

## **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 14 to Friday 17 September 2021 was provided in the Examining Authority's letter dated 17 August 2021 [PD-040].

### **Detailed Agenda for Issue Specific Hearing 13 (ISH 13) on Landscape, Visual Impact, Design and Terrestrial Heritage**

**Date:** Thursday 16 September 2021

**Arrangements Conference:** 9.15am

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

**Hearing start time:** 10.00am

**Venue:** The Britten Studio, Hoffman Building, Snape Maltings, Snape, Suffolk IP17 1SP and by virtual hearing via Microsoft Teams

Anyone wishing to attend the hearing in person, who has not already advised the Case Team of this, should do so as soon as possible. Anyone attending the venue who has not alerted the Case Team to this in advance may be turned away from the venue.

Please follow current COVID-19 guidance and any guidance from the venue if attending in person.

If you are experiencing any COVID-19 symptoms please do not attend the hearing in person. Contact the Case Team so you can receive joining instructions to access the hearing virtually.

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 additional 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 8, 24 September 2021**.

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

- Applicant
- Suffolk County Council
- East Suffolk Council
- Natural England
- Suffolk Coast and Heaths AONB Partnership
- National Trust
- Historic England
- Wickham Market Parish Council
- Marlesford Parish Council
- The Heveningham Hall Estate
- Stop Sizewell C
- Together Against Sizewell C (TASC)
- Kelsale cum Carlton Parish Council

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.

Participation in the ISH 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 ISH<sup>1</sup> (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 ISH 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.

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<sup>1</sup> Section 91 Planning Act 2008

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.

All participants are advised that written summaries of their oral submissions at this Hearing should be submitted at **Deadline 8, 24 September 2021**.

The Hearing will run until the ExA is content that all matters on the agenda have been addressed. To avoid 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 Arrangements 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, Visual Impact, Design and Terrestrial Heritage Hearing**

The main purpose of this ISH is to undertake an examination of the landscape, visual impact, and design considerations in respect of the proposed Sizewell Link Road, Southern Park and Ride and Two Village Bypass. In addition, heritage impacts on the Heveningham Hall Estate and National Trust Coastguard Cottages at Dunwich will also be examined. In addition to the ISH providing an opportunity for these issues to be discussed, it will also allow the ExA to discuss any outstanding differences between IPs.

### **Relevant application and other documents to be considered include:**

- [APP-457] Volume 6 Sizewell Link Road Chapter 6 Landscape and Visual
- [APP-458] Volume 6 Sizewell Link Road Chapter 6 Landscape and Visual – Appendices 6A-6B
- [APP-459] Volume 6 Sizewell Link Road Chapter 6 Landscape and Visual Figures 6.1-6.13
- [APP-460] Volume 6 Sizewell Link Road Chapter 6 Landscape and Visual Figures 6.14-6.19
- [REP5-024] – [REP5-026] Sizewell Link Roads Plans for Approval Parts 1-3
- [REP5-068] Volume 2 Second Environmental Statement Addendum Chapters - Chapter 4 Sizewell Link Road
- [APP-390] Volume 4 Southern Park and Ride Chapter 6 Landscape and Visual
- [APP-391] Volume 4 Southern Park and Ride Chapter 6 Landscape and Visual Appendices 6A - 6B
- [APP-392] Volume 4 Southern Park and Ride Chapter 6 Landscape and Visual Figures 6.1 - 6.12

