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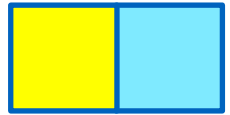
East Anglia ONE North and East Anglia TWO Offshore Windfarms

Sizewell Mitigation Land Clarification Note

Applicants: East Anglia ONE North Limited and East Anglia TWO Limited
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Applicable to East Anglia ONE North and East Anglia TWO



Revision Summary

Rev	Date	Prepared by	Checked by	Approved by
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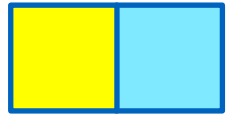
Description of Revisions

Rev	Page	Section	Description
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Table of Contents

1	Introduction	1
2	ISH2 Action Point 11	2
2.1	Background	2
2.2	Why Broom Covert was Constrained or Not Available / What Factors Were Taken into Account in Reaching the Conclusion To Cease Consideration of This Site	3
2.3	Why Broom Covert was Constrained or Not Available	5
2.4	Attempt to Locate Alternative Reptile Mitigation Site	6



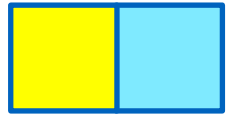
Glossary of Acronyms

DCO	Development Consent Order
ES	Environmental Statement
ISH2	Issue Specific Hearing 2



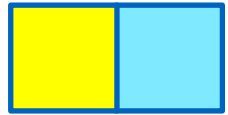
Glossary of Terminology

Applicants	East Anglia TWO Limited / East Anglia ONE North Limited
East Anglia ONE North project	The proposed project consisting of up to 67 wind turbines, up to four offshore electrical platforms, up to one construction, operation and maintenance platform, inter-array cables, platform link cables, up to one operational meteorological mast, up to two offshore export cables, fibre optic cables, landfall infrastructure, onshore cables and ducts, onshore substation, and National Grid infrastructure.
East Anglia TWO project	The proposed project consisting of up to 75 wind turbines, up to four offshore electrical platforms, up to one construction, operation and maintenance platform, inter-array cables, platform link cables, up to one operational meteorological mast, up to two offshore export cables, fibre optic cables, landfall infrastructure, onshore cables and ducts, onshore substation, and National Grid infrastructure.



1 Introduction

1. This clarification note has been prepared by East Anglia TWO Limited and East Anglia ONE North Limited (the Applicants) to clarify aspects of the East Anglia TWO project and East Anglia ONE North project (the Projects) Development Consent Order (DCO) applications (the Applications).
2. This note sets out the Applicants' response to Issue Specific Hearing 2 (ISH2) *Action Point 11*:
 - ***Decision not to locate the transmission connection substation /converter stations for each project at Broom Covert:*** *The Applicants are asked to explain:*
 - (a) *why this site (referred to as reserved for reptile mitigation) in the ownership of NNB Generation Company (SZC) Limited was viewed as constrained or not available and so was not selected as the preferred location;*
 - (b) *what factors were taken into account in reaching the conclusion to cease consideration of this site;*
 - (c) *was an assessment of effects after mitigation carried out; and*
 - (d) *was there any attempt to locate an alternative reptile mitigation site?*
3. The Applicants' response to the above Action Point are set out within this clarification note.
4. This document is applicable to both the East Anglia ONE North and East Anglia TWO DCO applications, and therefore is endorsed with the yellow and blue icon used to identify materially identical documentation in accordance with the Examining Authority's procedural decisions on document management of 23rd December 2019 (PD-004). Whilst this document has been submitted to both Examinations, if it is read for one project submission there is no need to read it for the other project submission.

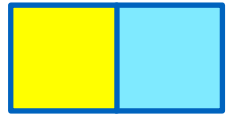


2 ISH2 Action Point 11

2.1 Background

5. **Chapter 4 - Site Selection and Assessment of Alternatives** (APP-052) of the Environmental Statement (ES) outlines the site selection process undertaken by the Applicants. The following summarises matters relating to consideration of the Broom Covert land:

- **May 2017:** Applicants approached EDF Energy regarding availability of land within the EDF Energy estate as part of the early site selection studies.
- **July 2017:** EDF Energy advised that the Broom Covert land (or any land associated with the Sizewell C New Nuclear Power Station development) was not available for voluntary acquisition as it was allocated to provide (and was being prepared for) ecological compensation and mitigation for reptiles associated with the Sizewell C New Nuclear Power Station development. The Applicants considered that compulsory acquisition of the land was not feasible given EDF Energy's statutory undertaker status; the importance of this land to the future development of the Sizewell C New Nuclear Power Station; and EDF Energy's position conveyed to the Applicants that it was unable to accept the imposition of compulsory acquisition powers over its land given EDF Energy's need to protect the safety and security of Sizewell B Nuclear Power Station.
- **August 2018:** EDF Energy indicated that they may be prepared to release the Broom Covert land for a potential substation location if suitable alternative mitigation land was identified and delivered by the Applicants for the purposes of the Sizewell C New Nuclear Power Station development, and there was no additional risk, cost or programme implications to EDF Energy in the development of the Sizewell C New Nuclear Power Station.
- **August 2018:** The Councils' non-statutory responses to the Applicants' phase 3 consultation requested further consideration of land at the EDF Energy estate. In parallel with this request, EDF Energy indicated that they may be prepared to release a parcel of land at Broom Covert to the Applicants for a potential substation location if suitable alternative mitigation land was identified and delivered by the Applicants for the purposes of the Sizewell C New Nuclear Power Station development, and there was no additional risk, cost or programme implications to EDF Energy in the development of the Sizewell C New Nuclear Power Station.
- **September 2018:** The Applicants launched a new 'Phase 3.5' consultation to engage with local communities and consultees on the opportunity to consider this alternative substation site at Broom Covert, Sizewell (Zone 8) in parallel with our proposals for a substation site at Grove Wood, Friston



