reference Number: EN010012
Infrastructure Planning (Compulsory Acquisition) Regulations 2010
Proposed Changes to Order Limits – Land to the West of Railway Line, Yoxford**

We write on behalf of NNB Generation Company (SZC) Limited ("SZC Co.") in respect of its development consent application for the Sizewell C Project. Further to recent correspondence with you, we understand you tenant land owned by your Mother, [REDACTED] at Yoxford, where SZC Co. is proposing a further change to the Order limits for the Sizewell link road which would affect this land.

SZC Co. has continued to progress the design of the Sizewell link road and has continued to engage with Suffolk County Council who have advocated natural gravity drainage solutions. Local infiltration soil testing had suggested this may not be feasible but, as a result of continued design work and continued engagement, SZC Co. now considers that it would be possible to adopt a gravity drainage solution using an outfall route located to west of the East Suffolk line (to the south of the proposed Sizewell link road route). This would allow water to drain off the new road, and from the proposed attenuation basins, into an existing watercourse to the west of the railway, freely by the flow of gravity without the need for pumping.

SZC Co. therefore proposes to extend the Order limits to allow for a gravity drainage solution (rather than a pumped solution) to be achieved in this location. The proposed extension to the Order limits is shown enclosed within the red line and shaded green on the enclosed plan (the "Additional Land"), which leads from the route of the Sizewell link road to the railway line.

The proposal to include this Additional Land with the Order limits is subject to consultation that SZC Co. is carrying out between 11 June and midday 12 July 2021. The Consultation Document, and an online response form, are available to download at www.sizewellc.co.uk. After having regard to consultation feedback, SZC Co. will finalise its proposed changes before applying to the Planning Inspectorate to make the changes to the development consent application for the Sizewell C Project. It is for the Planning Inspectorate to decide whether to accept the changes for examination.

The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 prescribe the procedure that must be followed where it is proposed to include in a development consent order a provision authorising the compulsory acquisition of additional land once the order has been made (for example giving notice of the proposed provision to affected parties), unless all persons with an interest in the additional land consent to the inclusion of the provision. The purpose of this letter is to seek your consent for the development consent order for the Sizewell C Project to include a provision authorising the inclusion of the Additional Land in which you have an interest.

We understand that this proposed amendment to the Order limits and the inclusion of the Additional Land is acceptable to you, and would be grateful if you could please sign below and return the enclosed copy of this letter to confirm this.

SZC Co. is committed to acquiring all land necessary for the Sizewell C Project through private agreements with yourself, other landowners and tenants wherever possible, and will only rely on compulsory acquisition powers in the development consent order (if granted) if negotiations with landowners are unsuccessful. We will therefore be seeking to privately acquire the Additional Land through a voluntary agreement with yourself, for which a plan and proposal will be provided shortly for your consideration.

We look forward to discussing further details regarding this Additional Land in the near future. Should you have any questions, please feel free to call 0330 0945 894 or email SZC-NNB@dalcourmaclaren.com and ask for Josh Clarke-Davis.

Yours sincerely,

[Redacted Signature]

Dalcour Maclaren
For and on behalf of SZC Co.

Enc. Additional Land plan

Consent Form

I, Andrew Haste, provide my consent to the inclusion of a provision authorising the application of compulsory acquisition powers over the Additional Land, being land to the west of the East Suffolk railway line, south of Rookery Farm, Yoxford, in the development consent order for the Sizewell C Project.

[Redacted Signature]

Signed by

[Redacted Name]

2-7-21

Date

8 June 2021

Our Ref: SZC.191934

Keystone Innovation Centre
Croxtan Road
Thetford
Norfolk
IP24 1JD

T 0330 0945 894
E SZC-NNB@dalcourmaclaren.com

Dear [REDACTED]

**The Sizewell C Project, Planning Inspectorate Reference Number: EN010012
Infrastructure Planning (Compulsory Acquisition) Regulations 2010
Proposed Changes to Order Limits – Land to the West of Railway Line, Yoxford**

We write on behalf of NNB Generation Company (SZC) Limited ("SZC Co.") in respect of its development consent application for the Sizewell C Project. Further to recent correspondence with your son, [REDACTED] who we understand is the tenant of the land owned by yourself at Yoxford, SZC Co. is proposing a further change to the Order limits for the Sizewell link road which would affect your land.

