



**East Suffolk House, Riduna Park, Station
Road, Melton, Woodbridge, IP12 1RT**

Cabinet

Members:

Councillor Steve Gallant (Leader)

Councillor Craig Rivett (Deputy Leader and
Economic Development)

Councillor Norman Brooks (Transport)

Councillor Stephen Burroughes (Customer
Services and Operational Partnerships)

Councillor Maurice Cook (Resources)

Councillor Richard Kerry (Housing)

Councillor James Mallinder (The Environment)

Councillor David Ritchie (Planning & Coastal
Management)

Councillor Mary Rudd (Community Health)

Councillor Letitia Smith (Communities, Leisure
and Tourism)

Members are invited to an **Extraordinary Meeting of the Cabinet**
to be held on **Monday, 21 September 2020 at 6:30pm**

This meeting will be conducted remotely, pursuant to the Local Authorities and
Police and Crime Panels (Coronavirus) (Flexibility of Local Authority and Police
and Crime Panel Meetings) (England and Wales) Regulations 2020.

The meeting will be facilitated using the Zoom video conferencing system and
broadcast via the East Suffolk Council YouTube channel
at <https://youtu.be/Alt50g7crLM>

An Agenda is set out below.

Part One – Open to the Public

1 Apologies for Absence

To receive apologies for absence, if any.

2 Declarations of Interest

Members and Officers are invited to make any declarations of Disclosable Pecuniary or Local Non-Pecuniary Interests that they may have in relation to items on the Agenda and are also reminded to make any declarations at any stage during the Meeting if it becomes apparent that this may be required when a particular item or issue is considered.

KEY DECISIONS

- | | | |
|---|---|---------|
| 3 | Development Consent Order Process for EDF Energy / Szc Co
Sizewell C New Nuclear Power Station ES/0472
Report of the Deputy Leader and Cabinet Member with responsibility for
Economic Development | 1 - 127 |
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Part Two – Exempt/Confidential

Pages

There are no Exempt or Confidential items for this Agenda.

Close



Stephen Baker, Chief Executive

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EXTRAORDINARY CABINET

Monday 21 September 2020

DEVELOPMENT CONSENT ORDER PROCESS FOR EDF ENERGY / SZC CO. SIZEWELL C NEW NUCLEAR POWER STATION

EXECUTIVE SUMMARY

1. EDF Energy/SZC Co. has submitted a nationally significant infrastructure proposal for a new nuclear power station to be located at Sizewell on the East Suffolk coast. The application was submitted to the National Infrastructure Unit of the Planning Inspectorate (PINS) on the 27 May 2020 and accepted on 24 June 2020. The formal section 56 engagement began on the 8 July and will close on the 30 September 2020.
2. The proposals have been the subject of pre-application consultation with the Council and four formal rounds of public consultation, the last ended in September 2019. East Suffolk Council is a statutory consultee in the decision-making process. The Secretary of State for Business, Energy, and Industrial Strategy (BEIS) will make the final decision on the proposals based on the recommendation of the Examining Authority (appointed by PINS) following an examination process. Five Inspectors have been appointed by PINS to examine the proposal. East Suffolk Council's priority is to ensure that should the Sizewell C new nuclear power station be granted consent by the Secretary of State, we have achieved the best possible outcome by virtue of maximising benefits, minimising adverse impacts, and achieving mitigation and compensatory measures for the district.
3. This report provides a summary of the emerging considerations to be set out in the draft Relevant Representation, with the full draft provided in the Appendix. East Suffolk Council has been working closely with Suffolk County Council (SCC) on this project and sharing technical expertise. SCC are sending a report to their Cabinet on the 22 September.
4. Copies of the SZC application documents are available on the PINS website at www.infrastructure.planninginspectorate.gov.uk/projects/eastern/the-sizewell-c-project/?ipcsection=overview.

5. Cabinet are being asked to vote for the recommendation giving delegated authority as detailed to the Deputy Leader and Cabinet Member for Economic Development, in conjunction with the Head of Planning and Coastal Management.

Is the report Open or Exempt?	Open
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Wards Affected:	<p>Directly: Aldeburgh and Leiston, Wickham Market, Kelsale and Yoxford, Saxmundham, Halesworth and Blything, Orwell and Villages, Rendlesham and Orford, and Deben.</p> <p>Indirectly: Melton, Martlesham and Purdis Farm, Woodbridge, Framlingham, Lowestoft Wards: Gunton and St Margarets, Oulton Broad, Harbour and Normanston, Carlton and Whitton, and Kirkley and Pakefield.</p>
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Cabinet Member:	<p>Councillor Craig Rivett</p> <p>Deputy Leader and Cabinet Member with responsibility for Economic Development</p>
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Supporting Officers:	<p>Philip Ridley</p> <p>Head of Planning and Coastal Management</p> <p>01394 444432</p> <p>Philip.ridley@eastsuffolk.gov.uk</p> <p>Lisa Chandler</p> <p>Energy Projects Manager</p> <p>01394 444538</p> <p>lisa.chandler@eastsuffolk.gov.uk</p>
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1. INTRODUCTION

- 1.1 EDF Energy/SZC Co. has submitted an application to build a nuclear power station at Sizewell. This will be a very significant development for Suffolk. This proposal is being considered under the Nationally Significant Infrastructure Project (NSIP) process, under the Planning Act 2008. EDF Energy/SZC Co. has submitted a Development Consent Order (DCO) application on 27 May 2020 and the Planning Inspectorate (PINS) has accepted the application confirming it is valid on 24 June 2020. The application is now within the pre-examination stage of the DCO process. The DCO will be determined by the Secretary of State for Business, Energy, and Industrial Strategy (BEIS) taking into consideration a report and recommendation from the Examining Authority (appointed by PINS) following an examination process.

National Policy Context

- 1.2 The principle of new nuclear development was agreed by national government, and its policy is enshrined in National Policy Statements (NPS) for Energy (EN-1) and for Nuclear Power (EN-6). NPSs will be taken into account by the Examining Authority, along with other considerations, in determining this application. They were designated by the then Secretary of State for Energy and Climate Change on the 19 July 2011. An updated version of NPS EN-6 is expected to be published by the Government, but this is currently delayed – this revision will take into account deployment of new nuclear sites by 2035. The publication and designation of the NPS followed the Planning Act 2008. The overarching NPS EN-1 for Energy states that we should encourage a diverse mix of technologies and fuels, so that we do not rely on any one technology or fuel. We also need sufficient electricity capacity as it cannot be stored. The system must be able to accommodate unforeseen fluctuations in supply or demand. The aim is to maintain security of supply as we move to a low carbon economy. In 2019, the UK Government committed to the 100% reduction Net Zero target to reach net zero greenhouse gas emissions by 2050. Changes are needed to reach this, including extensive electrification, particularly of transport and heating, supported by a major expansion of renewable and other low-carbon power generation.
- 1.3 NPS EN-6 includes a list of potentially suitable sites for the deployment of new nuclear power stations before the end of 2025. Sizewell is included as one of those suitable sites and a high-level analysis of its impacts is contained in EN6 Vol II. Vol II is also clear that it assessed alternatives, as required, by the Habitats Directive in the Habitats Regulations Assessment, and that there are Imperative Reasons of Overriding Public Interest (IROPI) that required the NPS to be designated.
- 1.4 In assessing IROPI, the Government considered: why new generating capacity was needed, why there is a need for nuclear power as part of the generating mix, why it is necessary for the sites assessed as potentially suitable to be listed in the NPS, why not sites at different locations, and why the Nuclear NPS was needed. The IROPI relate to the protection of human health, public safety and overriding beneficial consequences of

primary importance for the environment. Further detail can be read in NPS EN-6 Vol. II, but it concludes that because of the

‘urgent need to reduce carbon dioxide emissions in order to avoid significant, long-term adverse environmental, social and economic consequences, whilst maintaining security of energy supply and preserving public safety and public health, the Government believes that nuclear generation needs to be part of the future low carbon electricity generation mix.’

It is clear that with a 10-12 year build time, Sizewell C is not capable of deployment by 2025, as such NPS EN-6 is a material planning consideration in the DCO process but not the only policy that the proposal is considered to comply with. On 7 December 2017, the Government published a Written Statement on Energy Infrastructure. This Statement, as well as reiterating the need for new nuclear, explained that for projects not capable of deployment before 2025, but listed in NPS EN-6, maintain strong Government support in principle and that section 105 of the Planning Act 2008 would apply to the decision on whether or not to grant development consent for the project.

1.5 Section 105 of the Planning Act 2008 states:

105 Decisions in cases where no national policy statement has effect

(1) This section applies in relation to an application for an order granting development consent if section 104 does not apply in relation to the application.

(2) In deciding the application, the Secretary of State must have regard to –

(a) any local impact report (within the meaning given by section 60 (3)) submitted to the Secretary of State before any deadline specified in a notice under section 60 (2),

(b) any matters prescribed in relation to development of the description to which the application relates, and

(c) any other matters which the Secretary of State thinks are both important and relevant to the Secretary of State’s decision.

Covid-19 Impacts

1.6 The Covid-19 crisis appears to have shifted priorities for national government and a period of economic stimulus is expected to be necessary to support recovery. As local authority, this economic recovery is supported, and it is becoming clear that supporting major infrastructure proposals is one way the Government seeks to support recovery. As such, it is anticipated that proposals such as Sizewell C new nuclear power station are likely to be supported by national Government.

1.7 On the 1 July 2020, the Secretary of State for BEIS issued his decision in relation to Vattenfall’s Norfolk Vanguard Offshore Windfarm. This was an interesting decision as the Secretary of State granted consent for the wind farm despite the Examining Authority recommending refusal. The Examining Authority had concluded that consent should not be granted due to the potential impact on habitats and species afforded protection under the Habitats Directive. The Secretary of State disagreed and concluded the project

would not have an adverse effect. The full decision is available:

<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010079/EN010079-004278-SoS%20decision%20letter.pdf> and further officer assessment of the decision is available.

However, it is important to note that the decision concluded that the benefits of the project outweighed its adverse impact and made reference to the strong endorsement of offshore wind electricity generation set out in the NPSs.

- 1.8 Given the existing endorsement of new nuclear power in the NPSs, it is considered to be imperative for East Suffolk Council to ensure that if this development is going to be approved, that it is carried out in a manner that benefits our residents and our local economy and where there are adverse impacts, these are, where possible, fully mitigated and/or compensated. As such, this Council will continue to challenge EDF Energy/SZC Co. to ensure the development is of the highest standard achievable. Further, this Council will continue to challenge the Government and the Planning Inspectorate to ensure the proposal is held to account, and we will maximise opportunities for mitigation and where not possible, compensation for East Suffolk. Alongside this, this Council will be ensuring that we maximise the legacy potential arising from the proposal through skills improvement, sports and leisure provision, tourism boosts, supply chain improvements and education improvements.

DCO Process

- 1.9 Following acceptance of the applications by PINS the promotor has a duty to publicise the applications in accordance with the 2008 Planning Act. The notice provides a deadline of 30 September 2020 for the submission of Relevant Representations on the project to be received. A Relevant Representation is a summary of a person's or organisation's views on an application in writing. The submission of a Relevant Representation registers the author as an Interested Party, which ensures that they can take part in the examination process. As one of the host authorities, East Suffolk Council will automatically be identified as an Interested Party however we consider it is important to still submit a Relevant Representation to PINS, as this will help the Examining Authority determine the key topics and issues to be addressed during the Examination stage. By making our Relevant Representation as detailed as we can at this stage, we are clearly setting out discussion areas for the Examination.
- 1.10 During the pre-examination phase, in addition to the submission of Relevant Representations to PINS, an Examining Authority is appointed and the date for a Preliminary Meeting set. A panel of five has been identified as the Examining Authority, led by Wendy McKay. The Preliminary Meeting is where the applicant, interested parties and other stakeholders make oral representations to the Examining Authority about how they believe the application should be examined. The day after the Preliminary Meeting is the start of the examination which must be concluded within six months. At the close of the Examination, the Examining Authority then has three months to write a report and provide a recommendation to the Secretary of State, who has a further three months to issue a decision (total time of process usually 15 months). We do not yet have a date for the Preliminary Meeting but it is anticipated that it will not be until January 2021, we

have requested to PINS that a minimum of three months delay between the start of the ScottishPower Renewables examinations into East Anglia One North and East Anglia Two offshore windfarms and the start of the Sizewell C Examination. EDF Energy/SZC Co. have indicated that they will not be requesting an earlier start to the Examination.

1.11 Early in the examination process the Examining Authority will provide a deadline for the submission of a Local Impact Report (LIR) which is an objective assessment of the positive, negative and neutral impacts of a project. In addition to the LIR, during the examination process East Suffolk Council will also need to:

- Submit Written Representations which is designed to expand upon the Relevant Representation where necessary,
- Submit Statements of Common Ground between the applicant and Council clearly setting out the areas of common and uncommon ground,
- Attend and participate at hearings/accompanied site visits,
- Respond to Examining Authority's questions and requests for further information,
- Comment on other interested parties' representations and submissions as appropriate,
- Submit signed planning obligations if required.

1.12 The above list is not exhaustive but identifies some of the key elements in which East Suffolk Council will be expected to participate during the examination process. It is important for this Council to be able to be proactive and reactive on very short timetables throughout the DCO process particularly during the six-month examination section where the ability to respond quickly to the Examining Authority's requests is essential.

DCO Proposal

1.13 Sizewell C is a nuclear power station proposed to comprise as permanent components:

- Two UK European Pressurised Reactor units made up of reactor and associated buildings, plant and infrastructure, and turbine halls and electrical buildings;
- fuel and waste facilities, including interim storage for radioactive waste and spent fuel;
- an operational service centre (including offices), a training building, and ancillary, office and storage buildings;
- a cooling water system and combined drainage outfall in the North Sea;
- drainage and sewerage infrastructure;
- transmission infrastructure including 400kV overhead lines and pylons, a National Grid 400kV substation and associated modifications to the existing National Grid transmission lines;
- backup power source and emergency response equipment store at Upper Abbey Farm;
- internal roads, a causeway to cross the Sizewell Marshes Site of Special Scientific Interest (SSSI), car parking, and a vehicle search area;
- sea defence and a beach landing facility;

- relocation of facilities at the Sizewell B site;
- an access road including a new roundabout to join the B1122;
- Two Villages Bypass;
- Sizewell link road;
- Other minor highway improvements;
- Upgrades across the East Suffolk Line to improve rail safety; and
- landscaping of the areas to be restored following use during construction.

During the construction period which is anticipated to last between 9 and 12 years, there will be additional components required (these will be removed post-construction and the land either re-instated or improved in accordance with the reinstatement and landscape plan), including:

- Northern Park and Ride facilities, Darsham;
- Southern Park and Ride facilities, Wickham Market;
- Freight management facility, Seven Hills;
- Construction land, railhead, stockpile, early years park and ride and caravan sites at Land East of Eastlands Industrial Estate (LEEIE), Leiston;
- Construction working compounds (parking, laydown areas, working areas, and related works and structures);
- An induction centre, site offices, and temporary structures, including a concrete batching plant;
- Temporary rail infrastructure, including a rail route into the main development site;
- Site access, construction roads, fencing, lighting, security features, landscape bunds and screening;
- Temporary spoil management areas, including borrow pits and stockpiles;
- Public access works, including permanent and temporary closures and diversions of public rights of way;
- water management zones, utilities and services infrastructure; and
- an accommodation campus.

Sizewell C nuclear power station, with the potential output of 3,340MW once operational, would provide approximately 7% of the UK's electricity needs, equal to powering approximately 6 million homes. This should also be seen in the context of the existing Sizewell B station and the numerous offshore windfarms that are connecting to shore in the council area. It is estimated that if all schemes were to be delivered, East Suffolk will be accommodating 25-30% of the UK's electricity.

- 1.14 East Suffolk Council and Suffolk County Council have been working closely together in responding to the proposals. Previously, prior to the merger of Suffolk Coastal and Waveney District Councils, joint responses were submitted in relation to the different consultation phases between Suffolk Coastal District Council and Suffolk County Council, with Waveney District Council sending their own independent response. It has been made clear in these previous consultation responses that the Council is supportive of the

principle of new nuclear development, both in terms of seeking to reduce carbon emissions and creating sustainable economic growth in east Suffolk provided this can be achieved without unacceptable damage to the environment, residents, businesses and tourist economy of Suffolk.

- 1.15 Under the Climate Change Act 2008, UK Government set a 2050 target to reduce CO2 emissions by 80%, in June 2019 new legislation was signed that commits the UK to a legally binding target of net zero emissions by 2050. Clean growth is at the heart of this aim and Government sees nuclear energy as an essential element of a low carbon strategy.
- 1.16 The overall Nuclear Sector Deal was published in June 2018 and builds on the government's historical partnership with the UK nuclear sector deal. The Sector Deal for the east of England was expected to be published by now, its publication is eagerly anticipated.
- 1.17 In addition to working with EDF Energy/SZC Co. and responding during the pre-application stage and now pre-examination stage of the projects East Suffolk Council and Suffolk County Council have been engaging with officials from BEIS and the Ministry of Housing, Communities and Local Government (MHCLG) to raise concerns regarding the current uncoordinated approach to energy development in East Suffolk including proposals for offshore wind farms and interconnectors in this region and the resultant cumulative impacts of this approach. BEIS has announced the Terms of Reference for a new group: Offshore Transmission Network Review on 15 July 2020, and we remain in contact with BEIS in particular with regards to the timing of the review in relation to existing projects proposed and under consideration in East Suffolk.
- 1.18 More specifically in relation to the Sizewell C project, the Council has been engaging with the Department for Transport and Network Rail alongside EDF Energy/SZC Co., to seek a commitment to facilitating and promoting a rail-led strategy for Sizewell C.

Full Council

- 1.19 A report was presented to full Council on 3 September. The report was written at a time when the documentation had not been published for long, officers were therefore still reading and assessing the material. However mindful of pre-application discussions that had been taken place with EDF Energy/SZC Co., a draft Relevant Representation was able to be presented to Full Council for discussion. During the meeting members of the Council were given an oral presentation and introduction which outlined the scheme and highlighted the main issues regarding the projects. The recommendation was:
 - 1. That Council endorses and supports the Deputy Leader and Cabinet Member for Economic Development in conjunction with the Head of Planning and

Coastal Management, in seeking delegated authority from Cabinet at its meeting on the 21 September 2020 in order to:

- I. Be able to respond promptly to requests for information and documents during the Development Consent Order process for the Sizewell C proposal including representing the Council/authorising technical officers to represent the Council at Hearings; and
- II. Be authorised to deal with post consent discharging of requirements and monitoring and mitigation (Section 106).

1.20 The second recommendation sought of Council was:

2. That Council recommends that the draft Relevant Representation be;
 - i) endorsed as a work in progress
 - ii) considered by the Deputy Leader Cabinet Member for Economic Development and the Head of Planning and Coastal Management, along with any updates/revisions to the said document, as detailed in the discussions at the meeting,
- reported for consideration by Cabinet on the 21 September 2020, along with the updates/revisions and discussions at the meeting, when it agrees the formal Relevant Representation submission.

1.21 The reason for the recommendations to Council was:

The draft Relevant Representation summarises the Council's current position based on the initial reading and assessment of DCO documents. It is still being refined by technical officers and the Council welcomes the opportunity for input, in particular, with regards to specific communities, that can often only be gained from speaking to representatives of those communities. There will be further opportunities to engage in the process ahead of and during the Examination.

East Suffolk Council as the host Authority for the Sizewell C development and all of its associated development have been working hard on assessing the proposal and will continue to so with EDF Energy / SZC Co. and all stakeholders. The Council is not the decision-making Authority in relation to this proposal and we have to positively prepare for the scheme possibly being consented by government. As such, it is critical that the Council maximises the benefits in relation to the project and minimise the adverse impacts through robustly challenging the proposal where we can and seeking maximum mitigation and compensation where we cannot.