(Zone 7). The Applicants also considered land requirements; critical path programme; key policy; design/construction; operations; and commercial viability/cost in parallel with the Phase 3.5 consultation. The Applicants' project experience and knowledge of the sites was applied in reaching judgements on each of these criteria in order to ensure balanced, robust and transparent conclusions were reached and were considered in the Applicants' decision-making process.

- **December 2018:** The Applicants announced the selection of Grove Wood, Friston, as the selected location of the onshore substations.

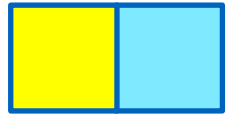
2.2 Why Broom Covert was Constrained or Not Available / What Factors Were Taken into Account in Reaching the Conclusion To Cease Consideration of This Site

6. **ISH2 Action Point 11(a)** asks why this site (referred to as reserved for reptile mitigation) in the ownership of NNB Generation Company (SZC) Limited was viewed as constrained or not available and so was not selected as the preferred location.
7. **ISH2 Action Point 11(b)** asks what factors were taken into account in reaching the conclusion to cease consideration of this site.
8. It is noted that the Broom Covert site is owned by Energy Nuclear Generation Limited, operator of Sizewell B Nuclear Power Station (not NNB Generation Company (SZC) Limited).
9. As outlined in **Section 2.1** above, in July 2017, EDF Energy advised that the Broom Covert land (or any land associated with the Sizewell C New Nuclear Power Station development) was not available for voluntary acquisition as it was allocated to provide (and was being prepared for) ecological compensation and mitigation for reptiles associated with the Sizewell C New Nuclear Power Station development. The Applicants considered that compulsory acquisition of the land was not feasible given EDF Energy's statutory undertaker status; the importance of this land to the future development of the Sizewell C New Nuclear Power Station; and EDF Energy's position conveyed to the Applicants that it was unable to accept the imposition of compulsory acquisition powers over its land given EDF Energy's need to protect the safety and security of Sizewell B Nuclear Power Station.
10. Further consideration (phase 3.5 consultation) was given to the Broom Covert site from September 2018 following a request from the Councils and EDF Energy's indication that they may be prepared to release a parcel of land at Broom Covert if suitable alternative mitigation land was identified and delivered



by the Applicants and there was no additional risk, cost or programme implications to EDF Energy in the development of the Sizewell C New Nuclear Power Station.

11. The Applicants received over 600 responses to the phase 3.5 consultation from members of the public, local interest groups and statutory stakeholders. Feedback was received in relation to the Grove Wood, Friston, site and the Broom Covert, Sizewell site. This consultation for the Broom Covert site highlighted concerns regarding the likely impacts of the proposed onshore substations on the Suffolk Coast and Heaths AONB and therefore compliance with national policy. Recognising the sensitivity and importance of the Suffolk Coast and Heaths AONB, the Applicants updated **Appendix 4.3** of the ES **Suffolk Coast and Heaths AONB Impact Appraisal** (APP-444) and engaged Brian Denney of Pegasus Group as a second expert landscape advisor to audit the Applicants' AONB analysis and provide a further independent view on the AONB.
12. In parallel with phase 3.5 consultation, the Applicants also considered land requirements; critical path programme; key policy; design / construction; operations; and commercial viability / cost in parallel with the Phase 3.5 consultation. Significant differences between the two substation sites were identified as:
 - Presence of Broom Covert, Sizewell within the Suffolk Coast and Heaths AONB, contrary to NPS EN-1 and NPPF policy, presenting a significant consenting risk to the Projects. A suitable alternative outside the Suffolk Coast and Heaths AONB exists (at Grove Wood, Friston) and therefore exceptional circumstances do not exist to site the substations within the AONB.
 - The Broom Covert, Sizewell site is located within the AONB (which is contrary to the NPS EN-1 policy) and siting in the Broom Covert, Sizewell site is likely to result in significant effects on some of the special qualities of the AONB (as set out in an updated **Appendix 4.3** of the ES **Suffolk Coast and Heaths AONB Impact Appraisal** (APP-444).
 - Significant risk of compulsory acquisition powers not being available to the Applicants at the Broom Covert, Sizewell site (due to the proximity to Sizewell B Nuclear Power Station and Galloper Offshore Wind Farm statutory undertaker land, and the use of the site as reptile mitigation land for the proposed Sizewell C New Nuclear Power Station development).
 - The need to secure replacement reptile mitigation land for the Sizewell C New Nuclear Power Station development on a voluntary basis, without the ability to secure land by compulsory acquisition (as land would need to be secured



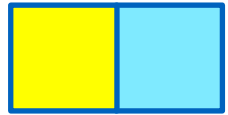
prior to the Applicants' compulsory acquisition rights being made available to allow its use by EDF).