SZC Co. has continued to progress the design of the Sizewell link road and has continued to engage with Suffolk County Council who have advocated natural gravity drainage solutions. Local infiltration soil testing had suggested this may not be feasible but, as a result of continued design work and continued engagement, SZC Co. now considers that it would be possible to adopt a gravity drainage solution using an outfall route located to west of the East Suffolk line (to the south of the proposed Sizewell link road route). This would allow water to drain off the new road, and from the proposed attenuation basins, into an existing watercourse to the west of the railway, freely by the flow of gravity without the need for pumping.

SZC Co. therefore proposes to extend the Order limits to allow for a gravity drainage solution (rather than a pumped solution) to be achieved in this location. The proposed extension to the Order limits is shown enclosed within the red line and shaded green on the enclosed plan (the "Additional Land"), which leads from the route of the Sizewell link road to the railway line.

The proposal to include this Additional Land with the Order limits is subject to consultation that SZC Co. is carrying out between 11 June and midday 12 July 2021. The Consultation Document, and an online response form, are available to download at www.sizewellc.co.uk. After having regard to consultation feedback, SZC Co. will finalise its proposed changes before applying to the Planning Inspectorate to make the changes to the development consent application for the Sizewell C Project. It is for the Planning Inspectorate to decide whether to accept the changes for examination.

The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 prescribe the procedure that must be followed where it is proposed to include in a development consent order a provision authorising the compulsory acquisition of additional land once the order has been made (for example giving notice of the proposed provision to affected parties), unless all persons with an interest in the additional land consent to the inclusion of the provision. The purpose of this letter is to seek your

consent for the development consent order for the Sizewell C Project to include a provision authorising the inclusion of the Additional Land in which you have an interest.

We understand that this proposed amendment to the Order limits and the inclusion of the Additional Land is acceptable to you, and would be grateful if you could please sign below and return the enclosed copy of this letter to confirm this.

SZC Co. is committed to acquiring all land necessary for the Sizewell C Project through private agreements with yourself and other landowners wherever possible, and will only rely on compulsory acquisition powers in the development consent order (if granted) if negotiations with landowners are unsuccessful. We will therefore be seeking to privately acquire the Additional Land through a voluntary agreement on the same terms which have already been agreed with with yourself, subject to contract. A plan and proposal for this voluntary agreement will be provided shortly.

We look forward to discussing further details regarding this Additional Land in the near future. Should you have any questions, please feel free to call 0330 0945 894 or email SZC-NNB@dalcourmaclaren.com and ask for Josh Clarke-Davis.

Yours sincerely,

[Redacted Signature]
Dalcour Maclaren
For and on behalf of SZC Co.

Enc. Additional Land plan

Consent Form

I, Margeret Haste, provide my consent to the inclusion of a provision authorising the application of compulsory acquisition powers over the Additional Land, being land to the west of the East Suffolk railway line, south of Rookery Farm, Yoxford, in the development consent order for the Sizewell C Project.

Signed by [Redacted Signature]

Date

27/6/2021

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Appendix B
Tracked changes version of Schedule 1 of the DCO

SCHEDULE 1

Article 3

Authorised Development

Sizewell C DCO Project:

In the Districts of East Suffolk Council and West Suffolk Council and the County of Suffolk

A nationally significant infrastructure project as defined in sections 14 (Nationally significant infrastructure projects: general) and 15(2) (Generating stations) of the 2008 Act and associated development within the meaning of section 115(2) of the 2008 Act comprising the following development and works:

PART 1

NUMBERED WORKS

Main development site: operational infrastructure and Sizewell B relocation works

Work No. 1A

An electricity generating station with an expected net electrical output of approximately 3,340MW power generated by two nuclear reactor units, to include—

buildings, structures and plant within the 'nuclear islands' for Units 1 and 2, including—

- two reactor buildings;
- two fuel buildings;
- two fuel building halls;
- two boron storage buildings;
- eight safeguard buildings;
- two nuclear auxiliary buildings;
- two nuclear auxiliary building stacks;
- two access towers;
- radioactive waste storage building;
- radioactive waste process building;
- radioactive waste treatment building;
- hot laundry building;
- hot workshop, hot warehouse, facilities for decontamination;
- effluent tanks and refuelling water tanks;
- four emergency diesel generator buildings and associated stacks;
- two 'type 1' cooling water discharge weir buildings; and
- two 'type 2' cooling water discharge weir buildings;

buildings, structures and plant within the 'conventional islands' for Units 1 and 2, including—