1.22 During the debate at Full Council there was discussion regarding the recommendation, and detailed questioning of some aspects of the draft Relevant Representation. The debate was detailed. Although not discussed at the meeting, there will be regular

updates provided to the existing Joint Local Authority Group (JLAG) and to the Strategic Planning Committee during the Examination process.

- 1.23 Since the Full Council meeting officers have continued to read and assess the published documentation and therefore appended to this report is a draft Relevant Representation, we are not yet in a position to be able to provide any other draft documents at this stage.
- 1.24 Cabinet Members are asked to consider and, if they are content, endorse the recommendations in this report and in particular the draft Relevant Representation set out in this report and the Appendix.

2 PLANNING POLICY CONTEXT

- 2.1 The proposals are considered NSIPs as established under the Planning Act 2008; consent for an NSIP takes the form of a DCO. The Planning Act 2008 makes provision for National Policy Statements (NPS), which set out the policy framework for determination of NSIP applications. The two NPSs of particular relevance are EN-1 (Overarching NPS for Energy), and EN-6 (NPS for Nuclear Power Generation).
- 2.2 The revised National Planning Policy Framework (NPPF) published in 2019 does not contain any specific policies for NSIPs, however, it remains a material consideration.
- 2.3 The 2013 Suffolk Coastal District Local Plan Core Strategy and Development Management Policies Development Plan Document contains policies of relevance.
- 2.4 The new Local Plan (covering the former Suffolk Coastal area) was submitted to the Planning Inspectorate for examination on Friday 29 March 2019, the examination hearings took place between 20 August and 20 September 2019. The new Local Plan includes Policy SCLP3.5 'Proposals for Major Energy Infrastructure Projects'. This policy identifies the need to mitigate the impacts arising from such developments and will be used to guide East Suffolk Council in due course. This policy has outstanding representations and was discussed with the Inspector and representors during the examination hearings, so at this stage the weight which can be attributed to this policy is reduced. The Inspector's Report has been received and minor tweaks to the policy suggested. A main modifications consultation ended in July, the new Local Plan is anticipated to be adopted in September 2020. However, NPSs will usually override local planning policy.
- 2.5 Suffolk County Council's Local Transport Plan (LTP2) recognises Lowestoft as a key area focusing on the energy sector for economic recovery but most of its focus is on the key urban areas. However, the transport sector will be reliant on the future development of

renewable energy and other low carbon resources to power electric vehicles. The LTP2 also lists Leiston passenger rail service reinstatement as a medium / long term priority.

3 HOW DOES THIS RELATE TO THE EAST SUFFOLK BUSINESS PLAN?

- 3.1 The vision for East Suffolk includes maintaining and sustainably improving the quality of life for everyone growing up, living in, working in and visiting East Suffolk. East Suffolk has a long history of hosting nuclear power stations, and we recognise the opportunities for the UK and more locally of hosting a next generation nuclear power station alongside offshore wind farms and we have been supportive to date in relation to the existing decommissioning Sizewell A nuclear power station, the operating Sizewell B nuclear power station, Galloper, Greater Gabbard, East Anglia 1 and East Anglia 3 offshore windfarms. However, the Council has raised concerns with proposals for East Anglia One North offshore windfarm and East Anglia Two offshore windfarm which are both currently at Examination.
- 3.2 Sizewell C proposes approximately 20,000 roles during its construction lifetime and the aim is to have as many of these occupied by home-based employees. There is a skills, employment and education team working closely with EDF Energy/SZC Co. and others including the New Anglia Local Enterprise Partnership and Suffolk Chamber of Commerce to ensure that Suffolk people and businesses are optimally placed to take advantage of these opportunities. In addition, there will be 900 jobs permanently based at Sizewell C once operational. A key area for investment and development is the supply chain required to facilitate and service a construction site and operation of the scale proposed. It is hugely important that the Council encourages supply chain development in East Suffolk to ensure some of the economic benefits of the project can be realised in the district.

4 FINANCIAL AND GOVERNANCE IMPLICATIONS

- 4.1 East Suffolk Council has signed a Letter of Intent with EDF Energy/SZC Co. which enables us to recover costs in relation to the input from a large number of officers working in relation to the Sizewell C project across East Suffolk up to the start of the examination. This enables us to fully engage with EDF Energy/SZC Co. on the specific technical details of their project in order to identify and mitigate potential adverse impacts arising from their development proposals. The Council also works collaboratively with Suffolk County Council and other statutory consultees in order to ensure we are speaking with one voice where possible in order to emphasise our position in certain areas. The monies paid to this Council by EDF Energy/SZC Co. are reinvested in the service areas and used to backfill

posts where necessary. By doing this, the Council aims to avoid the over-use of consultants (where we can) and maintain the knowledge and expertise in-house.

5 OTHER KEY ISSUES

- 5.1 An Equality Impact Assessment (EqIA) was not undertaken as the Council is responding to the planning proposals of EDF Energy/SZC Co. As such, EDF Energy/SZC Co. is required to satisfy the EqIA requirements.
- 5.2 The draft Relevant Representation has been appended to this report, it is in draft form as technical officers are continuing to read through the documentation associated within the applications and, therefore, may need to make changes or additions, as appropriate. It has also been updated post-Full Council discussion on the 3 September. A number of local town and parish councils have also submitted representations to the Council post-Full Council which have been incorporated where possible.

6 CONSULTATION

- 6.1 At each round of public consultation run by EDF Energy/SZC Co., this Council jointly with Suffolk County Council has hosted a meeting for town and parish councils across East Suffolk potentially affected by the proposals in order to seek their views on proposals. This consultation has contributed to our joint responses with the County Councils at each round of public consultation by EDF Energy/SZC Co. Most recently, we have held such a meeting following the submission of the DCO application, to seek views on what both Councils may wish to consider within their representations to PINS. This Council is not obliged to carry out this consultation by the NSIP process but have chosen to do so in order to provide support to our town and parish councils and to learn from our town and parish councils. There are a number of action groups formed in relation to the proposals and this Council has engaged with them where we have been able to. This Council has also carried out internal consultation with technical officers in areas including: economic development, coastal management, landscape, ecology, and environmental protection in order to combine with technical responses from Suffolk County Council officers in areas including highways, archaeology, flood risk and drainage, education and skills, Public Health and Fire and Rescue in order to engage fully in the pre-application process with EDF Energy/SZC Co.
- 6.2 EDF Energy/SZC Co. continue to engage with officers on the proposals and there are several documents to be produced over the coming months that will require further collaboration such as statements of common ground and section 106 heads of term.

7 PROPOSALS

- 7.1 EDF Energy/SZC Co. is proposing to build a nuclear power station at Sizewell. This would be a very significant development for Suffolk. The investment into and size of Sizewell C

would be similar to the London 2012 Olympics, with £14bn plus investment and an area similar in size to the Olympic Park in East London. The construction site would take up 300ha of land, largely within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) which also contains many European and national ecological designations. It would create 7,900 peak construction jobs plus 600 jobs supporting Associated Development sites. Once in operation, the power station would generate 900 permanent jobs of which 60-70% are suggested to be non-nuclear specific. EDF Energy/SZC Co. expect the development to generate a £100m pa investment boost to the regional economy during construction and £40m pa during operation. This Council seeks to ensure that where possible, most of these potential economic benefits are kept within Suffolk.

- 7.2 EDF Energy/SZC Co. has carried out four rounds of public consultation (with an additional focussed “informal” targeted round of consultation with key stakeholders). Following the Stage 1 consultation, EDF Energy/SZC Co. submitted a request for a Scoping Opinion as required by the Environmental Impact Assessment (EIA) Regulations to the Planning Inspectorate. The Councils were consulted on this submission. A joint response from the Councils was sent to the Planning Inspectorate dated 22 May 2014 giving our comments and opinion on the submission. This was taken into consideration by the Planning Inspectorate in the formal Scoping Opinion they published in June 2014. In 2019, EDF Energy/SZC Co. submitted a further Scoping Opinion to the Planning Inspectorate to update the previous Scoping Opinion, this required the development to be considered having regard to the EIA Regulations 2017. The Councils jointly submitted our opinion to the Planning Inspectorate on the 18 June 2019. The Planning Inspectorate published their Scoping Opinion in July 2019 (<https://infrastructure.planninginspectorate.gov.uk/wp-content/ipc/uploads/projects/EN010012/EN010012-000735-SIZE%20-%20Scoping%20Opinion.pdf>).
- 7.3 The fourth round of consultation was described as an extension to the third round and introduced the higher peak workforce number and a proposed integrated freight management strategy as well as other small changes including additional ecological mitigation areas and smaller red line changes. Following this, the additional focussed informal consultation was to statutory and non-statutory stakeholders only and referenced a small addition to the red outline for the planning application. At all formal stages of public consultation, the Council has held a community consultation event with town and parish councils in the District in order to draw upon their advice and local understanding. The Councils have always discussed the issues raised by EDF Energy/SZC Co. with other statutory and non-statutory consultees. During the current section 56 phase we held a virtual event with our town and parish councils on the 29 July 2020 which was attended by around 70 town, parish, district and county councillors and technical staff. This event was a combination of presentation and workshop enabling us to hear directly from our town and parishes on the key issues affecting them resulting from the Sizewell C proposals.

- 7.4 We also reference existing work and understanding arising from our membership of the New Nuclear Local Authority Group (NNLAG) as well as discussions with the local authorities in Somerset, this includes the recently published *Study on the impacts of the early stage construction of the Hinkley Point C (HPC) Nuclear Power Station: Monitoring and Auditing Study: Final Report, December 2019*.
- 7.5 In advance of the Stage 2 consultation, East Suffolk Council and Suffolk County Council agreed on their common strategic objectives for the delivery of a new nuclear power station at Sizewell. It is against these objectives that we jointly previously assessed the proposals at Stage 4, as we had done for Stage 2 and Stage 3 proposals. Both Councils' agreed strategic objectives are that the development:
- a. Provides a lasting legacy for the local communities and the economy;
 - b. Appropriately mitigates and/or compensates for local impacts;
 - c. Secures skills and education benefits for the wider area;
 - d. Supports economic growth of the region and East Suffolk in particular;
 - e. Acts as an environmental exemplar within the protected landscape, Suffolk Coast and Heaths Area of Outstanding Natural Beauty;
 - f. Secures an infrastructure legacy;
 - g. Provides for funding of long-term community benefit; and
 - h. Has an appropriate decommissioning and removal of nuclear waste strategy.
- 7.6 In 2010, East Suffolk Council and Suffolk County Council signed a Planning Performance Agreement (PPA) with EDF Energy/SZC Co., this included a joint vision for the project:
- a contribution to the national need for secure, low carbon electricity and for the replacement of decommissioning nuclear capacity at the national level in accord with applicable and current Government and Development Plan policies;
 - a significant benefit to the local economy, both during construction and in operation, through local employment opportunities, training and workforce development, expenditure on local facilities and services, and business for the supply chain, and the appropriate publicising of such opportunities;
 - additional/enhanced social and community provisions and/or facilities, where possible in the form of legacy provisions, to mitigate the impacts of the influx of construction workers and serve the operational workforce;
 - a power station design, layout and associated grid infrastructure that avoids undue adverse visual impact on the AONB and Heritage Coast, minimises any

such impacts whilst complying with operational, safety and security requirements;

- a positive long-term contribution to local bio-diversity, landscape quality and countryside access;
- a development that minimises impacts on coastal processes and is in accordance with the strategies set out in the Suffolk Shoreline Management Plan;
- use of sustainable transport modes wherever practicable and improvements to the transport infrastructure where required to minimise the impact of and improve access to the development and ancillary facilities;
- a secure and safe Project with robust emergency planning provisions, that complies with all operational safety and security requirements and minimises any adverse impacts on health and well-being of the local population during construction and operation; and
- if granted consent, completion of the Project in line with the Developer's objective of having four nuclear generating units operational in the UK by 2025.

The Vision was caveated in that the two Councils confirmed that in endorsing the Vision the Councils do not commit themselves to act in any way other than in accordance with their statutory powers and duties.

- 7.7 East Suffolk Council recognises that Sizewell C has the potential to be an important contribution to the national energy strategy and we welcome the benefits such a development could bring to Suffolk, with regards to jobs and skills. However, to make the development work for Suffolk, it is essential that local impacts are minimised by following the mitigation hierarchy, prioritising sustainable transport modes and by addressing the sensibility of its location and any arising community impacts.
- 7.8 This Council has welcomed the additional rounds of public consultation from EDF Energy/SZC Co., although remain disappointed that the level of detail which the Council has required to address outstanding issues and concerns has not been forthcoming in the public consultations. The Council has had to wait for the DCO submission, and in some instances, information requested is still omitted and we are challenging EDF Energy/SZC Co. to provide additional information, where required, pre-Examination. The Council has worked with EDF Energy/SZC Co. throughout the pre-application and pre-DCO submission process and will continue to work with them as we approach the examination period. It is expected that the Council may be able to reach common ground in some areas and agree potential mitigation and compensation arising from identified impacts in other areas. East Suffolk Council will continue to work closely with EDF Energy/SZC Co. to seek more detail on aspects of the proposals, including seeking to agree mitigation and levels of compensation packages to be delivered through a S106 agreement. This is considered especially important as it is acknowledged that many communities have reservations

about the proposals, and this is seen as a way of positively addressing concerns by providing detail and clarity on these matters.

- 7.9 East Suffolk Council, along with Suffolk County Council, were asked by PINS to formally comment on EDF Energy/SZC Co.'s consultation and we did so on the 9 June 2020 (response available on the PINS web pages for Sizewell C), the Council responded by saying that with regards to the formal elements of the response EDF Energy/SZC Co. had met the appropriate tests within Sections 42, 47 and 48 of the Planning Act. However, the Council did hope that our repeated requests for additional information would be made available in order to give full and detailed consideration of the potential impacts. The Council believe that the supply of further information earlier on would have benefited the engagement process.
- 7.10 The Councils' expectation is that, if approved, the development should create a lasting economic legacy, support and develop local talent, act as an environmental exemplar and make appropriate provision for necessary mitigation measures and, fund wider community benefits to mitigate for residual impacts. The Councils' expectations have been set out over time in a number of Joint Local Authority Group agreed principles papers (<https://www.eastsuffolk.gov.uk/planning/sizewell-nuclear-power-station/sizewell-c-ecology-access-design-estate-and-skills-principles/>). **Overall, this Councils approach to Sizewell C is to maximise the positive impacts that development can bring whilst minimising the negative impacts.**
- 7.11 Beyond mitigation and direct compensation, the Council will seek from EDF Energy/SZC Co. recognition of the many intangible and residual impacts a project of this scale causes on the quality of life of local residents. This is expected to be in the form of a Community Impacts Fund similar to that which EDF Energy/SZC Co. provided in relation to the Hinkley Point C development. In addition, given the location of Sizewell C in the AONB, the Council expects a compensation fund in response to the residual environmental impacts of the proposals. The Council will seek to continue to work with local communities and EDF Energy/SZC Co. in order to ensure that a Community Fund meets the recognised and residual impacts of the development on the local community.
- 7.12 The draft Relevant Representation, and in due course, the Local Impact Report, are structured around the following areas which are summarised here:
- Environmental Impacts**
- 7.13 *Noise, vibration, air quality:* our relevant representation contains a number of concerns and seeks clarification from EDF Energy/SZC Co. with regards to various aspects of the project. In particular the Council raises concerns with regards to the proposed overnight movement and unloading of rail and the potential noise and vibration impacts arising from this. We have concerns with regards to the number of HGVs on the roads and the potential for adverse noise impact arising from this.
- 7.14 The Council has yet to receive clarification that impacts of the main construction site on occupants of the accommodation campus and caravan site at Land east of Eastlands Industrial Estate (LEEIE) have been appropriately mitigated for.
- 7.15 From an air quality perspective the Council needs clear understanding of the timing of construction of associated developments in particular the Two Village Bypass to ensure it

is operational at the earliest possible stage of the development in order to take HGVs out of the Air Quality Management Area at Stratford St Andrew.

- 7.16 There needs to be more detail on air quality assessments for non-road mobile machinery, emergency diesel generators, workers accommodation, the combined heat and power plant and for general construction included. Dust management measurements included appear to be satisfactory, but dust deposition monitoring is required when soil stripping is undertaken in close proximity of sensitive receptors.
- 7.17 *Lighting*: there has been limited detail provided to date with regards to lighting. There is potential for lighting from the site to adversely impact with regards to nuisance, ecology, tranquillity and dark skies. The Council needs to ensure appropriate controls and monitoring is in place during construction and operation – this will be required at all associated development and the main construction site.
- 7.18 *Landscape and Visual Impact*: despite embedded mitigation measures and the fact that construction areas – approximately 300 hectares worth, will be reinstated in accordance with agreed ecological and landscape management plans, significant adverse effects will remain for the existing landscape character of the area. Therefore, an appropriately robust compensation fund will be required for the lifetime of the development including decommissioning phase.
- 7.19 Significant adverse effects on visual amenity have been identified for views at: Westleton Walks and Dunwich Heath, RSPB Minsmere, coastal strip between Dunwich, Minsmere Sluice and Beach View holiday park, Eastbridge and Leiston Abbey, Sizewell Belts, Views from Dunwich Heath Coastguard Cottages, views from offshore and effects on the visual amenity of the Suffolk Coast Path and Sandlings Walk.
- 7.20 *Ecology*: the project demonstrates a number of areas where there will be minor adverse, not significant impacts, but it does not appear to consider all of these impacts cumulatively. It is critical that an appropriately robust mitigation, compensation and enhancement fund is secured as part of the DCO to address concerns that cannot be addressed through embedded mitigation. The Council is concerned that there is not the inclusion of a contribution to the Suffolk Coast Recreation Avoidance Mitigation Strategy to ensure the development does not result in an adverse effect on the integrity of any European designated sites. Air quality impacts on habitats needs further detailing.
- 7.21 *Heritage*: The Council understands the rational set out in the described methodology and we accept that the quality and calibre of the work on built heritage assets has been undertaken to an acceptable standard of good quality, using appropriate references and with a clear rationale.

Flood and Water

- 7.22 *Potable water*: this is a significant ongoing issue for which there are no clear answers in the DCO documents. The Council will need to ensure that the solution proposed does not adversely impact or cause risk to private water supplies in the area.
- 7.23 A number of the potential solutions will involve unassessed construction and unassessed operational plant noise which may have impacts of their own. These will need to be fully considered when the relevant decisions on solutions have been made.
- 7.24 *Drainage*: SCC as lead local flood authority supports sustainable drainage systems that are considered to be environmentally beneficial as the priority for drainage solutions. However, sustainable drainage solutions are not always achievable and therefore the

Council supports the hierarchy of drainage and the principle aim to avoid risk of flooding elsewhere.

- 7.25 *Flood Risk Assessment/Coastal Processes:* The Environment Agency are the key flood risk authority and the Council works very closely with them in relation to assessing flood risk from proposals, ESC is the responsible authority with regards to coastal flood risk, and we are closely examining the proposals, in particular, the coastal flood defences that are proposed, to ensure that they will not have an adverse impact on coastal geomorphology, and that any potential impact can be appropriately monitored and mitigated for.
- 7.26 *Soils and Agriculture:* assessment in relation soils and agriculture have been carried out in the Environmental Statement and are referenced within each topic area. Overall, there is loss of agricultural land that is best and most versatile and this cannot be mitigated against. Those landowners will be able to apply for compensation from the project and will be compensated through compulsory purchase orders.