- Additional costs incurred in laying an additional 6km cable length to Grove Wood, Friston.

13. In conclusion, the Broom Covert, Sizewell site presents policy challenges for consenting which outweigh the increased cost of further cabling to the Grove Wood, Friston site. Specifically, the Broom Covert, Sizewell site is within an AONB and at a sensitive location due to the AONB being both narrow in width and having already had its landscape character influenced and adversely affected by the development of large-scale energy generation and transmission infrastructure in the immediate vicinity. Development, including screening and mitigation, at Broom Covert, Sizewell, is likely to have a significant effect on openness, tranquillity, views and character of the AONB. This erosion of the special qualities and the small scale of this part of the AONB increases its sensitivity to further effects. The Grove Wood, Friston, site lies outside the AONB and is not in a locally designated landscape.
14. It is the Applicants' position, in accordance with policies set out in NPS EN-1 and based on extensive advice and stakeholder engagement that the Grove Wood, Friston site offers the most appropriate option for the siting of the Projects' onshore substations.

2.3 Why Broom Covert was Constrained or Not Available

15. **ISH2 Action Point 11(c)** asks if an assessment of effects after mitigation was carried out.
16. As a responsible developer, the Applicants take a balanced view towards site selection at all times, using their industry leading legal advisors who draw on national planning guidance and industry leading technical advisors, in addition to its own project experience, notably in the successful development of East Anglia ONE and East Anglia THREE Offshore Wind projects.
17. The Applicants undertook an extensive range of site selection studies in order to fully appraise the onshore substations site selection, and in particular the Grove Wood, Friston and Broom Covert, Sizewell sites including:
- Red / Amber / Green (RAG) Assessment for Onshore Substations Site Selection in the Sizewell Area (APP-443); and
- Suffolk Coast and Heaths AONB Impact Appraisal (APP-444) which was updated during the Phase 3.5 consultation referred to above, and which considered the potential impacts of siting the onshore substations in each of the potential

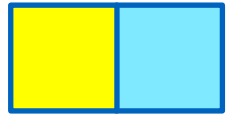


substation zones in terms of their potential landscape and visual impact on the AONB.

18. The RAG methodology was one of the tools to inform onshore substation site selection, enabling a clear and direct comparison between each substation zone. RAG is a standard assessment tool used in the pre-EIA process to enable the comparison of sites based on common criteria and to assess the potential risks to proposed development options.
19. Development considerations captured within the RAG assessment were archaeology / heritage, ecology, landscape, hydrology and hydrogeology, engineering, community, landscape and visual, property and planning applications. The RAG assessment was undertaken by a team of specialists comprising engineers, land agents, EIA consultants, landscape, archaeology and ecological experts.
20. As an example, the RAG assessment considered the scope for mitigating potential visual impacts and likelihood that changes could be mitigated, for example through utilising existing woodland features to screen development, potential to plant trees to screen development, or create appropriate landscape design proposals that integrate the development with the landscape.

2.4 Attempt to Locate Alternative Reptile Mitigation Site

21. **ISH2 Action Point 11(d)** asks whether there was any attempt to locate an alternative reptile mitigation site.
22. The Applicants undertook extensive efforts locate alternative reptile land. In the first instance, the Applicants liaised with EDF Energy to understand their requirements for alternative reptile mitigation land including size; proximity to Sizewell C; ground/habitat conditions; preparation requirements; and timing.
23. Based on discussions with EDF Energy and the Applicants' environmental consultants, the Applicants identified a number of potential sites that had the potential to provide alternative reptile mitigation land.
24. The Applicants discussed these potential sites with EDF Energy, Natural England and Suffolk Wildlife Trust in September 2018 to further inform the suitability of the potential sites and prioritised a number of potential sites for further consideration.
25. The Applicants engaged with the landowners of the potential sites and commercial discussions on the potential purchase of the land were ongoing until the Applicants decision on the final substation site was made on conclusion of the phase 3.5 consultation.



26. Given the need to secure replacement reptile mitigation land for the Sizewell C New Nuclear Power Station development on a voluntary basis only, without the ability to secure land by compulsory acquisition; the timeline that would be required to secure and prepare the land to be suitable for EDF Energy's purposes; the significant pre-consent expenditure required to secure the additional mitigation land; and the environmental and policy constraints identified during the Phase 3.5 consultation, the Applicants considered that the acquisition of additional ecological mitigation land was extremely challenging. This was acknowledged by all the parties involved.