- two turbine halls;
- two sky bridges;
- two conventional island electrical buildings;

- two gas insulated switchgear buildings;
- two main transformer platforms;
- four unit transformer platforms;
- two auxiliary transformer platforms;
- six monopoles;
- operational service centre;
- four electricity transmission towers / pylons inside the powers station's security fence and associated transmission infrastructure;
- buildings, structures and plant within the 'cooling water pumphouse and associated buildings' for Units 1 and 2, including—
 - two cooling water pumphouses;
 - two forebays;
 - two outfall pond buildings;
 - two filtering debris recovery pits; and
 - two firefighting water distribution buildings;
- intermediate level waste store;
- interim spent fuel store;
- buildings, structures and plant within the 'ancillary structures', including (but not limited to)—
 - main access control building;
 - auxiliary administration building;
 - secondary access control building;
 - emergency response centre;
 - emergency response energy centre;
 - meteorological station;
 - demineralisation station;
 - valve room for the demineralisation station;
 - auxiliary boilers;
 - hydrogen storage;
 - oxygen storage;
 - hydrazine storage;
 - chlorination plant;
 - service ventilation building;
 - raw water & potable water storage/supply building;
 - degassed water storage tanks;
 - cooling water discharge shaft;
 - chemical products storage;
 - garage for handling materials;
 - oil & grease storage;
 - contaminated tools store;
 - warehouse;
 - sewage treatment plant;
 - conventional island water tanks;

nuclear island water tank;
conventional waste storage;
transit area for very low and low level waste;
service access buildings;
battery load banks;
interim spent fuel store equipment storage building; and
emergency equipment store.

Not used;

132kV substation and associated compound;

off-site delivery check point, associated buildings, structures and plant;

permanent vehicular and pedestrian bridge over Sizewell Marshes SSSI, preceded by a temporary crossing.

permanent beach landing facility;

soft coastal defence feature;

hard coastal defence feature;

buildings, structures and plant, including a new National Grid substation building, plant, equipment and apparatus, alterations to the existing National Grid substation building, plant, equipment and apparatus, and associated diversion of overhead lines;

one electricity transmission tower / pylon outside the power station's security fence, and associated transmission infrastructure including overhead line conductors;

approximately 1,370 permanent parking spaces;

removal of an existing transmission tower / pylon and associated transmission infrastructure;

realignment of Sizewell Drain and associated works;

perimeter below-ground cut off-wall, including associated dewatering of the contained area;

combined drainage outfall tunnel (continuing as Work No. 2K), and temporary marine outfall;

temporary and permanent access roads;

approximately 1,000 temporary parking spaces;

temporary freight management facility, approximately 80 HGV parking spaces and associated infrastructure;

temporary park and ride facility, approximately 600 associated car parking spaces, approximately 20 bus spaces, a terminal area and associated infrastructure;

temporary water resource storage area;

temporary beach landing facility;

improvement works to Kenton Hills Car Park to include provision of up to 15 additional parking spaces;

flood mitigation area and associated habitat and

serviced pitches for up to 400 caravans and 400 temporary car parking spaces.

The location of the above works is shown on sheet nos 1-5 and 7-8 of the Works Plans.

Work No. 1B

New four arm roundabout and site access points from the B1122 Abbey Road.

The location of the above works is shown on sheet nos 1 and 8 of the Works Plans.

Work No. 1C

Works associated with Lover's Lane, to include—

- (a) realignment of the junction of the B1122 Abbey Road and Lover's Lane;
- realignment of Lover's Lane;
- provision of a mammal culvert under Lover's Lane; and
- creation of a right turn into Leiston Household Waste Recycling Centre.

The location of the above works is shown on sheet nos 3, 7 and 8 of the Works Plans.

Work No. 1D

Works associated with the relocation of certain Sizewell B power station facilities, to include—

- (a) outage store building;
- outage laydown area;
- training centre;
- up to 112 operational car parking spaces and access roads;
- up to 576 outage car parking spaces;
- visitor centre;
- administrative buildings to include workshops, civils store, office accommodation and general store;
- storage, canteen and welfare facilities; and
- outage car park access roads;

The location of the above works is shown on sheet nos 2, 4 and 5 of the Works Plans.