Socio-Economic Impacts

- 7.27 *Communities:* communities in East Suffolk will be impacted directly by the Sizewell C development by virtue of living in close proximity to the main development site and associated development sites, and indirectly by sharing and using the same highway and railway network, local recreational facilities and services affected by the proposal. Once operational the primary impacts of the development on communities will be predominantly in Leiston, during construction impacts will be spread across East Suffolk, adjoining Districts and Boroughs, and the wider County of Suffolk. The Council will seek to minimise impacts on our East Suffolk communities and work closely with partnership agencies to mitigate and minimise wider impacts across Suffolk.
- 7.28 *Community Safety:* there are concerns that the submission does not accurately represent the potential impact on community safety with regards to crime as the extrapolation used is flawed. The Council has concerns regarding the potential impact on local communities through increased tension, potential traffic congestion issues and related community safety issues, anti-social behaviour being a key concern. The Council expect there to be additional funding support for the Police in East Suffolk and a substantial contribution to support and expand existing community work in the most likely affected area (Leiston). The Council welcomes the Workers Code of Conduct and expect good community liaison to be in place during construction in order to be able to address concerns as they arise with the site management.
- 7.29 *Schools Capacity:* the Council appreciates that the number of nursery and school aged children generated in response to the development is unlikely to adversely impact on local school places. However, they could potentially impact on other services such as local health services, and early intervention services and this will need to be considered and funded by the project.
- 7.30 *Public Health / Social Services:* identified impacts arising from the submission can predominantly be managed with the provision of appropriate section 106 funding towards public health services and the identified Clinical Commissioning Groups (CCGs), this must include the Ipswich and East Suffolk CCG and the Gt Yarmouth and Waveney CCG. The Council expects provision to include preventative and reactive measures.
- 7.31 *Human Health:* the DCO includes assessment in relation to human health receptors, the majority of these are covered within individual topic areas but it is important to highlight that the assessment demonstrates that the majority of human health concerns diminish

significantly through operation, the priority is therefore to manage and where possible avoid these during the construction phase.

- 7.32 *Emergency Services:* there are concerns with the ability for emergency services to meet their delivery indicators during construction of Sizewell C, this Council supports the emergency services in writing to EDF Energy/SZC Co. direct for requests for service contributions through S106 to try and mitigate some of the impacts. Fire and Rescue comes under SCC, but it is understood they will be writing to EDF Energy/SZC Co. independently. However, the Council supports their representations in relation to the Sizewell C project.
- 7.33 *Accommodation Strategy:* the Council is supportive of the proposal to have an accommodation campus housing 2400 workers adjacent to the main development site, the Council is appreciative that it is no more than 4 storeys high thus reducing its impact on the setting of Leiston Abbey. The Council expects the campus to be constructed to a high environmental standard and to incorporate environmental exemplar features to minimise its carbon footprint. The Council support the 400-pitch caravan park at Land east of Eastlands Industrial Estate provided it is laid out to meet our specific requirements with regards to space standards, shared facilities etc. However, we need to be reassured that the caravan park will be available prior to work commencing on the main development site and that the accommodation campus will be available, preferably on a phased basis, before peak levels of construction. If there is evidence during the construction phase that the caravan site is not operating at capacity as anticipated, the Council will expect there to be flexibility in the Housing Fund to account for this.
- 7.34 *Housing Fund:* the Council supports the principle of a Housing Fund providing it is robust and flexible to meet the needs of a potentially changing housing market. Contingency payments should be written into the Fund to ensure it can be fluid in its response to the situation on the ground at all times of the construction. An element of the Housing Fund is aimed at mitigating potential impacts on the tourist visitor economy throughout the year – through boosting provision by supporting existing tourist accommodation providers in expanding as one potential solution.
- 7.35 *Skills, education and employment:* an additional workforce of up to 7,900 workers is proposed to support the Sizewell C construction, plus 600 home based workers on associated development sites, the DCO proposes the increase from 5,600 to 7,900 to all be non-home based workers, this would add significant additional pressure to our local housing market. The alternative that the Council is promoting is that we maximise the homebased workforce through an extensive skill and education-based programme so the reliance on a non-home-based workforce is reduced significantly. In order, to achieve this, the Council needs EDF Energy / SZC Co. to invest in a skills and education-based programme now in order to ensure workers will be available with the necessary skillsets once construction commences. Working with SCC and EDF Energy /SZC Co. the Council can ensure this is delivered in a timely manner provided it is appropriately funded.
- 7.36 The submission suggests that the lower paid, lower skilled positions will be filled by very local communities, which may suit some local communities, but working with SCC and EDF Energy/SZC Co. the Council wants to ensure that our local residents have access to the higher paid positions as well throughout the lifetime of the build programme and beyond.
- 7.37 In summary, the DCO is comprehensive with regards to the wider benefits of the proposed development, which the Council can agree will be significant from a national / regional perspective but we are still very light on plans and proposals for securing

benefits locally through skills development, education, supply chain, inward investment amongst other potential support areas. The Council is encouraged to see EDF Energy / SZC Co. desire to work with existing initiatives across the County and we can see how these can be enhanced to support the Sizewell C development rather than creating a series of new initiatives for the lifetime of the Sizewell C development. Our aim is to work with EDF Energy / SZC Co. to provide sustainability to existing interventions and create legacy in the local area.

- 7.38 The Sizewell C Jobs Service proposed as part of the DCO has the potential to be highly important in terms of ensuring the local workforce can take advantage of Sizewell C opportunities. However, it could provide a potential conveyor for workers from Hinkley Point C which could limit local opportunities. The Council would want to ensure that it is managed correctly so it can be seen as a positive development to enable a greater content of local workers across all aspects of the development.
- 7.39 The flexible Asset Skills Enhancement & Capability Fund could be extremely beneficial to our existing college and provider base. It takes strong learning points from Hinkley Point C to avoid the creation of 'white elephants' and again attempts to build on existing strengths to create sustainability and a strong legacy within this sector. The focus within the strategy of a skills strategy not just for the Sizewell C supply chain but supporting the skills need within the economy more generally is welcomed as there are numerous infrastructure / longer term construction projects in Suffolk that will benefit from this legacy.
- 7.40 *Economic Development:* the Council is seeking further evidence from EDF Energy / SZC Co. in relation to potential impacts arising from Brexit, Covid-19, changes during the construction phase with reference to a tight labour market. Our ambition is that the Council maximises opportunities arising from Sizewell C by anticipating in-combination effects with other construction projects and known employment growth across the district, ensuring a robust mitigation strategy is in place with key targets in particular for supply chain, tourism support, inward investment. East Suffolk is at the forefront of new energy production as well as being a centre for ICT (Adastral Park) and the ports of Felixstowe and Lowestoft. The Council wants to develop partnerships with all these business sectors for their mutual benefit to maximise the opportunity and use this to promote further investment in necessary services and infrastructure. The Council wants to maximise the local benefits from the project as the negative impacts are anticipated to be very local in effect whilst benefits more likely to be regional and national in their focus.
- 7.41 *Tourism:* it is anticipated and proven through surveys by the Suffolk Coast Destination Management Organisation and EDF Energy that there is a negative perception impact on willingness to visit Suffolk if the Sizewell C development goes ahead. In order to address this, a Tourism Fund is proposed, the Council expects this to be robust and appropriately governed to ensure it meets the need to mitigate adverse impacts arising from the Sizewell C construction. EDF Energy / SZC Co. are proposing a Visitor Centre, joint with Sizewell B, as part of their proposals, the Council supports provision of this as a positive visitor destination initiative in East Suffolk.

Transport Strategy Impacts

- 7.42 *Transport Strategy:* it is important to ensure that the transport strategy for construction of Sizewell C is as sustainable as possible and that the potential impacts of the development on transport networks is proactively addressed. Although this Council would have preferred greater use of rail in the strategy, we accept that a jetty on the

coast at Sizewell would not have been appropriate. As such, this Council is content with the use of the beach landing facility as proposed subject to further detail with regard to beach closures during operation, accessibility to the beach, and timings of operation of the beach landing facility.

- 7.43 *Rail:* the NPS states that water-borne or rail transport is preferred over road transport where cost-effective, the Council would add that this should also advocate where achievable as well. The Council has promoted greater use of rail throughout all stages of pre-application consideration of Sizewell C and is disappointed that the DCO proposes only 3 two-way rail paths a day, five movements of which will be overnight. This brings with it concerns in relation to noise and vibration for residents in close proximity to the rail line during operation and for noise implications with regard to unloading of trains overnight at Land east of Eastlands Industrial Estate.
- 7.44 *Integrated Strategy:* the proposed integrated strategy is a combination of HGVs and rail transport, on a busiest day during peak construction this equates to 1000HGVs a day, on an average day during peak construction this would be 750 HGVs a day. To mitigate the adverse impact this large number of HGVs (along with significant numbers of LGV and cars) will have on the highway network, EDF Energy / SZC co. is proposing a number of new roads as well as improvements across the highway network. The key transport infrastructure proposals are a two village bypass of Stratford St Andrew and Farnham of the A12, a Sizewell link road from the A12 south of Yoxford direct to the new roundabout at the main site access on the B1122, and a new roundabout at Yoxford joining the B1122. The Council has always been supportive of a bypass for Stratford St Andrew and Farnham, we would have preferred a full four village bypass but funding from government for this was not forthcoming so the Council is satisfied that the two village bypass proposed by EDF Energy/SZC Co. will address the priority concern with regards to the existing Air Quality Management Area at Stratford St Andrew and the pinch point on the network at Farnham.
- 7.45 The Sizewell link road, follows a direct line from the A12 to the new site entrance effectively bypassing Middleton and Theberton villages, having long advocated an alternative route to the B1122 for HGV access to Sizewell the Council is supportive of the Sizewell link road as an alternative route for HGV traffic to the C Station. This will also become the primary HGV and Abnormal Indivisible Load (AIL) route for the existing A and B stations taking additional traffic from the B1122. This Council supports the permanent retention of this road and promote the aspiration for Sizewell C to provide funding and investment for the B1122 to be downgraded in status and capacity and for it to become a cycle friendly route from Darsham Station/A12 in to the AONB/Heritage Coast as a further boost to the tourism offer.
- 7.46 The use of a large number of HGVs brings concerns with regards to the potential for early morning and late at night HGV movements on the local network, there are a large number of residential properties in close proximity to the highways that will be used by HGVs, outside of usual 8am – 6pm these roads are very quiet, HGVs outside of these hours could have a significant impact and the Council needs further detail to ensure that this can be appropriately avoided or mitigated. SCC as Highway Authority are responsible for traffic related noise but have yet to carry out an assessment in this area. Further detail is required on this from them. Further detail on AIL movements is required as this could have a significant impact on local roads particularly during the early years of construction, prior to the new roads and bypasses being completed.
- 7.47 Sizewell C is just one major project potentially being delivered in East Suffolk. With the planned growth in the two Local Plans, the growth of the offshore wind sector and a

growing economy, including the Port of Felixstowe, it is essential that the promoters, Highways England and Suffolk County Council work collaboratively to coordinate the necessary investments in roads at the right time and have the necessary communication in place to make it clear East Suffolk is open for business and tourists.

- 7.48 *Air quality:* emissions from train engine idling has been represented but further information is required to agree that a reasonably conservative estimate has been undertaken. Detailed air quality assessments in relation to transport have been provided, and there are some requests for clarification within the detailed submission. Further detail is requested with regards to potential impacts arising from car parks and human health receptors. The Council expects all car park facilities including park and ride sites to have facilities for electric car parking to be provided. Air quality monitoring will be required at agreed locations during the works in order to confirm modelled pollutant concentrations.

Site Specific Impacts:

Main Development Site

- 7.49 *Coastal Geomorphology:* the proposed development is located on a relatively stable length of the Suffolk Coast which is subject to constant and variable change from the action of waves, currents and storms. Sea level rise and climate change are likely to alter that pace and nature of previous coastal trends, it is not possible to predict future changes with certainty. The management policy for this coastline is to allow natural change to prevail with a caveat that protection of the power station sites is a necessary line to be defended. The Council's policy objective is to ensure that the development complies with this policy intent and that any potential disruption to natural change that is attributable to the development is avoided or mitigated and that the development is fully removed at life expiry.
- 7.50 *Proposed works impacts:* the Sizewell C platform is estimated to extend further seaward than the building line of the A and B stations, the sea defence (Hard and Soft Coastal Defence Features – HCDF / SCDF) is likely to have a significant and enduring negative effect when the HCDF is exposed by a naturally retreating shoreline, however the Council does not have a final design for the HCDF which is a concern. The beach landing facility is proposed to be used during construction and operation – approximately once every ten years during operation, this has the potential to alter natural change trends in its locality and beyond. The risk of this is higher during construction as barge deliveries requiring dredging to create navigational access could have impact. The Council's Coastal Partnership East team have carefully assessed the evidence to date, and it is indicated that a potential positive impact is accretion to the Minsmere frontage which could benefit RSPB Minsmere in the shorter term. This will need further assessment and consideration ahead of the Examination.
- 7.51 *Marine Monitoring and Mitigation Plan (MMP):* this Council agreed several years ago with EDF Energy / Sizewell Co. that a monitoring and mitigation plan for the shoreline would be required, a draft has now been produced by SZC Co. and is currently under consideration by ESC, the Marine Management Organisation, the Environment Agency and Natural England. The Council seeks to ensure that the life of the MMP correlates to the lifetime of the station not just the operational lifetime, we are seeking this through a legal obligation through the DCO process. The MMP will need to be a robust document

with agreed procedures for determining outcomes and have the necessary funding in place to address negative impacts.

- 7.52 *Heritage*: there are a number of heritage assets adversely impacted by the construction and main development, the majority of these can be mitigated and a mitigation package is proposed as part of the DCO. However, some of the harm requires additional mitigation which is not included and needs to be added to the DCO proposals. Harm in relation to Leiston Abbey will be addressed formally by Historic England.
- 7.53 *Design*: from a design perspective, mindful that large elements of the permanent build are restricted by the Generic Design Assessment for new nuclear power stations and the Council cannot influence their appearance, this includes the reactor domes which will be one of the prominent buildings on the site. However, buildings the Council can influence the external appearance of include the turbine halls, operational service centre, and the interim dry fuel store building. EDF Energy / SZC Co. have included design and access statements with their DCO and design principles for the main development site and for associated developments. The Council has some minor concerns with regard to layout and potential suggestions of alternatives but in general the design principles and materials where included are supported by this Council and we are satisfied that with the right requirements, particular details can be resolved post-consent should it be granted.
- 7.54 *Accommodation Campus*: the principle of the accommodation campus as a key element of the overall accommodation strategy has been previously stated. The design of the accommodation campus on the western edge of the main construction site will be critical with regards to its ability to be the first element that visitors and passers-by will see adjacent the main roundabout access to the site. It has the potential to form a softening edge to the construction site beyond and the Council expect that to be maximised through its design and appearance. In addition, the Council expects the campus to be as environmentally friendly as possible in a temporary building, we expect the re-use of greywater throughout the campus, the use of low levels of lighting to minimise impact on wildlife and ecology and where possible landscaping, preferably landscaping that can be retained longer term post campus. ESC would wish to work closely with EDF Energy/SZC Co. in developing the design to ensure it is of the highest environmental credentials.
- 7.55 *Permanent structures at Upper Abbey Farmhouse*: there are permanent structures proposed in the setting of Upper Abbey Farmhouse and along with the temporary campus these will lead to adverse impacts, the campus impacts will be of a transient nature (but still significant). However, the permanent buildings in relation to Upper Abbey Farmhouse are sustainable as it forms part of the wider EDF Energy estate.
- 7.56 *Pylons*: since their more recent rounds of public consultation EDF Energy / SZC Co. have been advocating an overhead line (OHL) solution which equates to four new pylons, to export power from the turbine halls to the National Grid substation on the Sizewell C site. ESC had supported an undergrounding solution and the Council is disappointed at the current proposal for an OHL solution which requires four new pylons in the AONB. EDF Energy / SZC Co. have put forward the case for OHL on the basis that the footprint of the site is not big enough to accommodate the galleries and tunnelling that would be required to underground the lines. Pursuing undergrounding of the lines would require unacceptable works in close proximity to the Sizewell B site and enlargement of the platform to the north leading to further loss of land within the Sizewell Marshes SSSI. This would not be acceptable to this Council.
- 7.57 ESC is disappointed that an alternative solution to OHL has not been found to be deliverable without adversely impacting on the SSSI or safety with regards to Sizewell B,

however, the Council would support further work in this area and the potential for removal of the pylons should an alternative solution present itself as available. However, the Council would not support further encroachment into the SSSI, nor would the Council support any option that involved further encroachment onto the Sizewell beach (eastwards). Increasing the platform eastwards would push the proposed HCDF (sea defences) towards the sea which would adversely affect existing predictions and monitoring and potentially result in the HCDF becoming exposed earlier than currently predicted.

- 7.58 ESC reluctantly accepts that the SZC Co. solution of four pylons, two at 48 metres and 2 at 65 metres would be the least worst option, however, this will adversely impact on the landscape and therefore the Council expects appropriate compensation within the proposed AONB Fund to compensate this approach.
- 7.59 *Landscape and Visual Impact Assessment:* During the construction phase there will be significant adverse effects on landscape and seascape character within the AONB and significant adverse effects on visual amenity during construction from several viewpoints. The Council also anticipates night-time effects during the construction period to be major or major-moderate across a wide range of landscape, seascape and visual receptors.
- 7.60 These impacts cannot be mitigated for by the project and therefore they will need to be compensated. An AONB Fund is proposed but it is not considered that this goes far enough in addressing potential off-site mitigation measures which could be achieved outside of the AONB, as such the Council expects further detailed discussion with EDF Energy / SZC Co. with regards to a Natural Environment Fund to cover impacts arising from LVIA as well as other areas.
- 7.61 *Ecology:* the Council has concerns that the proposed mitigation and compensation measures proposed in the DCO to off-set impacts on the Sizewell Marshes SSSI may not deliver to the standard required. We need further understanding of the financial contribution to be made should the compensatory habitat not deliver and the mechanism for monitoring and assessing this. There are a number of concerns with regards to Sizewell Levels County Wildlife Site, Suffolk Shingle Beaches County Wildlife Site, bats, water voles, reptile and natterjack toads. These are all discussed in further detail in our full Relevant Representation.
- 7.62 *Air Quality:* there are a number of areas of concern with regard to air quality and the main construction site from non-road mobile machinery, the combined heat and power plant, impacts on occupants of the accommodation campus, dust mitigation provision. There are a number of specific queries to be addressed but mitigation is able to be provided through a requirement or detailed in the Code of Construction Practice. However, monitoring will be required to ensure that the mitigation is doing what it is supposed to.
- 7.63 *Drainage:* further detail in relation to drainage is requested to be provided, it is considered that there is an acceptable drainage strategy available for the main development site but the detail needs to be assessed and where possible it needs to be a sustainable solution preferably with some legacy benefit in this dry part of the District.
- 7.64 *Sizewell B Relocated Facilities:* This Council notes that the plans submitted for the relocation of facilities at Sizewell B are the same as those previously consented by ESC under DC/19/1637/FUL, however, a pedestrian route from the outage car park in Pillbox

Field through the SSSI was removed from that application but is still shown in relation to the DCO, the Council cannot support this element of the proposals.

- 7.65 The Council is also aware that given the proposals are to be considered together at this stage we would welcome any opportunities to reduce greenfield development within the AONB for the DCO, the Council would suggest that this could be achieved by a shared outage car park or shared training centre. The Council would ask that any opportunity to reduce development in the AONB be taken by EDF Energy / SZC Co.