- [APP-393] Volume 4 Southern Park and Ride Chapter 6 Landscape and Visual Figures 6.13 - 6.16
- [AS-196] Volume 2: Environmental Statement Addendum Figures Chapter 4 Southern Park and Ride
- [REP1-149] Review of Landscape and Visual Aspects of the Planning Application for Campsea Ashe, Hacheston, Marlesford and Wickham Market Parish Councils
- [APP-421] Volume 5 Two Village Bypass Chapter 6 Landscape and Visual
- [APP-422] Volume 5 Two Village Bypass Chapter 6 Landscape and Visual Appendices 6A - 6B
- [APP-423] Volume 5 Two Village Bypass Chapter 6 Landscape and Visual Figures 6.1 - 6.12
- [AAP-424] 6.6 Volume 5 Two Village Bypass Chapter 6 Landscape and Visual Figures 6.13 - 6.16
- [REP5-066] Volume 2 Second Environmental Statement Addendum Chapters - Chapter 3 Two Village Bypass
- [APP-499] Volume 7 Yoxford Roundabout and Other Highway Improvements Chapter 9 Terrestrial Historic Environment
- [APP-500] Volume 7 Yoxford Roundabout and Other Highway Improvements Chapter 9 Terrestrial Historic Environment Appendices 9A - 9D
- [APP-501] Volume 7 Yoxford Roundabout and Other Highway Improvements Chapter 9 Terrestrial Historic Environment Figures 9.1 - 9.4
- [APP-368] Volume 3 Northern Park and Ride Chapter 9 Terrestrial Historic Environment
- [APP-369] Volume 3 Northern Park and Ride Chapter 9 Terrestrial Historic Environment Appendices 9A - 9D
- [APP-370] Volume 3 Northern Park and Ride Chapter 9 Terrestrial Historic Environment Figures 9.1 - 9.3
- [APP-272] Volume 2 Main Development Site Chapter 16 Terrestrial Historic Environment
- [APP-273] – [APP-275] Volume 2 Main Development Site Chapter 16 Terrestrial Historic Environment Appendices 16A - 16H – Parts 1 to 3
- [APP-276] Volume 2 Main Development Site Chapter 16 Terrestrial Historic Environment Figures 16.1 - 16.6
- [REP1-079] Joint Local Impact report – Appendix 1.19. Natural Beauty and Special Quality Indicators of the AONB
- Draft Deed of Obligation. Revision 7.0

## **Detailed Agenda for Issue Specific Hearing 13 (ISH13) Landscape, Visual Impact, Design and Terrestrial Heritage**

### **1. Welcome, introductions and arrangements for the Hearing**

Reference will be made in Agenda items to the Applicant's and IP's responses to ExQ1 and ExQ2, the comments on those responses and all written representations up to and including Deadline 7.

### **2. Sizewell Link Road**

- Landscape and visual impacts of the link road.
  - To include, but not limited to:
    - night-time lighting effects
    - suitability of proposed landscaping scheme
- Additional monitoring and mitigation suggestions

### **3. Southern Park and Ride**

- Landscape and visual impacts of the park and ride facility.
  - To include, but not limited to:
    - night-time lighting effects
    - legacy planting and landscaping provision
    - cumulative effects
- Additional monitoring and mitigation suggestions

### **4. Two Village Bypass**

- Landscape and visual impact of the link road.
  - To include, but not limited to:
    - night-time lighting effects
    - suitability of proposed landscaping scheme
    - update by Applicant in respect of more detailed landscaping scheme
- Additional monitoring and mitigation suggestions

### **5. Terrestrial Heritage**

- Heveningham Hall Estate Impacts
  - Impact on assets and any remaining areas of disagreement
  - Any additional monitoring and additional mitigation suggestions
- National Trust Coastguard Cottage Impacts
  - Remaining areas of disagreement
  - Additional monitoring and mitigation suggestions

**6. Suffolk Coast and Heaths Area of Outstanding Natural Beauty Cumulative Impact**

- Adequacy of assessment
  - Has sufficient weight been given to all of the defined qualities of the AONB?
- Assessment of other plans and projects
  - Will appropriate and proportional mitigation be secured within the project in respect of cumulative impacts?

**7. Monitoring and Controls**

- Relevant schedules within the draft Deed of Obligation
  - Schedule 17 Governance – Suffolk Design Review Panel

**8. Any other matters relevant to the agenda**

**9. Close of hearing**