Work No. 1E

Works associated with the relocation of certain Sizewell B power station facilities, to include—

- (a) outage store building;
- outage laydown area;
- training centre;
- up to 579 operational car parking spaces and access roads;
- visitor centre;
- administrative buildings to include workshops, civils store, office accommodation and general store;
- storage, canteen and welfare facilities; and
- outage car park access road;

The location of the above works is shown on sheet nos 2, 4 and 5 of the Works Plans.

Main development site: cooling water infrastructure and drainage outfall

Work No. 2A

A cooling water intake tunnel for seawater extraction, commencing at Work No. 1A and terminating at Work No. 2B, including earthworks and tunnelling.

Work No. 2B

Two intake heads and vertical shafts for seawater extraction including excavation and capital dredging works.

Work No. 2C

A second cooling water intake tunnel for seawater extraction commencing at Work No. 1A, and terminating at Work No. 2D, including earthworks and tunnelling

Work No. 2D

Two intake heads and vertical shafts for seawater extraction, including excavation and capital dredging works.

Work No. 2E

A cooling water outfall tunnel for seawater return, commencing at Work No. 1A and terminating at Work No. 2F, including earthworks and tunnelling.

Work No. 2F

Two outfall heads and vertical shafts for seawater return including excavation and capital dredging works.

Work No. 2G

A fish return tunnel, commencing at Work No. 1A and terminating at Work No. 2H, including earthworks and tunnelling.

Work No. 2H

A fish return outfall head and vertical shaft, including excavation and capital dredging works.

Work No. 2I

A second fish return tunnel, commencing at Work No. 1A and terminating at Work No. 2J, including earthworks and tunnelling.

Work No. 2J

A second fish return outfall head and vertical shaft including excavation and capital dredging works.

Work No. 2K

A combined drainage outfall tunnel, commencing at Work No. 1A and terminating at Work No. 2L, including earthworks and tunnelling.

Work No. 2L

A combined drainage outfall head and vertical shaft , including excavation and capital dredging works.

The location of the above works is shown on sheet nos 2,4,5 and 6 of the Works Plans.

Main development site: accommodation campus

Work No. 3

A temporary accommodation campus, to include—

- (a) accommodation buildings, including up to 2,400 bed spaces, structures and plant;
- multi-storey parking area to provide up to 1,300 vehicle parking spaces approximately 60 blue badge parking spaces, drop off areas, associated structures and plant;
- buildings, structures and plant including—
 - welfare, administration and amenity buildings;
 - surface vehicle parking area to provide up to 300 parking spaces;
 - up to 120 motorcycle parking spaces;
 - up to 120 cycle parking spaces;
 - bus stops and associated infrastructure;
 - campus servicing area; and
 - combined heat and power plant or alternative form of generation including ground or heat source pumps; and
- demolition/removal of any temporary structures and landscape works.

The location of the above works is shown on sheet nos 1 and 8 of the Works Plans.

Rail infrastructure

Work No. 4A

Works associated with the construction of Work No. 4B(a) (green rail route), to include—

- (a) formation of new railway embankments, cuttings and all necessary earthworks (including removal of topsoil and subsoil) and associated rail infrastructure;
- formation of trenches and installation of utilities; drainage works including swale forming part of the sustainable drainage system;
- temporary realignment of Buckleswood Road;
- construction of a temporary automated level crossing on Buckleswood Road and associated road modifications;
- construction of temporary automated level crossing on B1122 Abbey Road and associated road modifications;
- landscaping including the provision of landscape bunds, grassed areas and other areas of proposed planting;
- demolition/removal of any temporary structures and landscape works.

Work No. 4B

Temporary rail infrastructure ('green rail route') to include—

- (a) a single track railway line (4.5km in length) commencing at a new junction with the existing Saxmundham to Leiston branch line at a point 500 metres east of Saxmundham Road level crossing and 230 metres south of Buckle's Wood, passing southwest to northeast and terminating within the main development site (Work No. 1A);
- sidings, vehicle inspection buildings, security footbridge and material handling areas; and
- demolition/removal of any temporary structures and landscape works.

The location of the above works is shown on sheet nos 1,2,3,7 and 8 of the Works Plans.

Work No. 4C

Works to the Saxmundham to Leiston branch line, to include—

- (a) upgrades to the existing junction of the Saxmundham to Leiston branch line and the East Suffolk line including the provision of an additional crossover;
track replacement; and
upgrades to up to nine existing level crossings at Bratts Black House, Snowdens, Buckle's Wood, Summerhill, Knodishall, West House, Saxmundham Road, Leiston, and Sizewell.