Land east of Eastlands Industrial Estate (LEEIE)

- 7.66 The principle of using the site known as land east of Eastlands Industrial Estate for an extension of the main development site particularly in the Early Years of construction is acceptable to this Council. However, the Council expects the caravan park element to be kept separate from the remainder of the site and potential impacts with regard to noise, dust, air quality, vibration, on occupiers of the caravan site to be addressed and mitigated for. The Council expects there to be an appropriate shuttle service between the LEEIE and the main site and this should be supplemented by a safe walking / running route as well as a cycle hire facility between the facilities at the campus and the caravan site. It is also expected that occupiers of the caravan site will be able to use sports facilities at the campus and at Leiston Sports and Leisure Centre and easy access to these with a drop-off via Leiston town should be provided. This will encourage less use of private cars and encourage spending within Leiston town centre by workers.
- 7.67 There are some specific drainage concerns with the LEEIE that will be needed to be addressed with the priority of finding and facilitating a sustainable drainage system.
- 7.68 The LEEIE is proposed as an early years park and ride site so the Council needs further detail on how this will operate including the route buses will take, the aim being to minimise buses through the residential centre of Leiston.
- 7.69 The LEEIE is the rail head and sidings for the Early Years of the construction, this includes trains overnight – two a day anticipated. The Council needs to seek assurance that this will not result in adverse noise and vibration to residential properties on the Leiston branch line rail route and living in close proximity to the LEEIE. It is likely that a monitoring plan will be required in relation to this.

Sizewell Link Road / Yoxford Roundabout

- 7.70 The principle of a new roundabout at the junction of the existing B1122 and the A12 at Yoxford is acceptable, this will enable HGVs and Abnormal Indivisible Loads from the north of the District to access the B1122 without going through the centre of Yoxford. There is then a slip road from the B1122, past Middleton Moor, dropping down to the Sizewell Link Road, which is proposed from the A12, south of Yoxford, direct to the main site new roundabout access. This arrangement will take all HGV movements out of the centre of Yoxford which will be a benefit. The Council does not consider there to be any value in removing the Sizewell Link Road post-construction, this would then require the B1122 to revert back to being the HGV route to the nuclear power stations which would harm potential opportunities for converting this to a rural route suitable for cyclists and ramblers, and as a tourism offer. As such, subject to an appropriate package of mitigation for properties sited along the route, this Council supports the Sizewell Link Road as a permanent addition.
- 7.71 *Design:* there are some issues with the layout of the Sizewell Link Road and potential adverse impact on settings and views from existing properties. However, the Council recognises the benefits that the Sizewell Link Road can bring by becoming the dedicated

HGV and AIL route to service not only the new C Station but the existing Sizewell A and Sizewell B stations. It will also provide an alternative route to east Leiston.

- 7.72 *Heritage*: there are a number of listed buildings whose principal elevations face towards the area or areas of proposed development and these must be considered as the surrounding landscape makes an important contribution to the setting of these heritage assets. Effects of the new road are judged to be moderate adverse and significant, however, it is to be balanced with the beneficial effects to some heritage assets arising from displacement of some traffic from the B1122 onto the new road. Some mitigation needs to be increased in some areas.
- 7.73 *LVI*A: although generally acceptable there are a few areas where additional clarification is required, particularly in relation to very localised effects which will create permanent change for example the setting of Cockfield Hall and the Theberton Hall former parkland area.
- 7.74 *Ecology*: there is concern that this road cuts across the area cited as being preferable to bats foraging than the main development site, this could have an adverse impact on bat populations in the area and the Council is looking further into this element.
- 7.75 *Air Quality*: no exceedance of air quality objectives has been reported within this area.
- 7.76 *Drainage*: Sizewell Link Road - from the submission there is no certainty that there is sufficient space within the red line boundary for sustainable drainage systems and any flood relief basins. There has been no infiltration testing in relation to the route and no sensitivity testing for discharging to open watercourses without increase in downstream flood risk. It is not clear what pollution treatment is required to treat surface water flows along the route. The Council needs to see further evidence that sufficient space has been provided to ensure drainage basins can comply with current guidance. Yoxford Roundabout – the Council is concerned that the only proposal is for surface water to be piped to the infiltration basin, there is no secondary proposal, we need to be sure that the invert of the basin is enough to accept water from the roundabout.

Two-Village Bypass

- 7.77 The Council supports the two-village bypass and recognises the benefit of the new road for Stratford St Andrew and Farnham and in relation to air quality improvements.
- 7.78 *Design*: the Council acknowledges that there will be occupiers of properties close to the new route of the A12 that will be adversely impacted and we seek appropriate mitigation to address issues arising from predominantly noise and opportunities for additional landscape screening to nearest properties.
- 7.79 *Heritage*: the impact on heritage assets is considered to be minimal by year 15 the impact will be low due to the screening maturity. The Council has a concern that the Grade II Listed Hill Farmhouse is not included in assessment submitted with the DCO. This Council also disagrees with SZC Co. assessment that the Two-Village Bypass will have no effect on Farnham Hall – the proposed bypass has no regard for historic field pattern/boundaries which will be eroded, it will detract from rural character, the additional traffic will harm tranquil setting, and screen planting will accentuate the adverse effects, and create severance of Foxburrow Wood. However, by taking the A12 out of Stratford St Andrew and Farnham there is a benefit in restoring the village setting in more tranquil surroundings. The road will have an adverse impact on the setting of the

registered parkland at Little Glemham Hall which needs to be addressed and mitigated for.

- 7.80 *LVIA*: mitigation embedded in the design seeks to minimise loss of trees and hedgerows but during construction there will be significant adverse impacts on some local visual receptor groups because of construction activity and height of plant above existing vegetation. During operation it is considered there will be no significant impact on the landscape as new planting matures to screen views of rising road and bridges. However, significant effects will remain at night for receptors at either end of the road resulting from lighting of the two roundabouts.
- 7.81 *Ecology*: at its closest point there is only a 15m buffer between the two-village bypass and Foxburrow Wood, there could be an impact on the wood during construction. New woodland planting is unlikely to be functional ten years after planting, it will take longer than this. Replacement hedgerow is unlikely to provide the same connectivity as is currently present in the landscape. Compensation for loss of floodplain grazing marsh is required.
- 7.82 *Air Quality*: the two-village bypass is supported from an air quality perspective as once it is operational it will take a large proportion of vehicles from the Stratford St Andrew AQMA which will be beneficial. In the Early Years the Council needs to understand potential impacts on the AQMA from increased vehicles.
- 7.83 *Drainage*: further detail with regard to the potential for sustainable drainage in this location is required.

Northern Park and Ride

- 7.84 The Council supports the principle of the northern park and ride in this location and we support removal of the roundabout access post-construction as not being of benefit from a legacy perspective.
- 7.85 *Heritage*: there are no significant operational effects on heritage assets. However, there will be temporary impacts of increased traffic around the northern park and ride, but this is only minor.
- 7.86 *LVIA*: during construction there will be significant adverse visual effects for users of the cycle way along Willow Marsh Lane, Main Road, minor roads and local residents to North and East of the site. During operation there will be no significant effects.
- 7.87 *Ecology*: the potentially significant impacts on ecology are being underplayed across associated development sites and mitigation and compensation for the loss and severance of habitat must be more thoroughly considered.
- 7.88 *Air Quality*: there is potential for large dust emission from earthworks at this site which will need mitigation. Buses associated with Sizewell C should be zero-emission or ultra-low emission bus technology.
- 7.89 *Drainage*: it appears that there will be space for a sustainable drainage solution in this location which the Council welcomes.

Southern Park and Ride

- 7.90 The Council supports the principle of the southern park and ride in this location and the access to and from. There are identified potential adverse impacts for Wickham Market resulting from workers accessing the park and ride by driving through the town. There are

ongoing discussions with the Council, SCC as Highway Authority and Wickham Market Town Council with EDF Energy / SZC Co. to agree a costed formal mitigation package for the town.

- 7.91 *Heritage*: no significant operational effects on assets including Wickham Market and Marlesford Conservation areas.
- 7.92 *LVIA*: no significant effects on landscape character during construction partly through use of construction best practice, and minimised loss of trees and hedgerows. During operation effects will be more perceptible within the site and adjacent fields but no significant effects anticipated on landscape character.
- 7.93 *Ecology*: the potentially significant impacts on ecology are being underplayed across associated development sites and mitigation and compensation for the loss and severance of habitat must be more thoroughly considered.
- 7.94 *Air Quality*: there is potential for large dust emission from earthworks at this site which will need mitigation. Buses associated with Sizewell C should be zero-emission or ultra-low emission bus technology.
- 7.95 *Drainage*: there are concerns that space within the site has not been provided for sustainable drainage and that there is no evidence that infiltration is suitable for this site.

Freight Management Facility

- 7.96 The Council supports the principle of a freight management facility, although we have some reservations with regards to its location adjacent the Seven Hills junction of the A14 with the A12 – the Council considers there to be potential issues with additional HGVs on this roundabout particularly at peak times. However, we will take advice from Highways England and the Highway Authority with regards to the capacity of this junction.
- 7.97 *Heritage*: although Decoy Cottages, Nacton, fall within the 1km study area, their setting is not impacted by the site.
- 7.98 *LVIA*: no significant effects during construction phase, significant visual effects are recorded for visual receptors – footpath users and local residents.
- 7.99 *Ecology*: the potentially significant impacts on ecology are being underplayed across associated development sites and mitigation and compensation for the loss and severance of habitat must be more thoroughly considered.

Air Quality: The freight management centre is located close to junction 58. An air quality assessment of the freight management facility has been provided. No exceedances of air quality objectives have been reported within this area. A dust nuisance impacts assessment has been provided for the freight management facility and the code of construction practice measures are considered acceptable.

- 7.100 *Drainage*: there is not enough space for sustainable drainage as attenuation crates under bunds are being proposed. Further design detail and testing is required.

Green Rail Route

- 7.101 The Council supports the principle of the Green Rail Route accessed from the Leiston Branch Line and going cross-country direct to the site. The Council has some reservations with regards to night-time rail movements that have been identified elsewhere and we will be

looking for mitigation in relation to that. However, the principle of a new rail route straight into the construction site is supported. The delivery of the new rail route is a key priority.

- 7.102 *Heritage*: there will be significant adverse effect on the Leiston Abbey group from the construction of the rail extensions. Although temporary it will be there for the medium-term and this should be taken into account.
- 7.103 *LVI*A: during construction there will be no significant effects, but significant visual effects are recorded for footpath users during the operational phase and reinstatement phase.
- 7.104 *Ecology*: the potentially significant impacts on ecology are being underplayed across associated development sites and mitigation and compensation for the loss and severance of habitat must be more thoroughly considered.
- 7.105 *Air Quality*: measures within the DCO to deal with construction dust are appropriate.
- 7.106 *Drainage*: concerns with drainage for the rail line and its interaction with the surface water flow path. Further detail required, particularly on interaction with existing ordinary watercourses.

Leiston

- 7.107 Leiston as the host town will have several specific local impacts that should be addressed by EDF Energy / SZC Co. The Council is working closely with Leiston-cum-Sizewell Town Council (LTC), SCC and EDF Energy / SZC Co. to promote a mutually acceptable range of mitigation measures that include highway improvements but will not be limited to highway improvements. LTC are currently formulating their own Relevant Representation but have given us an update with regards to section 106 contributions they will be seeking from EDF Energy/SZC Co. The summary provided relates to the aims of a section 106 contribution which are:
- To make transit through Leiston town centre (and residential areas) undesirable for Sizewell C traffic.
 - To reduce anticipated overload at the White Horse traffic lights.
 - Make the town centre safe for pedestrians by incorporating pedestrian led measures, widening pavements and doing public realm improvements in Main Street, High Street and Sizewell Road.
 - Working to create new cycling routes that tie-in with the DCO, the Travel Plan and local amenity for residents and workers, to encourage greater use of cycles.
 - Address additional demand for community facilities in Leiston.
 - Welcome the new sports facilities.
 - Would welcome investment in the revamped Waterloo Centre via the Community Fund to provide facilities and services for local families.
 - Welcome measures for skills and education and would like a significant amount of apprenticeships and other skills initiatives to be in partnership with Alde Valley Academy and College on the Coast.

- -Other issues such as discussion on bus routes, shuttle from campus to sports centre, signage, stopping up Valley Road, cycle improvements, crossing point from Aldhurst Farm to Kenton Hills, expanding household waste recycling site.

Ipswich Borough

- 7.108 The Council has expectations that a number of concerns relating to the Sizewell C project will have a similar impact on Ipswich Borough, largely in relation to potential impacts on housing supply and highway concerns. Highway concerns will be picked up by Suffolk County Council as Highway Authority for the County, Ipswich Borough Council is not proposing to submit a Relevant Representation and will not therefore be an Interested Party during the Examination process. A report considered by their Planning and Development Committee suggested that their officers will engage with East Suffolk Council in order to highlight outstanding matters such as the accommodation strategy in the Local Impact Report to be submitted to PINS. However, we will need to consider carefully at the appropriate time if we are prepared to raise and potentially argue an issue on behalf of Ipswich Borough Council within our Local Impact report submission. This Council would not usually seek to represent a neighbouring authority who have chosen not to represent themselves.

Mid Suffolk District

- 7.109 The Council has expectations that primarily highway concerns are likely to arise in relation to Mid Suffolk District Council boundary, as such Suffolk County Council as Highway Authority will pick up on the majority of these. However, we have extended the invitation to Mid Suffolk District Council to contribute to our submission if they choose to do so, a response is currently awaited.

Combined Impacts on Communities

- 7.110 There may be in-combination effects on the labour market arising from other energy projects in the vicinity in the same timeframe – ScottishPower Renewables East Anglia One North and East Anglia Two as an example. These may have a cumulative impact on workforce and accommodation availability / pressures which also must be seen alongside other planned growth. An assessment of these is included within the Relevant Representation.

Cumulative Effects

- 7.111 There are a number of cumulative effects discussed by topic area in the Environmental Statement and in the draft Relevant Representation. Some specifics are highlighted here.
- 7.112 *Heritage:* the scheduled monument at Leiston Abbey first site and historic landscape character are the only heritage assets scoped in for assessment of potential impacts from cumulative effects.
- 7.113 *LVIA:* effects at a project wide scale compared with effects arising from individual project components are no greater in respect of landscape and visual matters. It is recorded that cumulative effects on historic resources are significant when the project is taken as a whole. This matter needs further review.
- 7.114 *Other projects:* the cumulated impacts with regards to other projects that may be under construction at the same time as Sizewell C is being considered, this includes the Lake Lothing Third Crossing, the Lowestoft Flood Barrier, Brightwell Lakes, East Anglia One North, Two and Three, and potential other major developments including SCC improvements to the A12, are

being considered. In particular, from a transport, air quality, economic development, supply chain and construction worker availability perspective.

Monitoring, Mitigation and Compensation

- 7.115 A programme of monitoring, mitigation, and compensation is being developed with regards to the Sizewell C proposals. This covers the majority of the areas summarised above but specifically: ecology, air quality, transport, communities, skills, education and employment, public health / social services, and coastal geomorphology.
- 7.116 The draft Relevant Representation summarises this Council's current position based on the early reading of DCO documents and our previous published responses to public consultations. The Written Representation, should we choose to submit one, will expand upon the Relevant Representation and will be the opportunity for the Council to detail our position in relation to the proposed nuclear power station.

8 OTHER OPTIONS CONSIDERED

- 8.1 Alternative options were considered in the early stages of proposals and during the rounds of public consultation but at this stage we are presented with the project proposals, it is not for us to consider alternative options to that provided by EDF Energy/SZC Co. in their proposals.
- 8.2 Cabinet may wish to consider a different stance on some of the issues raised in the draft Relevant Representation.
- 8.3 Cabinet may decide at this time to either object or support the project or early Relevant Representation. However, at this early stage of the DCO process it is considered that neither of these are appropriate at this early stage. Whilst there are a number of issues unresolved, it is considered to be preferable for the Council to work collaboratively with EDF Energy/SZC Co. on resolving these in the run-up to and during the Examination with our overall aim being to shape proposals to improve the proposals for East Suffolk.

9 REASON FOR RECOMMENDATION

- 9.1 It is important for East Suffolk Council to be able to be proactive and reactive on very short timetables throughout the DCO process particularly during the six-month examination section where the ability to respond quickly to questions raised by the Examining Authority (PINS) is essential. Delegated Authority is therefore being sought to facilitate the ability to fully engage with the pre-examination and examination stages of

the DCO process. This is in accordance with the recommendations set out in PINS Advice Note 2 which states:

“During the examination there will be numerous deadlines for local authorities and other interested parties to submit further representations. These often require swift responses to ensure all matters can be fully explored before the close of examination”.

“A local authority will therefore need to ensure it has appropriate delegations in place. There is unlikely to be time to seek committee approval for representations made by a local authority during the examination. In general terms a local authority must assume that it won’t be possible for the examination timetable to be structured around its committee cycle” (paragraph 12.3).

- 9.1 The recommendations also present the Council’s proposed position heading into the Examination on the Sizewell C Nuclear Power Station project based on the published documentation in relation to the applications.

RECOMMENDATIONS

1. That the Head of Planning and Coastal Management, in consultation with the Deputy Leader and Cabinet Member with responsibility for Economic Development, be granted authority to fully engage with the Pre-examination and Examination stages of the Development Consent Order process in relation to the Sizewell C nuclear power station project. This will include:
 - Submission of Written Representations to expand upon the Relevant Representation where necessary,
 - Submission of a Local Impact Report,
 - Submission of Statements of Common Ground between the application and the Council,
 - Attending/authorising technical officers to participate at Preliminary Meetings/hearings/accompanied site visits,
 - Responding to Examining Authority’s questions and requests for further information,
 - Commenting on other interested parties’ representations and submissions as appropriate,
 - Signing planning obligations if required.
 - Any other requirements not yet identified.Should the DCO be granted by the Secretary of State, this will include:
 - Discharge of requirements on the DCO.
 - Facilitating the Council’s responsibilities under any Section 106 agreement.
 - Consideration of any minor revisions to the DCO proposed via PINS.
2. That the Head of Planning and Coastal Management, in consultation with the Deputy Leader and Cabinet Member with responsibility for Economic Development, be authorised to make amendments to the draft Relevant Representation as agreed with appropriate representatives of this Council prior to its submission to PINS.

3. That following agreement by the Cabinet of East Suffolk Council, the draft Relevant Representation set out in Appendix A and summarised below, subject to any agreed amendments, be submitted to PINS.
4. That PINS be informed by the Relevant Representation that East Suffolk Council recognises the national benefit these projects will bring in meeting the low carbon energy targets and creating sustainable economic growth in Suffolk. However, this would need to be achieved without significant damage to the local built and natural environment, local communities and tourist economy. The Council has raised concerns on the following matters:
 - Landscape and Visual Effects
 - Flood Risk Assessment / Sea defences
 - Design and Masterplan
 - Freight management strategy / transport strategy
 - Cumulative Impacts
 - Measures to address residual impacts of the projects

The Council also has concerns or wishes to make representations in a number of additional areas which have been outlined below:

- Socio-Economic Impacts
- Air Quality
- Public Rights of Way
- Ecology
- Coastal geomorphology
- Archaeology
- Construction Management including noise and vibration

East Suffolk Council is supportive of the principle of new nuclear development, recognising the strategic need for zero/low carbon energy and the contribution the industry can make to sustainable economic growth in Suffolk. This must however be achieved without significant damage to the environment, local communities and tourist economy of East Suffolk. The projects as designed to date will result in impacts as set out above, particularly in relation to the environment around the nuclear power stations site and associated development sites, and significant effects on the designated landscape.

5. That this Council continues to engage with EDF Energy/SZC Co. to identify means by which the impact of the proposals can be mitigated and/or compensated if the developments do take place and seek appropriate s106 agreements to secure the necessary mitigation and/or compensation.
6. That the continued work with Government, namely MHCLG and BEIS with regards to the cumulative impacts on East Suffolk of the numerous energy projects existing and forthcoming be noted.

APPENDICES	
Appendix A	Draft Relevant Representation for Sizewell C

BACKGROUND PAPERS

Please note that copies of background papers have not been published on the Council's website www.eastsuffolk.gov.uk but copies of the background papers listed below are available for public inspection free of charge by contacting the relevant Council Department.