The location of the above works is shown on sheet nos. 3,7,9 and 10 of the Works Plans.

Work No. 4D

Temporary rail spur off the Saxmundham to Leiston branch line to provide a rail siding in land east of Eastlands Industrial Estate, to include—

- (a) earthworks, including embankments, cuttings and retaining structures;
railway tracks, sidings, vehicle inspection buildings and material handling areas; and
demolition/removal of any temporary structures and landscape works.

The location of the above works is shown on sheet nos. 3 and 10 of the Works Plans.

Sports facilities

Work No. 5

Landscape works including one 3G Pitch and two multi-use games courts, with associated fencing and floodlighting.

The location of the above works is shown on sheet no. 11 of the Works Plans.

Fen meadows and marsh harrier habitat

Work No. 6

(Fen meadow habitat, Haleworth): Landscape and ecological works including earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 12 of the Works Plans.

Work No. 7

(Fen meadow habitat, Benhall): Landscape and ecological works including earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 13 of the Works Plans.

Work No. 18

(Fen meadow habitat, Pakenham): Landscape and ecological works including earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 28 of the Works Plans.

[Work No. 8]

[(Marsh harrier habitat, Westleton): Landscape and ecological works including earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 14 of the Works Plans.]

Northern park and ride

Work No. 9

The location of the below works is shown on sheet no. 15 of the Works Plans.

- (a) A temporary park and ride facility with up to 1,250 car parking spaces (excluding pick-up spaces, minibus/van/bus spaces, motorcycle spaces and bicycle spaces), to include—
- earthworks including ground levelling, creation of spoil bunds and temporary stockpiling; utilities trenches; surface water drainage system including infiltration basins and swales; foul water drainage system;
 - internal access roads;
 - landscape works; including the provision of ecological habitat, hardstanding, and vehicle, motorcycle and bicycle parking areas;
 - bus terminus area, bus stops and shelters and associated structures;
 - buildings including amenity / welfare, administration, and security.;
 - CCTV poles and mountings, lighting poles and fittings;
 - perimeter and internal fencing, signage, secured entrance gates, barriers and ecological fencing; and
 - demolition / removal of any temporary structures and landscape works and restoration works.
- Highway works including a roundabout, realignment of a section of the A12 and Willow Marsh Lane; realignment of private access track; revised kerbs, road markings, new highway signage, footways and paved areas; and site reinstatement, including landscaping and reinstatement of the existing A12 alignment following cessation of operational use of Work No 9(a).

Southern park and ride

Work No. 10

The location of the below works is shown on sheet no. 16 of the Works Plans.

- (a) A temporary park and ride facility with up to 1,250 car parking spaces (excluding pick-up spaces, minibus/van/bus spaces, motorcycle spaces and bicycle spaces), to include—
- earthworks including ground levelling, creation of spoil bunds and temporary stockpiling; utilities trenches; surface water drainage system including pumping station and infiltration basins, swales and underground attenuation; foul water drainage system;
 - internal access routes;
 - landscape works; including the provision of ecological habitat, hardstanding, and vehicle, motorcycle and bicycle parking areas;
 - bus terminus area, bus stops and shelters and associated structures;
 - traffic incident management area;
 - buildings including amenity / welfare, administration, and security;
 - CCTV poles and mountings, lighting poles and fittings;

perimeter and internal fencing, signage, secured entrance gates, barriers and ecological fencing; and
demolition / removal of any temporary structures and landscape works and restoration works.
Highway works, including revised kerbs, road markings, new highways signage, to the B1078, the northbound slip road between B1078 and the A12, and the A12 northbound carriageway.

Two village bypass

Work No. 11A

Works associated with the construction of Work No. 11B and Work No. 11C, to include—

- (a) site preparation works including construction hoardings, perimeter enclosure, ecological fencing and security, construction related buildings, structures, plant, machinery and construction lighting;
earthworks including creation of acoustic bunds, utilities trenches, surface water drainage system including balancing ponds and landscape works, including ecological works;
access roads, tracks and hardstanding;
construction of bridges and civil structures;
highway works including kerbs, footways and paved areas;
traffic signal poles and fittings;
lighting poles and fittings; and
perimeter fencing, ecological fencing, animal corrals, signage, gates and barriers.

Work No. 11B

A bypass of Farnham and Stratford St Andrew, to include—

- (a) a road (2.4km in length) commencing at a new four-arm roundabout to the east of Parkgate Farm and Stratford Plantation and terminating at a new four-arm roundabout to replace the existing junction of the A12 with the A1094 (Friday Street), and including a bridge crossing of the River Alde;
associated realignments and tie-ins of existing roads bi-sected by the bypass and other existing roads adjoining the bypass; and
new and altered private means of access.

Work No. 11C

A footbridge over the bypass (Work No. 11B(a)) 150m east of Farnham Hall.

The location of the above works is shown on sheet nos 17 and 18 of the Works Plans.

Sizewell link road

Work No. 12A

Works associated with the construction of Work No. 12B, Work No. 12C and Work No. 12D, to include—

- (a) site preparation works including construction hoardings, perimeter enclosure, ecological fencing and security, construction related buildings, structures, plant, machinery and construction lighting;

earthworks including creation of acoustic bunds, utilities trenches, surface water drainage system including flood relief basins and landscape works, including ecological works;
access roads, tracks and hardstanding;
construction of bridges and civil structures;
highway works including kerbs, footways and paved areas;
traffic signal poles and fittings;
lighting poles and fittings; and
perimeter fencing, ecological fencing, animal corrals, signage, gates and barriers.

Work No. 12B

A bypass of Middleton Moor and Theberton, to include—

- (a) a road (6.8km in length) commencing at a new three-arm roundabout located 180m north of The Red House Farm and terminating at a new three arm roundabout on the B1122 (west of the main development site), and including a bridge over the East Suffolk line;
associated realignments and tie-ins of existing roads bi-sected by the bypass and other existing roads adjoining the bypass; and
new and altered private means of access.

Work No. 12C

A ~~footbridge~~ motorised user bridge over Work No. 12B(a), connecting to Pretty Road on either side.

Work No. 12D

- (a) A junction to Moat Road to maintain access to properties including Theberton Grange and Moat House; and
Realignment of the road to Theberton Grange for 300m to join George Road.

The location of the above works is shown on sheet nos. 18, 19, 20, 21 and 22 of the Works Plans.

Freight management facility

Work No. 13

The location of the above works is shown on sheet no. 23 of the Works Plans.

- (a) A temporary freight management facility with up to 154 HGV parking spaces (excluding HGV screen and search lanes, staff and visitor car parking, minibus/van/bus spaces, motorcycle spaces and bicycle spaces), to include—
 - earthworks including ground levelling, creation of spoil bunds and temporary stockpiling; utilities trenches; surface water drainage system including infiltration system, swales and underground attenuation areas; foul water drainage system;
 - internal access routes;
 - landscape works; including the provision of ecological habitat, hardstanding, and vehicle, motorcycle and bicycle parking areas;
 - amenity, welfare and security buildings;
 - demolition / removal and site reinstatement including landscaping following cessation of operational use;
- Highway works to Felixstowe Road to include widening of the highway and temporary site access.

Yoxford roundabout and other highway improvement works

Work No. 14A (Yoxford roundabout)

Work associated with the construction of Work No. 14B, to include—

- (a) earthworks including creation of landscape planting, utilities trenches and surface water drainage system;
- access roads and hardstanding; and
- kerbs, footways and paved areas.

The location of the above works is shown on sheet no. 24 of the Works Plans.

Work No. 14B

(Yoxford roundabout): Carriageway widening and surface treatment to create a new three arm roundabout with realignment of the existing A12 and B1122 and removal of the existing A12 and B1122 ghost island junction, the location of which is shown on sheet no. 24 of the Works Plans.

Work No. 15

(A12/B1119 junction at Saxmundham): Improvements to the A12 and B1119 junction to include maintenance of vegetation along the highway boundary, alteration of the B1119 at the junction with the A12 and provision of additional or alterations to existing signage and road markings, the location of which is shown on sheet no. 25 of the Works Plans.

Work No. 16

(A1094/B1069 junction south of Knodishall): Improvements to the A1094 and B1069 junction to include maintenance of vegetation along the highway boundary and provision of additional or alterations to existing signage and road markings, the location of which is shown on sheet no. 26 of the Works Plans.

Work No. 17

(A12/A144 junction south of Bramfield): Improvements to the A12 and A144 junction to include provision of central reservation island and waiting area on the A12, widening of the A12, provision of pedestrian walkways and dropped kerbs and provision of a verge, the location of which is shown on sheet no. 27 of the Works Plans.