Date	Type	Available From
	Sizewell C application documents	Planning Inspectorate's website – www.infrastructure.planninginspectorate.gov.uk/projects/eastern/the-sizewell-c-project/?ipcsection=overview
26.03.19	ESC and SCC Phase 4 and 5 Consultation Responses	East Suffolk Council's website – www.eastsuffolk.gov.uk/planning/sizewell-nuclear-power-station/

APPENDIX A**East Suffolk Council's Relevant Representation****Relevant Representation of East Suffolk Council under section 56 of the Planning Act 2008 in respect of the Sizewell C new nuclear power station application.****Summary**

1. East Suffolk Council (ESC / the Council) has long supported the principle of a new nuclear power station at Sizewell, and the existing power stations on the east Suffolk coast – Sizewell A (decommissioning stage) and Sizewell B (operational). Since the publication of National Policy Statements EN-1 and EN-6 (2011), this Council has accepted the identification at Sizewell of a location for a third nuclear power station. Accepting that it is Government policy for new nuclear, ESC is keen to work with Government and with the new nuclear provider to ensure that any new nuclear development on the east Suffolk coast brings benefits to the district.
2. In addition, ESC recognizes that as well as being an important contributor to the national energy strategy, Sizewell C has the potential to bring additional benefits to east Suffolk regarding jobs, skills and potential legacy benefits in these areas and others by encouraging appropriate mitigation in relation to the project.
3. ESC has a number of concerns with regards the details of the Sizewell C proposal, and will use this submission to highlight the key areas of concerns where there are outstanding questions to be answered by SZC Co. during this process, and where there is a requirement for additional mitigation and compensation to be forthcoming in order to address or seek to address our concerns.
4. ESC has a number of areas where it supports SZC Co. proposals, this includes the provision of off-site sports facilities at Leiston Sports and Leisure Centre / Alde Valley Academy, the relocation of facilities in relation to Sizewell B, subject to some minor amendments detailed in this submission. We are appreciative that SZC Co. have an alternative to using the B1122 for all HGV movements and we welcome the opportunities this brings for downgrading the existing B1122 and promoting it for cycle use. We support the onsite accommodation campus and the benefits this will bring in releasing pressure on the existing private rented sector in East Suffolk.
5. ESC has a large number of positive comments in relation to the proposed design principles that have been submitted in relation to the project, these will not all be included in this document but will be shared with SZC Co. as they contain useful detail on how best to consult us and use our expertise should the design of the development progress to construction following a positive outcome for the DCO.

6. There are a number of areas where ESC takes the lead but is not the responsible authority, these include chapters on soils and agriculture, human health, and major accidents or disasters, the latter with input from the Emergency Planning team. There are no major concerns arising from these chapters but some areas where we need further detail primarily on avoidance or mitigation of proposals.
7. ESC supports the principle of mitigation / compensation funds in relation to Tourism, Housing, Skills and Education, Transport, Education provision, Community Safety, Emergency Services, Health etc. subject to the Funds being robust enough to mitigate and compensate for impacts arising from the project. In addition, an overall contribution of £149,912 to the Suffolk Coast RAMS is considered appropriate in order to help mitigate the in-combination recreational disturbance impacts that are considered likely to arise from the accommodation campus element of the construction of Sizewell C.
8. ESC, working with SCC and other partners has previously published and shared with SZC Co. our principles papers in relation to the Sizewell C project (<https://www.eastsuffolk.gov.uk/planning/sizewell-nuclear-power-station/sizewell-c-ecology-access-design-estate-and-skills-principles/>). These papers cover: Economic development, skills, education and employment, Design Principles, Principles for management of the Sizewell estate, Suffolk ecology principles and Suffolk access principles. We expect SZC Co. to accommodate the principles throughout their DCO.
9. ESC, as the Authority with powers of enforcement, will expect to take the lead in the majority of the Requirements proposed for discharging, in consultation with other statutory and non-statutory bodies. The exception to this is in relation to Requirements solely relating to Highway Authority issues, on which ESC is content for Suffolk County Council as Highway Authority to take the lead, on the proviso they include ESC in the consultation process.
10. Cumulative impacts of the proposal in relation to other DCO projects in the vicinity has been an ongoing concern. SZC Co. have carried out an assessment within their application of the cumulative effects with other plans, projects and programmes. The key projects we wanted to see assessed are the East Anglia One North and East Anglia Two offshore wind farms with onshore infrastructure at Friston.
11. As such, ESC takes a neutral approach to the Sizewell C proposal, neither fully supportive nor against the proposals. There are too many outstanding issues at this stage to enable us to commit further. By highlighting these issues in this submission, we aim for SZC Co. to seek to address these issues, if possible, through the remainder of the DCO process.

1. Detail on the areas of concern

- 1.1 Where appropriate we have included comments under the specific topic areas used in SZC Co. documents. However, for some subject areas the comments are general across the whole development, therefore where appropriate these have been included here to avoid duplication.

Noise

General

- 1.2 The main point to take from these comments is that the submission documents have identified adverse and significant adverse impacts in relation to noise across the range of proposed activities and assessment types discussed below. There are a range of adverse and significant adverse impacts that have been assessed by SZC Co. that will affect a wide range of sensitive receptors both around the main development site and across the wider district.
- 1.3 Whilst accepting that SZC Co. have identified some impacts as adverse and significant adverse and identified some mitigation possibilities, we are also in the process of determining whether the assessments have correctly estimated (in that they have not underestimated) the impacts on those receptors that have been identified as having low or negligible impacts.
- 1.4 SZC Co. are relying on setting noise limits (in various parameters) for different activities as the methodology for the assessment of impact against the No Observable Effect Level (NOEL), Lowest Observable Adverse Effect Level (LOAEL) and Significant Observable Adverse Effect Level (SOAEL) principle as set out in the Noise Policy Statement for England (NPSE) and described below;
- 1.5 NOEL – No Observed Effect Level: This is the level below which no effect can be detected. The noise can be heard but does not cause any change in behaviour, attitude, or other physiological response. It can slightly affect the character of the area but not such that there is a change in the quality of life. In simple terms, below this level, there is no detectable effect on health and quality of life due to the noise. At this level we would expect no specific measures to address noise. SZC Co. have termed this parameter “below LOAEL” but it is understood to equate to the principles of NOEL.
- 1.6 LOAEL – Lowest Observed Adverse Effect Level: This is the level above which adverse effects on health and quality of life can be detected. Noise can be heard and causes small changes in behaviour or other physiological response, for example, turning up the volume of television, speaking more loudly, having to close windows because of the noise. There is a potential for some reported sleep disturbance at these levels and the noise affects the acoustic character of the area such that there is a small actual or perceived change in quality of life. At this level there is an expectation that the noise will be mitigated and reduced to a minimum (to be defined and agreed). SZC Co. have termed this parameter between LOAEL and SOAEL but it is understood to equate to the principle of LOAEL.
- 1.7 SOAEL – Significant Observed Adverse Effect Level: This is the level above which significant adverse effects on health and quality of life occur. The noise causes a material change in behaviour, attitude or other physiological response for example, avoiding certain activities during periods of intrusion, having to keep windows closed most of the time because of noise, potential for sleep

disturbance resulting in difficulty in getting to sleep, premature awakening and difficulty getting back to sleep. Quality of life is diminished due to change in acoustic character of the area. At this level there is an expectation that these levels and therefore effects are avoided at noise sensitive receptors. SZC Co. have termed this parameter above SOAEL but it is understood to equate to the principle of SOAEL.

- 1.8 The choice of LOAEL and SOAEL will need to be robustly justified where it is not supported by national guidance or best practice documents. SZC Co. have assessed noise sensitive properties and assigned an Observable Effect Level category to them as a basis for impact. This is a sensible approach based on national guidance and will provide a framework for future monitoring and a basis for the provision of mitigation.
- 1.9 However, due to the duration and wide ranging (both in activity and geography) nature of this project ESC is concerned that relying simply on fixed limits can underestimate the impact on receptors especially as the mitigation available relies on this assessment. It may be that some contextual subjectivity is required in certain situations to clarify the impact. Assessing the sound level of a source only, would not address the impact that introducing a new sound character might have in that area.
- 1.10 What will be key going forward into this process is ensuring that the identified impacts can be adequately avoided or mitigated, that impacts have not been underestimated where they have been estimated to be below LOAEL or between LOAEL and SOAEL and that unidentified impacts can be considered at a later stage.
- 1.11 There is an issue of uncertainty in the assessments which must be addressed. SZC Co. have accepted this uncertainty in their reports and it is to be expected in a project of this size, and addressed under the principle of the Rochdale Envelope. Uncertainty is an issue where it might cause the assessment of impact to be underestimated through being informed by too little information or too much assumption. The Rochdale Envelope assessment approach is an acknowledged way of assessing a Proposed Development comprising EIA where uncertainty exists, and necessary flexibility is sought. However, case law has established that the need for flexibility should not be abused and further justification will be sought to this effect.
- 1.12 There will also be a reciprocal expectation and requirement for flexibility on the part of SZC Co. in terms of further assessment and mitigation to take account of any underestimation in impact and the need to address it in the future.
- 1.13 The assessment of impacts for a number of the proposed elements of the project have thus far been based in large part on sound modelling, data from field assessment of background noise and theoretical data for noise sources. There will need to be a requirement on SZC Co. for continual review of assessments to take account of uncertainty and new assessment information, in particular source data. It is therefore expected that many of the current assessments, their findings, and mitigation proposals would need to be reviewed and refined to ensure adequate protection of a range of noise sensitive receptors. This continuous approach will be key to addressing the significant noise implications of this large, complex and dispersed project.

- 1.14 There have been a variety of adverse effects predicted, some between the suggested LOAEL and SOAEL, some exceeding the suggested SOAEL. With a project of this magnitude and duration, adverse, and potentially significant adverse effects will be likely to occur if it is consented. It will therefore be important that the focus remains on ensuring that impacts have not been underestimated, that there are robust procedures to monitor those impacts and that where there are impacts the mitigation and compensation structure is such that they are reduced as much as possible for those affected.
- 1.15 Adverse noise impacts from the Main Development Site and associated development sites would effect noise sensitive receptors to varying degrees, however it is at the Main Development Site that the issues are likely to be most significant and complex due to the scale and duration of the construction. That said the need to secure adequate levels of mitigation are common across the Main Development Site, and the associated development site areas of the project. At this time, SZC Co. have committed to a variety of mitigation and compensation options however further justification may be required to ensure the suitability and effectiveness of those options.
- 1.16 As a project wide issue SZC Co. have noted a certain amount of uncertainty in their impact assessment, in terms of construction noise this relates to not knowing the main construction contractors, unknown plant types, location of activities, duration of activities and construction methods at present. Ultimately, there is the likelihood of variability over the project differing from what has been currently assessed and this needs to be dealt with in the Code of Construction Practice (CoCP), Construction Management Plan and Noise Management Plan.
- 1.17 It is noted at this time that there may be some noise sensitive receptors that would experience significant adverse impacts during phases of the main development construction despite the mitigation measures being proposed at this stage.
- 1.18 The assessment of construction noise does not appear to consider the effect on the general amenity of the area which will be considered with regards to the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and tourism impacts. The main development site construction program would be of long duration and involve a large geographical area. The construction phases would introduce a variety of sounds which may be at significant levels to existing areas valued for their amenity. It is also considered that the project should look close at tranquillity, particularly with regard to the AONB and tourism impacts.
- 1.19 ESC is currently concerned that some noise impacts from the construction programme may be unknown, underestimated or that mitigation may not be possible to the necessary degree during construction and these will be subject of ongoing discussion as the process continues.

Rail Noise

- 1.20 An area of particular concern for noise (and vibration) to a potentially large number of sensitive receptors relates to rail freight traffic. It has now been confirmed that many of the freight movements in and out of the Land East of Eastlands Industrial Estate (LEEIE), and along the green rail route when built would take place at night and that freight will be unloaded and handled within construction site areas at night. There would be noise impacts on Leiston receptors as the hub of this activity, but also

as previously discussed the movement of significant rail freight along the East Suffolk Line throughout the whole of the District at sensitive times of the day, and the requirement for holding points has the potential for very widespread disruption.

- 1.21 There appears to be a suggestion in the rail noise assessment reports that the number of trains per day would be low, however it is considered that the introduction of nightly freight movements along the East Suffolk line across the District (as well as the Leiston branch line) associated with this development represents a significant increase on the impact from the rail line as currently used, those impacts occurring predominantly at a sensitive time when people are sleeping and in areas where the background noise levels are extremely low. SZC Co. have suggested another LOAEL/SOAEL approach which in principle is acceptable, however there are concerns that the limits chosen are not protective enough.
- 1.22 Based on the SZC Co. assessment there are 40-50 properties where noise levels will exceed the SOAEL based on L_{Amax} levels. This Council has serious concerns that noise impact could be underestimated in a number of locations and that the suggested mitigation of using the “quietest trains possible”, speed restrictions and changes to operational practices on the line, will require significantly more justification in order to demonstrate that SZC Co. can reduce the impact sufficiently. This Council is also concerned that some effects may not be able to be mitigated and will require justification and evidence that they can.
- 1.23 Based on the SZC Co. assessment there are approximately 600 dwellings in proximity to the rail route through the District that would have noise levels exceeding the LOAEL based on L_{Amax} levels. This raises concerns that impact may be being underestimated in a number of locations and that the suggested mitigation of using the “quietest trains possible”, speed restrictions and changes to operational practices on the line, will require significantly more justification and evidence that they can reduce the impact sufficiently. As this determination is based on a noise modelling exercise, we would also require some commitment to ensure that assessments will be revisited in future to ensure that mitigation is working and that none of these properties breach the SOAEL and require a higher degree of mitigation. An appropriate monitoring regime will be required.
- 1.24 SZC Co. reports also state that assessment is still ongoing and further assessment is required in some instances. Although the purpose of this is to inform refinement of expected noise levels particularly at or close to the SOAEL, until this is complete and reported, it is not possible to satisfactorily assess potential rail noise impacts to receptor areas, and significant concerns remain.
- 1.25 Due to the night movement of freight trains the necessity to unload and further handle the freight from those trains at night has been identified. This Council has concerns, particularly in the years when this activity will be undertaken at the LEEIE, that the impact of this may have been underestimated and will require further justification surrounding this activity in terms of the noise impact on Leiston and surrounding residential dwellings. If consent is forthcoming, this will require an appropriate monitoring regime.
- 1.26 Overall, this Council is concerned that the night-time movement of freight trains and the associated activities including unloading and materials handling represent a significant impact from noise and one that we are not currently satisfied can be fully mitigated.

- 1.27 Due to the location of the development and the current use of adjacent sites, operational noise from the station will not be entirely out of character for the area, though sounds from the proposed station, which could include continuous tonal sounds, could be heard across a wider area given the scale and location of the development. In the assessments provided to date, most of the noise sensitive receptors assessed have shown a low or negligible adverse impact however there are some properties that have been identified as having a medium or high impact.
- 1.28 ESC have concerns over uncertainty of the assessment, and in particular source data that may have been adopted for the modelling of the operational station. Further concerns exist regarding the significance of the adverse impact which have been mitigated by using a contextual argument of which we are not currently satisfied by and may require further justification and evidence.
- 1.29 There is potential for there to be adverse noise impact to residential properties during the operational phase of the station which would continue for the operational life of the development, it is the Council's opinion that there will need to be further assessment in the future and where a significant impact is identified, a scheme of mitigation should be made available to the properties affected. This is backed up by further inherent uncertainty in the assessment methods which although seemingly conservative may underestimate impact due to that uncertainty, particularly with respect to source sound levels. A satisfactory longer-term monitoring and potential mitigation regime / commitment may be required.
- 1.30 The assessment of operational noise does not appear to consider the effect on the general amenity of the area which will be considered with regards to the Suffolk Coast and Heaths AONB and tourism impacts. Many of these noise sensitive areas are likely to currently have low background sound levels, and particularly so at night. The proposed development could introduce sounds of a different character to these areas on a very long-term basis and change the character of the sound climate in these areas. New areas therefore may become characterised by a low-level continuous hum or tone.
- 1.31 Overall, this Council is concerned that some impacts may have not been adequately justified and that there is not a facility for future mitigation in the event a significant impact occurs. There is considered to be insufficient discussion and assessment of how the character of the sound climate may be changed as a result of the operational station at residential and other noise sensitive receptor areas.
- 1.32 We would request of PINS / SZC Co. that a requirement be included to protect this Authority from future noise complaints and to ensure this proposal is consistent with other projects across the District. The requirement would be:
- 1.33 Noise from fixed plant or machinery can be annoying and disruptive. This is particularly the case when noise is impulsive or has tonal characteristics. A noise assessment should therefore be submitted to include all plant and machinery and be based on BS4142:2014. A rating level (LAeq) of at least 5dB below the typical background (LA90) should be achieved. Where the rating level cannot

be achieved, the noise mitigation measures considered should be explained and the achievable noise level should be identified and justified.

1.34 In addition, although not the responsible authority we expect new road schemes as part of the development to be assessed as to potential noise impacts on noise sensitive receptors. We expect this work to be undertaken by the responsible Highway Authority. It should be noted that these proposals would change the future sound levels and sound character at a number of noise sensitive receptors that are currently at further distances away from main roads than they may become during development.

Mitigation

1.35 The mitigation and compensation scheme appears comprehensive for the construction phase and there is an acceptance that mitigation will be required for certain properties. The detail of this will need to be explored further. At this time, there is concern that for a small number of receptors there is likely to be a significant adverse impact from noise during some construction phases despite the preliminary mitigation recommended.

1.36 Currently the mitigation scheme relies on the assessments to date which underlines the importance of our confidence in their accuracy. SZC Co. has stated further assessment will be undertaken once some of the uncertainties are known and this will be used to update the mitigation and compensation scheme in terms of eligible properties and this is welcomed and we look forward to reviewing future assessments.

1.37 However, given that it is likely there will be a level of impact that must be accepted and that the assessments, however accurate, may underestimate an impact, methodologies may change or other properties may be affected there must be an acceptance that the assessment for this scheme is an ongoing matter for monitoring purposes.

1.38 A dynamic assessment, monitoring, and mitigation scheme is likely to be one of the most effective ways of addressing impact in this case and may be the last line of defence for some residents. This Council does not consider it unreasonable that in situations where an unforeseen or previously underestimated impact is found to occur at a later date during construction or operation that the scheme is available for those affected once that impact has been properly assessed and identified.

1.39 In terms of physical mitigation SZC Co. appear to be considering a large number of options but we will need to ensure that in each case it is the most appropriate. Again, we would suggest a dynamic approach is appropriate as above so there is scope for the chosen option for any given situation to change or be improved as required. The CoCP, Construction Management Plan, Noise Management Plan, and other associated documents are likely to be key here, but we will need SZC Co. commitment to this going forward.

1.40 Overall, the mitigation scheme appears to provide a degree of protection, but this Council considers it should be more flexible and extensive given the nature of the potential impact. In a small number of cases, all reasonable mitigation may not reduce impacts below SOAEL during some construction phases.

- 1.41 There are a number of significant adverse impacts from noise predicted to noise sensitive receptors from various elements of the proposals along with a level of uncertainty in the assessment that will need to be considered further before we can have confidence that noise has been adequately addressed.
- 1.42 A flexible and comprehensive scheme of ongoing assessment, monitoring and mitigation is likely to be essential to minimising the noise impact of a development of this nature and we will be seeking assurances to this effect, particularly if there is an expectation of flexibility on our part.
- 1.43 It is likely the DCO will contain a requirement that “exempts” the developer from action under Section 79 of the Environmental Protection Act 1990 (Statutory Nuisance) as is usual in these cases. However, due to the nature, size and duration of this development it is likely to cause complaint and there is an expectation that there will be cooperation with the Environmental Protection Team at East Suffolk Council in finding a resolution where these inevitable complaints are received and found to have merit. We will be seeking an assurance within the relevant documents to this effect and that a robust complaint management procedure is developed to support it.
- 1.44 The majority of the noise information was only provided to us in the DCO submission documents with little prior discussion or provision in the consultation process. It is anticipated that we will now be discussing several areas at length with a view to securing further clarification and/or changes to the approach in some areas.
- 1.45 However, it is likely that a project of this scale and magnitude will have noise impacts that will not be able to be reasonably addressed and those impacts will be present at varying degrees over the life of the project and this will need to be considered in the Council's position.

Environmental Impacts

Contaminated Land

- 1.46 In terms of contaminated land SZC Co. are using the correct procedures as outlined by the relevant guidance (CLR:11 and GPLC). There is a commitment to continue this compliance but it will need to be included in the relevant documents and clearly so, be that in the Materials Management Plan or Spoil Management Plan, although we would suggest due to the wide range of this project they should also undertake to produce a Contamination Management Plan so that there is not confusion with other Plans / responsibilities.
- 1.47 The main issue here comes from necessity and one that we accept with caveats. Obviously this is a massive project and the preparation has been going on for many years; the contaminated land surveys were undertaken between 2009 and 2015 and although comprehensive there are 5-11 years where the situation may have changed and contamination may have been caused.
- 1.48 Ultimately this is acceptable if SZC Co. accept and take account of it which is why a Contamination Management Plan would be a useful document. All that essentially needs to be done is to ensure there is a robust discovery strategy in place and accept that there may be a need for extra initial

survey in certain circumstances where there may have been a change from when the initial survey was done.

1.49 The various reports have also made some recommendations so there will need to be a commitment in the DCO that these recommendations will be undertaken. Overall current work has been done to an acceptable level and they are adhering to the appropriate national standards and guidance, this will need to continue as required by relevant legislation.

Soils and Agriculture

1.50 Summary:

Grade 1 – excellent

Grade 2 – very good

Grade 3 – good

Grade 4 – poor

Site	Agricultural Land Grade
Two Village Bypass	Predominantly grade 2 to grade 4
Sizewell Link Road	Predominantly grade 2 and 3, small amount of grade 4
Freight Management Facility	Predominantly grade 3 and 4

in accordance with paragraph 5.14.2 of EN-1, SZC Co. will apply the waste hierarchy to minimise disposal and maximise reuse and recycling. Opportunities for re-use and recycling of waste include (but are not limited to):

- Re-using excavated soils on-site in the landscaping features of the Sizewell C Project.

We accept the principal of re-use of excavated soils on site in landscaping features but we need to see the detail of this to ensure the end result is not out of character with the existing landscape.

Lighting

1.51 Lighting is an area that has the potential to significantly impact with regards to nuisance, ecology, tranquillity and dark skies. The lighting documents put a strong emphasis on the prevention of nuisance; the dynamic nature of construction and the need for lighting has been accepted and they have stated that there will be provision for monitoring.

1.52 In terms of construction lighting there will need to be a commitment for cooperation with us to investigate complaints of light nuisance and where a complaint is substantiated to address the issue even where there are lighting plans and assessments. This will also be necessary in terms of ancillary developments such as the park and ride sites, freight management facilities and such like, as well as the operational station if the situation arose.

Landscape and Visual Impacts (LVIA)

Operational Phase

1.53 It is stated that embedded mitigation to minimise effects during operation include the design of the permanent development and associated infrastructure to limit visual prominence, including remodelling of the Northern Mound to screen lower level infrastructure from beach views and offshore. Façade materials, colours and building heights also contribute. Construction areas will be reinstated in accordance with agreed ecological and landscape management plans. Lighting is claimed to be kept to a minimum.

1.54 However, despite mitigation measures, **significant adverse effects** will remain for the existing landscape character of the area (Estate Sandlands, Coastal Levels LCTs).

Significant adverse effects on visual amenity have been identified for views at:

- Westleton Walks and Dunwich Heath
- RSPB Minsmere
- Coastal strip between Dunwich, Minsmere Sluice and Beach View holiday park.
- Eastbridge and Leiston Abbey
- Sizewell Belts
- Views from NT Dunwich Heath Coastguard Cottages
- Views from offshore.
- the Suffolk Coast Path and Sandlings Walk.

It is claimed that these landscape and visual effects would only occur over localised sections of the AONB and Heritage Coast and so the effects during operation on these designations are therefore assessed as **not significant**. Again, this seems to a highly dubious and unsatisfactory conclusion and at best one of only passing academic interest as far as the AONB as a whole is concerned. The far more likely conclusion is that the impact on the *coastal* aspects of the designations are of notable significance. That said, the conclusion and cessation of construction activity will remove many of the previously described adverse impacts in respect of the construction phase. It also needs to be noted that as construction activity winds down, so landscape restoration will commence. Provided that the anticipated intention to return the EDF Energy Sizewell estate to what is substantially acid grassland and lowland heath, plus woodland and hedgerow, then that must be regarded as a notable enhancement of the AONB landscape, although it will take many years before it is fully realised.

1.55 When construction ends and all landscape restoration is complete, it is anticipated that the most significant and adverse effects arising from the permanent presence of the development will be largely localised (2km) around the site, along the coastal strip in front of the site, and in Nearshore Waters offshore from the site.

1.56 This is similarly likely to be the case for night-time effects, assuming that the anticipated effects are a realistic representation of the proposed lighting strategy. As depicted, the majority of light spill seems to arise from the B station, with relatively little additional lighting shown on the C site. The

exception is localised areas of the Estate Sandlands LCT, and visual receptors on the Dunwich to Minsmere coast area i.e. to the north of the site. A more detailed assessment will be possible once full details of all lighting is fully understood.

- 1.57 Trees: there is reference in the DCO to SZC Co. following the UK Forestry Charter in respect of tree removals which is supported and encouraged. This will ensure the right replacement trees are planted in the right places.

Ecology

General

- 1.58 At this time it has not been possible to adequately scrutinise all of the reports relating to ecology, therefore this representation relies on a rapid review of the DCO document; further detail will be available as the process progresses.
- 1.59 Much is made within the DCO of the apparent endorsement by the Design Council of their proposals: '...the design ambition for the landscape and its ecological stewardship is exemplary...', however, no professional ecological input had been made to the Design Council and this misleading comment should, in terms of ecology, be disregarded.
- 1.60 Minor Adverse, Not Significant Impacts - there are many Important Ecological Features (IEFs) where the ES conclusion after mitigation is that there will be Minor Adverse, Not Significant impact. However, it is unclear whether the sum of all of these impacts has been considered or how they will be mitigated/compensated. Whilst there may be no significant impacts on these individual IEFs, not significant impacts will still result in a general degrading of the ecological value of the area and this must be addressed through a wider ranging strategic mitigation, compensation and enhancement approach, secured as part of the DCO.
- 1.61 *Suffolk Priority Habitats and Species:* It is gratifying that these are now being considered by SZC Co. but insufficient weight is being given to the local interest. As an example, the destruction and filling-in of the Sand Pits specifically mentions Yellowhammer and Bullfinch as two species which will be displaced but fails to recognise their importance as Suffolk Priority Species. The impacts on Priority Habitats such as Fen, Coastal Vegetated Shingle and Wet Woodland have been made elsewhere. Further effort in identifying suitable mitigation, monitoring and enhancement for these species is required.
- 1.62 *Associated Developments:* Specific commentary below but for all associated developments there are potential shortcomings in the survey work underpinning the assessments of impacts arising from the associated developments. This is an example of where an adaptive monitoring and mitigation strategy (see below) is going to be essential if the project progresses.
- 1.63 Summary of issues:

- One season's survey effort for two major road schemes and all of the other Associated Development would be insufficient in normal times but, with an unrepresentative year's weather, makes it all the more challenging.
- Assessing impacts as "not significant" when the data is problematic, and the mitigation and compensation will take a minimum of ten years to become viable is very optimistic.
- Impacts upon European Protected Species will be a crucial part of Natural England's response so we will not go in to any detail but the proposed bat bridges will not be fulfilling their intended function for many years and only half of the ponds suitable for Great Crested Newt have been surveyed.
- Although some of the compensation proposed looks impressive (e.g., fourteen ponds being created for one being lost) there is the question of ownership and long-term monitoring, management, and maintenance. There is little detail about this and without a robust and climate-proof scheme in place, these proposals may not fulfil their intended functions and the impacts upon biodiversity will remain substantial.
- The length of time for the compensation habitat to become viable is a major problem. Ten years may seem a short-term issue in terms of the lifespan of a nuclear power station but, for wildlife, it could prove an eternity.
- Just because Suffolk is a County with much arable farmland, it does not mean that the loss or severance of such habitat is without serious consequences (as surmised by SZC Co.). No proposal for mitigation and compensation for farmland birds has been made, not even a single Skylark Plot. Impacts upon this species (and other Suffolk Priority Species such as House Sparrow) have, in effect, been ignored and this cannot be acceptable.

1.64 The data provided for Associated Developments is vulnerable to challenge for the reasons set out above and the significance of impacts has been seriously underplayed. Mitigation and compensation for the loss and severance of habitat must be more thoroughly considered as must the long-term ownership and management of compensation habitat creation.

Shadow Habitats Regulation Assessment (HRA)

1.65 In order to be able to use the IROPI (Imperative Reasons of Overriding Importance) option, SZC Co. must evidence "...compensatory measures must be demonstrated to be available and deliverable..." (DCO, Book 5). This Council is concerned that, for the reasons stated elsewhere, compensation may not be available or deliverable; For example for the SPA/SAC features Marsh Harrier and Harbour Porpoise. Marsh Harrier are vulnerable to displacement by noise, light and construction but mitigation habitat has been identified (48.7Ha for the 100Ha lost - which only high-quality monitoring will confirm its suitability) but Harbour Porpoise will find that, on the worst days, over 3,400 kg of fish will be drawn in by the cooling system and this will spread dead and dying fish over 5ha of Sizewell bay. No attempt to mitigate or compensate for this impact is discernible as "no adverse effect" is SZC Co. verdict.

1.66 The Council disagrees with the statement in 7.7.94 that the Suffolk Coast RAMS (Recreational Avoidance Strategy) is not directly applicable to the Sizewell C project. Whilst the Sizewell C project is predominantly the construction of a nuclear power station, it will also require housing for 2,400 workers for the construction period (9-12 years) in an onsite campus. These workers are expected to act as any other new resident in a residential development, albeit for a fixed number of years. As acknowledged in the Shadow HRA this will include undertaking recreational activities at European designated sites. This will therefore contribute to the in-combination impacts on these sites which are known to be affected by increased recreational disturbance. The statement in the Shadow HRA (e.g. at 7.7.96) that *"It is considered that proposed housing developments which are covered by the RAMS Strategy, or by project-specific mitigation commitments, do not have the potential to cause an in-combination effect due to potential increases in recreational pressure with the activities of the Sizewell C Project"* is therefore only part of the consideration. Although new residential development will have provided adequate mitigation to address this impact as part of their own schemes, new residents (workers) in the campus, who are there as a result of the Sizewell C project, will also add to this in-combination effect and there is therefore a need for the Sizewell C development to mitigate this effect. Whilst in part this mitigation will be achieved through the delivery of alternative recreational opportunities as part of the development, nevertheless the Sizewell C project will still add to the recreational pressure on European designated sites and this will require addressing as part of the strategic mitigation package which is being delivered as part of the Suffolk Coast RAMS. The Sizewell C project must therefore make a financial contribution to the delivery of these strategic measures via RAMS in order to ensure that the development does not result in an adverse effect on the integrity of any European designated sites through in-combination increased recreational disturbance.

1.67 The Sizewell C campus is in the Suffolk Coast RAMS Zone of Influence Zone B. Developments in this zone are eligible for a financial contribution to the RAMS of £321.22 per dwelling. It is however acknowledged that the new residents will only be occupying the campus for approximately 10 years whilst the power station is being constructed and that peak occupancy will not occur throughout the entire construction period. The calculation of a proportionate contribution is therefore considered appropriate. An initial proposed calculation for a Suffolk Coast RAMS financial contribution would be as follows:

$\text{£321.22 (Zone B tariff per dwelling) / 6 (average residential development lifespan divided by campus lifespan)} = \text{£53.54}$

$\text{£53.54} \times 2,400 \text{ (campus occupancy)} = \text{£128,496}$

Total contribution: £128,496

The above is based on the following assumptions:

- Expected lifespan of a new residential development approximately 60 years (e.g. <https://blog.planningportal.co.uk/2018/06/22/how-long-should-a-house-last/>).
- Campus will be occupied for 10 years.
- Full occupancy for the whole lifespan of the campus is assumed on a precautionary basis.

- 1.68 As the proposal also includes a 400-pitch / 600 resident caravan site for workers at LEEIE this must also be accounted for in assessing the required contribution. The same formula (and assumptions) would be applicable:

$\text{£}321.22 \text{ (Zone B tariff per dwelling)} / 6 \text{ (average residential development lifespan divided by campus lifespan)} = \text{£}53.54$

$\text{£}53.54 \times 400 \text{ (campus occupancy)} = \text{£}21,416$

Total contribution: £21,416

- 1.69 An overall contribution of £149,912 to the Suffolk Coast RAMS is therefore appropriate in order to help mitigate the in-combination recreational disturbance impacts that are considered likely to arise from the construction of Sizewell C.
- 1.70 SZC Co. accept that there may well be greater visitor numbers to other parts of the SPA but maintain that: *"...there is no automatic correlation between an increase in visitor numbers and the potential for disturbance..."*. This is not a convincing statement and recreational displacement is likely to have an impact on other parts of the SPA.
- 1.71 As with other areas, despite acknowledgement of considerable disturbance, SZC Co. position is that impacts will not be significant which is difficult to reconcile. One of the rationales used (with NOX) is that as levels already exceed critical loads, *"...increases are unlikely to lead to significant changes..."*. In other words, if something is not as good as it could be, damaging it further will not make any difference.
- 1.72 Disturbance to wildfowl and waders is also acknowledged (these are SPA features for the nearby Estuaries) but, again, to paraphrase, as Suffolk has plenty of alternative habitat, this is not considered to be an issue by SZC Co.
- 1.73 In summary, SZC Co. do not seem to want to acknowledge the long-lasting damage they propose to cause and hope that Suffolk's remaining habitat will pick up (what's left of) the pieces. It is Natural England's responsibility to give the definitive view on the Shadow HRA and we look forward to reading their comments with interest.

Air Quality

- 1.74 A detailed air quality assessment has been submitted within volume 2, chapter 12 appendix A. There are specific comments regarding methodology within Stratford St Andrew with the potential to alter conclusions in this location. This remains under discussion between ESC and SZC Co. However, the methodology queries are unlikely to change the conclusions of the air quality assessment in other locations.

- 1.75 Detailed air quality assessments for rail, road traffic, non-road mobile machinery, emergency diesel generators for nuclear reactors, workers accommodation, Combined Heat and Power (CHP) and general construction have been provided.
- 1.76 *Construction phase impacts:* Mitigation of dust during soil stripping - the mitigation measures within the draft CoCP and Dust Management Plan allow for monitoring associated with specific activities. It is requested that the CoCP should specify that dust deposition monitoring is required when soil stripping is undertaken within close proximity of sensitive receptors. Mitigation measures in the CoCP should also take account of the scale of the proposed development, and its coastal location. Appropriate mitigation measures are under discussion between ESC and the Applicant. ESC is also concerned that the CoCP should include appropriate requirements regarding the emissions standards to be required on construction vehicles, and how these standards will be monitored enforced. These commitments should be reflected in the assessment of air quality impacts due to construction traffic.
- 1.77 The Council requests that air quality monitoring is undertaken at agreed locations during the works in order to confirm the accuracy of modelled pollutant concentrations. This should start 1 year prior to any early construction works in order to obtain a baseline and continue for the duration of the construction period.
- 1.78 Experience at Hinkley Point C indicates that significant non-road mobile machinery (NRMM) is likely to be deployed during the construction programme. Regulation of NRMM is not covered under the Environmental Permitting process. ESC requests adoption of low emitting plant (electrically powered plant where possible, or plant complying with Stage V controls), and an assessment of the impact of NRMM on both human health and ecology, both alone and in combination with other sources (e.g. road traffic).
- 1.79 *Operational Impacts:* Impacts from generators on short term air quality objectives - it is unclear how SZC Co. has entered model assumptions for EPR Unit 1 in the 'Duration of impacts - Long term (annual)' section. If this is a section with reference to the assessment of generators impacts against the long-term air quality objectives, then it would be acceptable to proportion emissions. SZC Co. should confirm how this has been done: either by proportioning the mass emission rate in the model, or by specifying limited operating hours using the "time varying emission factors" option in the model, but not adopting both approaches, as implied. In contrast, the risk of short-term air quality objectives being exceeded should not be assessed by proportioning emissions. It seems that SZC Co. has not proportioned emissions for assessment of short-term impacts, but this should be confirmed by SZC Co.
- 1.80 SZC Co. stated their concerns that 'it is also important that the operating times of the diesel generators are not restricted under the permit based on any such assessment.' The reasons for not restricting operating hours under emergency conditions are appreciated, but stack height and diameter, flue location and operating hours under test conditions should be specified to avoid any

significant risk of adverse air quality impacts. The same pro-rated emissions approach has been used for routine operation; this phase of operation should be assessed with a time varying function. SZC Co. should be asked to confirm the approach taken to calculating emission rates for long-term mean and short term mean calculations.

- 1.81 *Air Quality Impacts upon Habitats:* there are ecological receptor locations which are estimated to receive an increase of 1% or more in nutrient nitrogen deposition. This will be an area of development as the generator types or mitigation are not known at this stage of the application. Consequently, it is likely that the combustion assessment will be updated. ESC is awaiting further information on this concern from SZC Co. Further information is still required with regards to assessment of air quality impacts upon habitats. In light of model results in Appendix 12B Tables 1.27 to 1.29 showing impacts substantially above 1% at all these locations, an explanation of why lower process contributions have been presented within paragraph 12.6.73 is required. In addition, what is Sizewell C and associated development's contribution to NO_x, nutrient nitrogen and acid deposition?
- 1.82 SZC Co. have provided a write up under Appendix 12C table 5-12, which shows that there are some species which are sensitive to NO_x impacts, and suggests that there is only a 1.6% probability of exceedances occurring at habitats, routine operation/testing of generators could be restricted to hours that would avoid exceedances of air quality guidelines. SZC Co. should clarify whether restrictions on routine operation could be put in place to minimise any exceedance. In addition, SZC Co. should clarify whether an ecologist has interpreted the significance of 24hr NO_x contributions to habitats with potential for exceedances.
- 1.83 Dunwich Forest is identified as natural screening from dust impacts. Whilst this is true of any habitats which are downwind of the construction site, the forest itself could also be vulnerable to adverse impacts, although it does not have any relevant national or local designation. Clarification with regards to this should be provided. In view of the proposed role of Dunwich Forest to screen impacts due to dust, the applicant should include an assessment of potential impacts of dust deposition at this location.
- 1.84 *Rail operations:* It is mentioned that emissions from train engine idling has been represented within the dispersion modelling exercise. Further information is required on the assumptions used in the assessment of idling engines to confirm whether a reasonably conservative assessment has been undertaken.
- 1.85 The following information should be provided for the air quality assessment of trains:
1. It is noted that locomotives are emitting for 3 hours in the dispersion model. However, clarification should be provided on the realistic timelines that a train will be stationary;
 2. Clarification should be provided of the 3 locations where trains are required to stop. The largest impacts should be reported at each of the idling locations;
 3. Currently only annual average concentrations are presented for NO₂ and PM₁₀. However, impacts should also be reported against the 1-hour NO₂ objective and 24-hour PM₁₀ objective.

This information has yet to be provided by SZC Co. We need this information to further assess potential impacts.