PART 2

OTHER ASSOCIATED DEVELOPMENT

And in connection with Work No. 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18, to the extent that they do not otherwise form part of any such work, the following further works in connection with the construction, operation and maintenance of the authorised development within the Order limits, being associated development within the meaning of section 115(2) of the 2008 Act (Development for which development consent may be granted)—

- (a) earthworks and excavations (including tunnelling, soil stripping and storage, site levelling, vegetation clearance, spoil screening / storage for re-use on site and remediation); provision of spoil retaining structures, bunds and ground terracing to formation levels; and site ground preparation works including land remediation, vegetation clearance and groundwater de-watering;

provision, protection, diversion and relocation of surface drainage systems (including swales, ditches, culverts, outfalls, ponds, basins and water treatment and pumping); foul water drainage systems (including pipework, sewage treatment plant, pumps and outfalls); utilities, including electricity, telecommunications, water and power supplies (including substations, switchgear and transformers); cables, pipes, shafts, trenches tunnels and associated access points; and associated protective works for such infrastructure (including footbridges, barriers and grates);

construction and provision of building compounds, external building plant and equipment, stacks and chimneys, access structures (including ladders, stairs and platforms) aials and communication plant and equipment;

works to create temporary or permanent landscaping (including temporary or permanent mounds); drainage and flood compensation (including flood attenuation works); finished ground levels; means of enclosure; and reinstatement/replacement of, or construction of, boundary walls and security fences (including gates and retaining walls);

establishment of temporary construction areas and compounds at each Works site to include, as necessary—

- demolition and site clearance (including of existing buildings, vegetation, walls, fences, planters, breaking of hardstanding and other above and below ground structures);

- site hoardings (including perimeter enclosures and security fencing) and provision of construction and traffic signage and notices;

- temporary vehicle parking;

- formation of construction vehicle access routes and provision of temporary gated or other site access routes and other works to streets;

- construction-related buildings, structures, facilities (including storage and manufacturing warehouse and temporary structures), plant, equipment, cranes, machinery (including concrete batching, concrete silos and construction bridges) and temporary bridges and access routes (including internal haulage routes); and

- provision of construction services and utilities, including electricity, telecommunications, water and power supplies (including substations) including means of enclosure, and construction lighting;

provision of permanent and temporary hard-standing areas; welfare/office accommodation, workshops and stores; secure entrances; structures and plant; site access points; security kiosks and buildings, perimeter and internal fencing; gates, barriers and bollards; vehicle and bicycle parking areas; vehicular and pedestrian access routes and internal roads; storage and handling areas; signage; CCTV poles and mountings; lighting poles and fittings; facilities and equipment for processing of excavated and construction materials; treatment enclosures; and any other temporary and permanent works required;

in connection with the marine works, dredging and the provision of buoys, beacons, fenders and other navigational warning or ship impact protection works;

new footpaths; walls and fencing; and planting;

amenity buildings; parking areas; ; and associated post-operation phase work;

perimeter and internal fencing (including ecological fencing where necessary); pedestrian connections; and signage; secured entrances, gates and barriers;

The following works relating to highways streets and rights of way—

- alteration of layout of a street including widening the carriageway of a street, altering the level of any kerb footway, cycleway or verge within a street and surface treatments;

- relocation and provision of street lighting;

- works to place, alter, remove or maintain street furniture, transport infrastructure and apparatus, including the provision of temporary bus lay-bys;

relocation and provision of road traffic signs and markings; and
diversions or modifications (both temporary and permanent) of existing vehicle and pedestrian access routes (including footpaths and cycleways) and subsequent reinstatement of existing routes, and works to create permissive rights of way;

The following works relating to rail infrastructure –

ramps and means of access;
traffic signs, traffic signals and road markings; and
lighting, electrical equipment and signalling works;

works to trees, hedges and shrubs;

habitat creation and management;

permanent and temporary works for the benefit or protection of land or structures affected by the authorised development (including diversion or provision of utilities apparatus, private means of access and protective, survey and monitoring works to land, buildings and other structures);

rock protection (anti-scour protection); and

such other works as may be necessary or expedient for the purposes of or in connection with the construction, operation and maintenance of the authorised development which do not give rise to any materially new or materially different environmental effects from those assessed as set out in the environmental information, except that this paragraph will not apply to Work Nos. 3, 4A, 4B, 4D, 9, 10 or 13 once the decommissioning or restoration of those Works has commenced.