- 1.86 Further detail has been requested regarding the assumptions used in the assessment of idling engines. SZC Co. should report NO₂, PM₁₀, PM_{2.5} from road traffic and rail emission sources at the temporary workers accommodation along with dust nuisance. There may be other points on the rail route that this idling assessment will need to be examined.
- 1.87 It is unclear whether assessment of formaldehyde and carbon monoxide impacts from the generators during commissioning and shutdown periods is included in the ES. These pollutants should be assessed further in the air quality assessment. If they are scoped out, clear justification for why should be provided. Formaldehyde and carbon monoxide emissions should be formally screened using a method such as the Environment Agency's risk assessment method (<https://www.gov.uk/guidance/air-emissions-risk-assessment-for-your-environmental-permit>).
- 1.88 Further detail in relation to potential impacts arising from car parks on human health receptors; an assessment is required that includes the consideration of explicitly modelling emissions from engine starts and movement. In addition, impacts from stationary cars through 'hot soak' should also be considered in assessing local air quality concentrations of benzene. If these are not assessed, justification for screening out should be provided.
- 1.89 At all car park facilities including the park and ride sites, facilities for electric car parking and charging needs to be provided. There is some detail of this in the DCO documents and we expect it to be integral to the design of all car parking across the construction and associated development sites.

Heritage

- 1.90 The rationale set out in the described methodology is one that the Council would not use but can understand. It is appreciated that it has been somewhat difficult to generate a matrix-applicable methodology to suit the requirements of an EIA when such an approach is not generally employed by those involved with the built historic environment – that is, building conservation officers.
- 1.91 We support the view at paragraph 6.9.30 that all identified harm is to be treated thus, regardless of its magnitude. It would have been more helpful, however, for the ascribed magnitudes to be aligned in their effects with the National Planning Policy Framework (NPPF) terminology of substantial and less-than-substantial harm.
- 1.92 In our reading of the submitted assessments in relation to built heritage assets, it is the Council's view that the quality and calibre of the work has been undertaken to an acceptable standard of good quality, using appropriate references and with a clear rationale. On this basis and with reference to the NPPF, the assessments would satisfy the requirements of paragraph 189, if applicable. Further detail in relation to conservation and heritage impacts is summarised below but a more detailed summary including areas of agreement will be provided to SZC Co. in due course.

- 1.93 *Remodelling of A12/A144 junction south of Stone Cottage, Thorington:* it does appear that the proposed remodelling of the junction of the Bramfield Road with the A12 will leave the triangular plot of the Grade II listed Stone Cottage unaltered. This is important since the shape of the plot – which forms the building's curtilage – is historic. The current road junction and alignment are historic and there will be an adverse effect arising from the increase in extent of engineered highway at the junction, along the A12 adjacent and along the Bramfield Road. This will arise from the physical impacts of the works, although the perceptual effects arising from this change to the building's setting will be broadly similar, in terms of the trafficked nature of the roads and character of a road junction.
- 1.94 It is unfortunate that the road design brings the northbound carriageway of the A12 considerably closer to the dwellings – this will have an adverse effect on their setting (and presumably the living conditions of the occupants). It is judged that this will give rise to a low level of less than substantial harm to the significance of Stone Cottage. Perhaps mitigation measures ought to be proposed here (there are none) to offset this harm. These could include, for example, the supply and installation of secondary glazing to the dwellings to provide some acoustic offset. Such work would not require Listed Building Consent.

Archaeology/Historic Environment

- 1.95 SZC Co. has undertaken a programme of archaeological assessment and evaluation over the past few years, for a large proportion of the site, the evaluation of archaeological potential, using geophysical survey and trial trench evaluation. The impact of the development on the terrestrial historic environment must be assessed and mitigated to appropriate archaeological standards, even if this causes delay to aspects of the development, as a result of unexpected complex archaeological remains being identified. The necessary archaeological investigation to mitigate impact of development on the historic environment must be secured by clear and robust Requirements on the DCO.
- 1.96 The submitted Written Scheme of Investigation (WSI) requires amendment prior to being acceptable, because it is written as a hybrid document it must encompass both evaluation and mitigation phases of archaeological investigation. It is essential that it provides clarity on the overall process. Evaluation and mitigation will be required if unexpected complex archaeological remains are identified. Currently the provided WSI does not address these concerns and needs to be amended in order to provide clarity on the archaeological works and reporting to the Council, through evaluation and mitigation phases, and post-excavation assessments.
- 1.97 However, some elements of the proposal have yet to be assessed including the two village bypass, Sizewell Link Road and the ecological mitigation areas (although if these are not to be disturbed there is a limit to what will be required. This work could be required in a requirement but could add delays to the timescales of the project.

- 1.98 *Public outreach for archaeology:* this is not addressed in the DCO. It either needs to be secured via a requirement or a separate clear agreement detailing the extent and nature of public outreach and the funding to secure it (S106).
- 1.99 *Funding for Suffolk County Council Archaeological Service:* It is also expected that within S106 there is appropriate funding commitment to cover costs of Suffolk County Council Archaeological Service to enable publication of results and deposition of archive.

Offsite Mitigation Strategies

- 1.100 *Aldhurst Farm:* Prior to DCO, EDF Energy, submitted proposals to ESC for a habitat creation scheme at Aldhurst Farm, north of Leiston and west of Lovers Lane. Reference at the time was made to the site's future potential to offer mitigation for Sizewell C, but it was determined as a stand-alone independent proposal not linked to development at Sizewell C. The application was granted for a combination of reedbed creation and heathland creation and works commenced on site. It has been completed for several years now and the reedbeds are maturing very well. The site has recently been opened for limited public access with a small car park off Abbey Road, and fenced routes to keep dogs away from the more sensitive areas including the reedbeds. This has been a benefit to the town of Leiston as the site was previously in arable use.
- 1.101 The site links to the SSSI to the east of Lovers lane through a culvert under Lovers Lane. At the time of the planning application, improvements including regular clearance of this culvert were requested to improve connectivity to the east. However, we were told that this was to be dealt with as part of the DCO. It is disappointing that there are no proposals for improvements or ongoing maintenance to this culvert submitted as part of the DCO. Particularly as Aldhurst Farm is proposed for water vole relocation, a species that would significantly benefit from being able to access and move between Aldhurst Farm and the SSSI to the east. It is requested that this request be added to mitigation proposals and incorporated in the outline Landscape and Ecological Management Plan.
- 1.102 *Fen meadow replacement habitat:* Although a site is proposed for off-site mitigation for the loss of Fen Meadow arising from the loss of SSSI, there is a concern that this is very difficult to replicate and therefore there is a strong likelihood of failure. As such, we would seek to ensure that there is an appropriate monitoring regime and if required a contingency strategy.

Flood and Water

Potable Water

- 1.103 This is a potentially significant ongoing issue for which there are no clear answers in the DCO documents. However, given the unknowns in this area there is the potential for risk to private water supplies in the area which will need to be properly assessed.

1.104 Many of the possible solutions to this issue also involve unassessed construction and unassessed operational plant noise (pumps etc) along with options such as tankering of water potentially impacting on transport strategy and possibly air quality. These will need to be considered fully when the relevant decisions have been made.

1.105 SZC Co. proposes a number of options to access the large amounts of potable water it requires (which peaks during the tunnelling phase of construction), yet it is clear that this may require some medium to large scale interventions. There is not currently reassurance from Essex and Suffolk Water that they can meet the demand. It is possible that a number of the options could lead to significant environmental impacts in themselves that have not currently been assessed within the DCO EIA. We are waiting for further details on options available to SZC Co. and will reserve the right to comment further once that detail has been received.

Drainage

1.106 Sustainable Drainage Systems (SuDS) are drainage systems that are considered to be environmentally beneficial, causing minimal or no long-term detrimental damage. The hierarchy of drainage would be:

- (i) Into the ground (infiltration);
- (ii) To a surface water body (open watercourse, drainage ditch, river, sea etc);
- (iii) To a surface water sewer, highway drain, or another drainage system (only if (i) and (ii) cannot be achieved – proof usually required); and
- (iv) To a combined sewer (only if (i) and (ii) cannot be achieved – proof usually required).

The Council expects any proposal to have appropriate surface water drainage infrastructure which prioritises the use of SuDS and does not increase existing surface water flood risk.

1.107 Currently, some of the proposals cause concern in this respect. The Council has not yet seen evidence that any of the surface water drainage infrastructure proposed to serve the Main Development Site, the Land East of Eastlands Industrial Estate and associated developments can be facilitated within the proposed red line boundaries. To ensure proposals do not increase risk of flooding elsewhere we expect it to be demonstrated that appropriate SuDS compliant drainage schemes can be installed at the identified sites.

Socio-Economic Impacts

Communities

1.108 There are multiple communities living within close proximity to the main development site and associated development sites across East Suffolk. Other communities will be impacted by the Sizewell C proposal by virtue of sharing and using the same highway network during the construction phase. Also, by using recreational facilities close to the development site including coastal paths, local public

rights of way etc. Once operational, the primary impacts of the development on communities will be predominantly in Leiston. However, during construction, the impacts will be wide spread across East Suffolk, adjoining Districts and Boroughs: Mid Suffolk and Ipswich in particular, and the wider County of Suffolk. This all needs to be taken into consideration by SZC Co. and ESC is talking and working with colleagues from all affected authorities.

- 1.109 *Community Safety* is a key issue across the construction of the project, the DCO at 5.2.36 suggests an increase in crime due to the Non-Home Based (NHB) workforce numbers to be between 0.3 and 0.8%. SZC Co. have considered the increased number of NHB workers at 5,900 and calculated this against the Suffolk wide crime stats in normal circumstances, which is skewed and an artificial assessment. They have not taken into consideration the significant impact of the increased workforce across the affected East Suffolk towns of Leiston, Lowestoft, Saxmundham and Aldeburgh all of which, apart from Lowestoft, are relatively small communities) in terms of increased tension with local communities, traffic congestion and related community safety issues, anti-social behaviour effects of a predominantly young male workforce and the potential increase in local crime as a result e.g. drug related offences, County Lines impact (in an area which currently has no live 'lines'), prostitution, physical assaults and abuse. Comparisons are made with Hinkley, but the demographic is different in East Suffolk and closer comparisons and learning should be gleaned from the Sizewell B construction and the actual effects of the significant NHB workforce based in East Suffolk. Sizewell C is also a much larger project and estimated to be in construction phase for 9 – 12 years, compared to Sizewell B which was an 8-year build project. We are working closely with colleagues in Suffolk Constabulary and SCC in order to fully understand potential impacts and the mitigation that may be necessary possibly by SZC Co. funding additional Police and contributing to existing community work in the most likely affected area (Leiston).
- 1.110 Positive proposed introduction of the Worker Code of Conduct and proposed implementation of a stringent drug and alcohol testing policy is included, however learning and comparisons drawn from Hinkley may be mis-leading as Hinkley demographic is very different to East Suffolk's affected towns, and over-emphasis and reliance on this policy would be a risk without understanding our specific and unique demographic.
- 1.111 9.7.245 This assessment considers how measures have been designed to manage the Sizewell C Project's construction workers, their use of and access to public services, accommodation and community facilities, and how measures have been designed to promote integration, manage community safety and perceptions of safety to "reduce potential effects on community cohesion to minor adverse (not significant)". This is a very bold statement and further evidence is required from SZC Co. as to how they will achieve this level of mitigation considering the above points relating to the Sizewell B experience. We also need to ensure that there is an appropriate balance between workers visiting, using facilities and spending money in the adjacent, relatively small, town of Leiston, and potential for over-whelming existing services in the town. SZC Co. by fostering a good relationship with Leiston-cum-Sizewell Town Council could support this relationship through ongoing dialogue and fluid changes to advice given to Workers etc.
- 1.112 The Council seeks to agree mitigation / preventative work / monitoring for:
- Potential effects related to cultural differences between NHB workers and residents;

- Potential increased spread of County Lines to Leiston (where illegal drugs are transported from one area to another);
- Hate crime (including against workers);
- Community cohesion and integration issues; and
- Increased provision of Police Community Support Officers in Leiston and surrounding area.

1.113 As part of this a comprehensive strategy of integration of workers with the local community in appropriate ways, mitigation of negative impacts and an extensive monitoring framework to adjust this strategy as required. This needs to include further details on the proposed community liaison activities, provision of English language teaching for international workers and their families and facilities for different faiths groups. These need to be agreed as part of the CSMP and associated funding within the S106 included to an appropriate level. We also expect to continue working with SZC Co. on ensuring the correct mechanisms are in place to minimise adverse effects on social cohesion, community impacts and equality impacts as part of the Community Impact Report.

1.114 The Council also expects to discuss with SZC Co. the scale, nature and governance of the Community Fund and the principles within that Fund to ensure that it is robust and will address the intangible and unquantifiable elements of the Sizewell C proposal.

1.115 *Schools Capacity:* there is an assumption within the DCO that the numbers of partners and children accompanying Sizewell C workers will not impact significantly on local services. Modelling within the submission estimates 180 pre-school children, 190 primary school aged children and 33 secondary school aged children. This may not adversely impact on school and nursery capacities in the local area but will impact on local health visiting, and early intervention services. We expect appropriate funding to mitigate these impacts.

Human Health

1.116 *General stress and anxiety impacting on quality of life and wellbeing:* Once operational, environmental and social changes diminish, and local communities are familiar with operational activities, and the comprehensive systems in place to protect the environment and health. On this basis, potential impacts from stress and anxiety during operation are likely to be negligible, resultant effect is considered negligible adverse, which is not significant.

1.117 *Operational noise impacts:* no significant residual noise effects are predicted during day and night periods from any receptor (including with windows open), resultant impact is low, minor adverse, not significant.

1.118 *Operational traffic noise:* no significant residual noise effects, low magnitude impact on health and wellbeing, minor adverse, not significant.

1.119 *Combustion activities:* Primary on-site emission would be from engines of the backup diesel generators during routine testing and in the event of loss of power to main site. There is potential

for long- and short-term impacts. Long term impacts in the case of a loss of power to site would be unlikely to last 48 hours and would likely make no change in local health outcomes. Short term impact modelling indicates no real problem, worst case scenario shows pollutants remaining within limits. We need to be satisfied that this is an accurate forecast.

1.120 *Air Quality impacts in relation Human Health:* Main development site: air quality effects for all sensitive receptors within the study area considered to be not significant as a whole. Absolute concentrations will remain well below air quality standards set to be protective of the environment and health, and changes are not of a concentration or exposure sufficient to quantify any change in local health. Magnitude of impact on health/wellbeing is very low, resultant effect is negligible adverse, not significant. We need to be satisfied that this is evidenced.

1.121 Associated developments: Overall effects are not predicted to be significant by air quality standards, absolute concentrations will remain well below air quality standards set to be protective of the environment and health. As a result, the magnitude of impact on health and wellbeing will be very low, and in the context of a uniformly high sensitivity receptor, the resultant effect is considered negligible adverse, which is not significant. We need to be satisfied that this is evidenced.

1.122 *Potential health and wellbeing effects associated with the introduction of a temporary non-home-based construction workforce:*

- Demand for healthcare as a result of the Sizewell C project is internalised and the residual impact on local services is anticipated to be minimal, with an annual average GP referral of four, peaking during year seven to eight residual GP referrals, and totalling to 47 GP referrals per non-home based worker over the entire construction phase – however the local surgery at Leiston is already under pressure so will need support.
- Alleviated by provision of healthcare services on main development site – this will need to be provided as soon as possible on the site – we have seen no timeline for provision of this critical facility.
- Ambulance call outs anticipated to be minimal, potential for approximately 79 ambulance call outs during the peak construction year for the entire workforce.
- May be increased pressure on local ambulance response centres in the region because of relative remoteness of Sizewell C, potential for a minor adverse impact pre-mitigation – a contribution and working closely with East of England Ambulance Service is expected to agree mitigation and support in this area.
- Additional demand of 1 GP may be required because of dependents moving to live near workers (approximately 1,168 individuals (765 partners and 403 children) – we expect this to be discussed and appropriately funded by the project or at least a contribution to local health services.
- Overall impact would be negligible but some of the smaller more significant residual impacts could be critical in the local area so need to be addressed.

1.123 *Employment:*

- Moderate beneficial effect of local supply chain recruitment.
- Wages and spending could contribute £323m+ during construction, significant beneficial effect at local/regional scale.

1.124 Gross Value Added:

- Moderate beneficial socio-economic health effect, significant at regional level.
- Overall, the construction phase represents significant direct, indirect and induced employment and income opportunities distributed locally, regionally and nationally. The magnitude of impact on health and wellbeing would be medium. In the context of a uniformly high sensitivity receptor, the resultant effect is considered moderate beneficial, which is significant.

1.125 General stress/anxiety and impact on quality of life and wellbeing:

- Often not possible to quantify.
- Engagement with local communities to be continued through construction and operation.
- Overall resultant effect is considered to be minor effect, not significant.

1.126 Changes in radiological exposure: Collective change has been shown to be trivial, minor and not significant.

1.127 Changes in electromagnetic field exposure: Existing power lines would be utilised and the effect from the proposed development would be within exposure guidelines, therefore it is concluded that the magnitude of impact on health and wellbeing will be very low, not significant.

1.128 Accidents and road safety:

- While some negligible to minor adverse road safety effects would remain on some road links, there would also be some beneficial effects on road safety associated with the operation of permanent associated developments, once highway improvements are operational.
- Initial minor/negligible road safety effects are anticipated as construction on main development site begins, before highway improvements are built/operational.
- Overall impact is minor/not significant, the magnitude of impact on road traffic accidents and injury would be low.

1.129 The chapter on Human Health states that all receptors would have an 'imperceptible' magnitude of change (with two exceptions that would have a 'low' and 'very low' magnitude of change), with concentrations predicted to be well below air quality objectives set to protect the environment and health. We will need to be satisfied that this is the case.

Public Health / Social Services

1.130 Impact on vulnerable groups: Working with SZC Co. we want to agree mitigation and monitoring for:

- Potential effects on vulnerable young people and care leavers, some of whom are in housing need or vulnerable to homelessness;
- Potential increase in rents in the Private Rented Sector and impact on families and vulnerable households, potentially resulting in financial difficulty and homelessness;
- Safeguarding issues associated with renting out rooms (awareness raising programme may be required);
- The risk of sexual exploitation of young people and trafficking; and
- Health and social risks arising from unsafe sexual activity.

1.131 Demand from workforce on public services: the DCO limits most health mitigation to the proposed on-site occupational health service, this is welcomed and supported, but it does not mitigate for health impacts on the wider community, with the Council raising particular concerns with regards to stress, anxiety, mental and sexual health. Whilst the DCO refers to some elements including risky behaviour such as substance misuse and sexual exploitation, the proposed mitigation is limited, and we expect further preventative and reactive measures to be included. The Council needs to agree mitigation and monitoring for additional demand from the workforce on social services, child care and family support, Public Health and for the local Clinical Commissioning Groups (CCG) (Gt Yarmouth and Waveney CCG and Ipswich and East Suffolk CCG), the Ambulance Service and the Acute Trusts, as part of the S106 negotiation.

1.132 Fire and Rescue Service: SCC is still investigating potential impacts of the proposal on the Fire and Rescue Service. It is anticipated that specific service contributions to the Fire and Rescue Service will be required but this has yet to be evidenced by SCC. We would expect these contributions and measures to address an increase in demand on Fire Service resources, both from the growth in population entailed by the construction project, and from the requirement for the Fire Service to visit the project site and to devise strategies and conduct specific training to manage the unique risks presented by the project.

1.133 Measures need to also include mitigation for delayed response times, because of Sizewell C traffic (including AILs) and the construction of online highway mitigation as part of the Sizewell C proposals along the corridor. The Council recognises concerns that the current Transport Incident Management Plan (TIMP) does not yet adequately address the impacts of disruption on the highway network, in particular the lack of suitable alternate routes for HGVs. It can also be expected that, as a result of the increase in traffic, there will be more road traffic accidents, which will increase the service demand for emergency services. The Council expects that a robust incident management protocol for the main access routes is developed by SZC Co. in co-operation with the emergency services, national and local highway authorities, with appropriate levels of funding by SZC Co. for the evidenced residual concerns.

- 1.134 We are aware that other emergency services (Police, Ambulance) have similar concerns and we continue to work in close partnership with those organisations to establish appropriate mitigation and compensation requirements.

Emergency Services

- 1.135 Emergency Services: In regular dialogue with colleagues in the emergency services we know that there are concerns with regards to the construction of Sizewell C and the potential impact on their service delivery. These services will be writing to SZC Co. direct, but this Council fully supports their representations and requests for service contributions through the S106 to try and mitigate some of the impacts.

Accommodation Strategy

- 1.136 Campus accommodation: the Council supports the building of an accommodation campus to house 2400 workers adjacent to the main development site and is supportive of proposals for a workers' caravan site with 400 pitches, housing up to 600 workers on LEEIE. Providing this accommodation will reduce pressure on the private rented and tourist accommodation sectors in East Suffolk. However, we need to be reassured by SZC Co. that the caravan site at the LEEIE will be available prior to work commencing on the main development site and that the accommodation campus will be available, preferably on a phased basis as constructed, before peak levels of construction workers are on the site. We are satisfied that locating a campus in either Ipswich or Lowestoft (which could provide legacy benefit) would not meet the needs of SZC Co. and the required ability for the workforce to be nearby. It would also involve increased bus movements on an already busy highway network which would not be welcomed.
- 1.137 Combined Heat and Power serving campus: specific noise mitigation needed to ensure sound levels from final proposal would not exceed the 35dB background noise limit from the nearest residential receptor. Resultant magnitude of impact on health and wellbeing is low, minor adverse, not significant.
- 1.138 Caravan site at the LEEIE: we had previous concerns regarding the size of the caravan site proposed at the LEEIE, however SZC Co. have revised the layout and we are satisfied from a health and safety perspective that 400 pitches could be provided on the site. We are still yet to be convinced that workers bringing their own caravan will be willing or able to share with other workers; in this current time of Covid-19 this may well not be encouraged or appropriate. As such, capacity may only be at 400 people. In addition, it is not clear that workers in the later stages of the construction – mechanical and engineering etc. are likely to bring their own caravans – if they do not the LEEIE caravan site could lay dormant. We welcome the suggestion that static caravans could be brought to the site as a suitable alternative. However, we would want to be involved in such plans to ensure that the site is big enough to host statics in a safe manner – overall capacity may be reduced. There may need to be flexibility in the Housing Fund to accommodate changes to SZC Co. provision of accommodation at the LEEIE if this drops to unacceptable levels.
- 1.139 Flexibility of campus accommodation: with the proposed increase in workers and SZC Co. anticipating that the majority of these will be NHB, there is a concern that the local housing market

could be overwhelmed during peak construction time periods. It is therefore suggested that opportunities for flexibility in being able to increase / reduce the size of the campus as and when required may be welcomed by the Council.

- 1.140 Housing additional workforce: SZC Co. is reliant on the peak workforce increase of 7,900 + 600 workers to be predominantly NHB; this has the potential to significantly adversely impact on the housing availability around the site with potential overspill into adjacent authorities. We would prefer SZC Co. to focus on using HB workers to minimise impact on the local housing market.
- 1.141 Gravity Model: the gravity model is used by SZC Co. to predict the likely areas that workers will want to live, this is impacted by availability of accommodation and numbers of workers. The Council has currently commissioned a piece of work assessing and testing the robustness of the gravity model and its predictions in order for us to be satisfied that it accurately represents future outcomes. The findings of this piece of work will be discussed with SZC Co. and will be reported in our Local Impact Report.
- 1.142 Housing Fund: the Council supports the principle of a Housing Fund providing it is robust and flexible to meet the needs of a potentially changing housing market. It is anticipated that the majority of the Fund would be required to be spent and invested in the first 7 years of the construction of the project in order to provide additional resilience in the local housing market. We will continue to work with SZC Co. on the principles for the Fund and agreeing governance of the Fund. We will also need to ensure that it is sufficiently robust to meet the anticipated needs of East Suffolk during the build-up to peak construction. In particular, we will be seeking to ensure that workers for Sizewell C do not displace existing residents into unsuitable housing or even homelessness. A robust Housing Fund will provide us with the resource required to adverse impacts are mitigated and where possible we provide enhancements to our housing market through programmes such as bringing empty homes back into use.
- 1.143 We have a number of comments relating to specifics of the accommodation strategy that require updating but these can be discussed directly with SZC Co.
- 1.144 Tourism Sector: there is an ongoing concern that the number of additional workers servicing the Sizewell C development has the potential to overwhelm local tourist accommodation, although an element of this may be welcomed in the off-season, the seasonality for tourist accommodation in East Suffolk is becoming more dispersed and there is a concern that the availability of supply for tourists will be adversely impacted by workers seeking accommodation. An element of the Housing Fund will be ring-fenced to ensure adequate housing supply for workers can be made available without impact on the tourist visitor economy throughout the year.

1.145 We welcome the importance that the proposals place on capitalising upon the real potential for the development to create a positive long-lasting legacy for skills and employment in the region. We are supportive of the aspirations, including those to maximise local employment, and the commitments and investments outlined as well as the intention to integrate with regional strategy and initiatives. If the detail on the strength, scope and governance of these commitments is forthcoming, and at the level which we deem necessary, the development will undoubtedly provide many benefits for the local area including:

- significant numbers of local employment opportunities at all levels of the project – including for those furthest removed from the labour market
- enhancement of our existing local skills and training offer including the opportunity for development of future skills 'hubs'
- enhancement of the competencies and capabilities of our local supply chains that will stimulate and facilitate further growth in our economy
- an enhanced inspiration offer, raising the ambitions and achievements of individuals across Suffolk

These benefits will provide a vital contribution to the recovery of the local economy following the Covid-19 crisis.

1.146 This submission highlights a number of areas where further detail / clarification or S106 support is required but in general we are supportive of the potential benefits arising from the Sizewell C project that can be realised if we work together in partnership with SZC Co. and other agencies. ESC seeks to maximise these opportunities prior to, throughout, and post the construction of Sizewell C. The Sizewell C jobs service being proposed by SZC Co. has the potential to be highly important in terms of ensuring the local workforce can take advantage of Sizewell C opportunity. However, it could also provide a potential conveyor for workers from Hinkley Point C. Working with SZC Co. we want to maximise the potential for local workers to access work through the jobs service on the Sizewell C project.

1.147 The flexible Asset Skills Enhancement & Capability Fund could be extremely beneficial to our existing college and provider base. It takes strong learning points from Hinkley Point C and attempts to build on existing strengths to create sustainability and a strong legacy within this sector. The focus within the skills strategy is not just for the Sizewell C supply chain but supporting the skills needed within the economy more generally as there are numerous infrastructure/ longer term construction projects in Suffolk that will benefit from this legacy.

1.148 The DCO refers to deliverable and enforceable mitigation proposals for the increase of the maximum workforce number to 7,900 + 600, to avoid or mitigate impacts on the local housing market, the local workforce and transport infrastructure. The DCO specifies that all the additional peak workforce will come from NHB workers implying an even larger impact on local accommodation than previously estimated. In addition, this could create additional traffic impacts. The Councils want

to support maximising the HB workforce through an extensive skills and education-based programme so SZC Co. does not have to be reliant on NHB for the peak construction workforce. SZC Co. promote a third of the workforce from the local area, we want to make sure this is a minimum figure and that in reality it is much higher and across all levels of employment on the site.

- 1.149 Economic Assessments: SZC Co. refer to Suffolk having a dynamic labour market (ES 5.4) referring to hidden unemployed who will work but are not claiming benefits – so the implication is that there is plenty of capacity to employ them at Sizewell C without any displacement impacts. They then go on to admit that 40-50% of labour will come from people who already have a job. The dynamic labour market is not evidence-based and therefore we are challenging this. It is considered that by ensuring a robust programme of engagement and skills enhancement, we can work with SZC Co. to ensure that we have a workforce ready to meet their needs as well as a workforce ready to backfill roles vacated by the upskilled workforce.
- 1.150 Mitigation required as a result is likely to be large scale training programmes and access to skills development and training provision for local Job Seekers Allowance (JSA) claimants and unemployed within communities. Addressed appropriately this could deliver the social mobility aspirations SZC Co. refer to and address future ageing workforce concerns. This is considered to be a positive.
- 1.151 SZC Co. suggest the lower paid, lower skilled positions will be filled by very local communities e.g. cleaning, operating park and ride sites etc. which will suit some local communities, but a range of opportunities including higher paid positions needs to be factored in and achievable for local communities too. The Council is working with SZC Co. to ensure we have programmes in place to support potential workers at all skill levels across the build.
- 1.152 In combination effects on labour market: SZC Co. claim they have considered and evaluated this through assessment based on peak construction – as in-combination effects will not require more workforce than that at peak. However, this requires further consideration as does not consider the impact of a peak sustained for longer due to in-combination effects than the current scenario considered. Baseline environment will change with in-combination effects. There is no mention of other energy projects in the same timeframe (e.g. ScottishPower Renewables East Anglia 1 North and East Anglia 2). These may have a cumulative impact on workforce and accommodation availability, and we will work closely with all promoters to ensure these are all delivered without adverse impact on the local labour market by increasing the skills base locally.
- 1.153 Mitigation Strategy – Financial Investment: Some evidence used as part of economic assessment considered to be irrelevant for purpose or unreliable. Some assumptions or conclusions drawn from evidence are unsubstantiated. The need for a tourism fund is referenced and has been signposted previously – this is the subject of ongoing discussions with SZC Co. but it is not clear whether separate agreements (resilience funds) have already been arranged with some key stakeholders – see below for more detail on Tourism impacts and Funds.

- 1.154 Clarification on local economic benefits and targets: Some evidence used as part of economic assessment considered to be irrelevant for purpose or unreliable. Some assumptions or conclusions drawn from evidence are unsubstantiated. Insufficient clarity on definitions e.g. home-based worker (HB). HB recruitment number remaining same for 7,900 peak as it was for 5,600.
- 1.155 SZC Co. state that unemployed and those economically inactive but wanting to work, will provide a considerable source of spare capacity within the labour market. They suggest 40% of local workforce will be drawn from these groups. This is can only be true if they have the appropriate skills/ experience to match the vacancies. This appears to be a very high figure and would also suggest that large scale training programmes would be required for this to take place. The Council is in an excellent position, working with partners, to help SZC Co. deliver on this aspiration with appropriate funding and training opportunities.
- 1.156 Further into the document SZC Co. assume 50% of HB workers would be previously unemployed. Again, this appears to be a very high figure (and is inconsistent with their earlier figure) and evidence needs to be provided by SZC Co. in relation to this. There are assumptions with regard to the existing dynamic labour market of Suffolk and a potential pool of hidden workers, however, this scenario has no evidence to support it and no strategy to show how it will work in practice. The Council is keen to work with SZC Co. in order to realise this aspiration in an appropriate manner.
- 1.157 The Council has maintained throughout all consultation that we are seeking a percentage of Home Based workers (36%) to be employed from the overall workforce (based at worst case scenario of peak). In later stages of consultation and DCO, SZC Co. have introduced a further 2,300 workers but say that these roles will all be non-home-based workers. This assumption does not reflect the previously stated by SZC Co. in their DCO, dynamic workforce in Suffolk. The Council consider we do have a dynamic workforce and that it will be possible to achieve a number of these additional roles through local employment if the appropriate investment in skills improvement is provided by the project. We need an uplift in any mitigation funding to ensure we can develop deep and wide talent pools that can take up this extra opportunity and backfill those roles that become vacant through churn.
- 1.158 Local communities from the deprived wards need to be able to access the training and skills opportunities that will lead to the better paid employment e.g. engineering, electrical and mechanical industries. For this to occur, either transportation to the training centres needs to be provided (S106 support) or training provided locally. SZC Co. need to explain their evidence base and how and why this pool of workers will materialise when needed.
- 1.159 Upskilling of local workforce: Insufficient clarity on definitions – e.g. HB worker. Insufficient detail on key intervention, policy or commitment. Any further detail required to be achieved through discussion and negotiation at S106. Will need to include displacement backfilling opportunities for local communities including JSA claimants, unemployed and school leavers. Policy development and S106 provision could determine how this will be achieved, including access provision (transport) to training centres or training also provided locally.

- 1.160 It is positive that SZC Co. commits to addressing social mobility and aiming to provide 1000 apprenticeships, however it is suggested that very local communities will pick up the lower paid opportunities to support local services – cleaning, park and ride. Please see earlier comments on true social mobility. Sustainable employment is required for local communities and post Sizewell C 12-year construction period, many current construction and mechanical and engineering workers will leave the industry through natural wastage, due to an ageing workforce. Up-skilling would need to commence soon to take advantage of the employment opportunities. SZC Co. maintain that there are a significant number of hidden unemployed who want to be in work, and we have an opportunity to facilitate those opportunities and transition into employment.
- 1.161 We need an uplift in any mitigation funding to ensure we can develop deep and wide talent pools that can take up this extra opportunity. Any further detail required to be achieved through discussion and negotiation at S106.
- 1.162 Permanent Operation Roles: Operational staff numbers are included in the DCO documents as a positive for region (900 highly paid, highly productive etc.) However, there is no strategy included in the DCO to ensure we boost local levels of employment within this enduring operational workforce. We require an operational workforce strategy funded by SZC Co. to ensure we are inspiring people in a long-term manner for these roles and also that we have capacity and equipment for operational training. This would be best delivered as a joint strategy with Sizewell B and Bradwell B. This Council will need to continue to discuss and secure commitment at the S106 discussions.
- 1.163 Apprenticeship Strategy: Insufficient detail on key intervention, policy or commitment in the DCO. Any further detail required will need to be achieved through discussion and negotiation at S106.
- 1.164 Local Skills Infrastructure: there is suggestion of funding for a regional skills coordinator – we need to know that this is employed by local stakeholders not SZC Co. Insufficient detail on key intervention, policy or commitment in the DCO. Discussions are ongoing with SZC Co. on what governance and mechanism will be established in order to determine allocations. Assurances now received that the Heads of Terms in the DCO document is incorrect and that the S106 will be updated. We are encouraged that SZC Co. wants to work with existing initiatives such as ICanBeA, and understand how these can be enhanced to support the Sizewell C development rather than creating a series of brand new initiatives which may disappear once Sizewell C has been constructed. We are pleased to note that SZC Co. have been keen to ensure their strategy aligns closely with existing local and regional strategies to provide sustainability to existing interventions and create legacy in the local area.
- 1.165 Displacement of Workforce: Some evidence used as part of economic assessment considered to be irrelevant for purpose or unreliable. Some assumptions or conclusions drawn from evidence are unsubstantiated. Displacement issue is acknowledged but dismissed as not significant and just part

of the normal operation of a labour market. Insufficient detail on key intervention, policy or commitment. Even if, as SZC Co. state, less than 10% of local employers during the Sizewell B build found the development made it harder to retrain/ recruit staff this is still significant. Sizewell C is a much larger development with a substantially longer construction programme therefore it is natural to expect the displacement effect will be significantly greater. We need SZC Co. to properly define what they mean by displacement. They seem to consider displacement as normal so there is no issue – we believe there could be a real displacement issue with skilled workers moving from existing jobs to Sizewell C with detrimental impacts on the existing Suffolk economy.

- 1.166 SZC Co. need to recognise that the displacement effect is an issue and develop a mitigation strategy accordingly. We require a strong training/ skills uplift programme to mitigate displacement effects. Need to understand exactly the definitions that are used for displacement and churn by SZC Co. and ourselves. To overcome any displacement issues, we need to identify sector areas that are likely to be hit with displacement issues (data from HPC etc) and then ensure that we increase the pipeline and readily available pool of employees. To achieve this, we will need access to capital and revenue monies which we have influence over to drive interventions that ensure this pipeline is filled. Timing is incredibly important as needs to be far enough ahead of the expected demand spike to ensure pool is full. Will also need labour market information and monitoring and measurement in place to address dynamically. Any further detail required to be achieved through discussion and negotiation at S106.
- 1.167 STEM Programme: there is an ambiguity / lack of consistency between the specific wording in the S106 Heads of Terms, the proposals contained in the Sizewell C Employment and Skills Strategy, the appendices and what the Council has discussed with SZC Co. What we have discussed has been an education strategy that will be delivered in partnership - collaboratively - but this does not align with other statements re: an SZC Co. owned programme, so we are not clear what the reality will be and require further clarification. There is also a lack of clarity over the bursary funds to be established and generally insufficient detail on key intervention, policy or commitment from SZC Co. SZC Co. have assured us that the Heads of Term are incorrect but we still await revisions to ensure our concerns are addressed.
- 1.168 Mechanisms for transferable skills base: there is insufficient detail on key intervention, policy or commitment in the DCO. The further detail we require can be discussed as part of the S106 discussions. This is a key area given the number of energy projects proposed for this region, we need to make sure the transferable skills base is promoted in this region.
- 1.169 Size and Diversity of Labour Market Pool: some of the evidence used as part of the economic assessment is considered to be irrelevant for purpose or unreliable. There is negative impact that have been ignored. Some assumptions or conclusions drawn from evidence are unsubstantiated.
- 1.170 The Council will need to focus on monitoring and measurement of impacts. How these are reported, when these are reported and how we can ensure that we have measurement that allows us to spot negative trends that could lead to reaching our upper limit thresholds and therefore

require further mitigation. To move people from economic inactivity to becoming productive and economically active will require targeted skills and educational intervention far greater than the programmes we currently operate. To achieve this, we will need access to capital and revenue monies under our own governance to create and deliver these interventions.

- 1.171 Supply Chain Support for Skills and Employment: the DCO contains insufficient detail on key intervention, policy or commitment, SZC Co. refer to intelligent replication. It is not 100% clear what this means but it appears it could mean a significant 'lift and shift' of businesses and workers from HPC over to Sizewell C. Discussions with Suffolk Chamber of Commerce seem to confirm this – the Chamber can only encourage the use of local companies – there is nothing contractual or guaranteed in relation to this. The Council needs to pursue this further with SZC Co. as we need to maximise the use of Suffolk companies in the Supply Chain for Sizewell C. If this needs to be secured through the S106 then we will pursue this.
- 1.172 Social Value Measure of Success: the DCO contains insufficient detail on key intervention, policy or commitment in this area. The Council needs to pursue this further with SZC Co. to maximise benefits in relation to social value arising from the Sizewell C project.
- 1.173 Strategy for high value / high skills local contract: the DCO contains insufficient detail on key intervention, policy or commitment in this area. The Council needs to pursue this further with SZC Co. to maximise benefits in relation to ensuring local companies get involved in high value and high skills work on the project.
- 1.174 Engagement Strategy between local businesses and Tier 1 contractors: the DCO contains insufficient detail on key intervention, policy or commitment in this area. It is mentioned but there is no reassurance that local firms will be prioritised, it seems more likely that intelligent replication will mean that HPC related businesses will be in the primary position to pick up work from Tier 1 contractors. The Council needs to pursue this further with SZC Co. to maximise benefits in relation to ensuring that local businesses can work with Tier 1 contractors and have appropriate access to working with Tier 1 contractors.
- 1.175 Preventative Programme: the DCO contains insufficient detail on key intervention, policy or commitment in this area. The Council needs to pursue this further with SZC Co. to ensure that it is covered within further discussion, amendments and updates to S106 agreement.
- 1.176 Promote research programmes and supply chain innovation in the local area: there is nothing specific on this in the DCO other than comments relating to working with Suffolk Chamber of Commerce and others to make sure that local companies are registered on the Chamber's Supply Chain Portal. There is a concern that we are not clear on the Chamber's role and influence in this area. We suggest that there needs to be a strategy for a high value contracts and employment linked to local firms.

Economic Development

1.177 This Council supports the benefits to the local economy that are achievable from the Sizewell C project, the £100m a year GVA uplift during construction and the £40m a year GVA uplift for each year of operation, has the potential to significantly improve the local economy. If this is combined with appropriate skills and education interventions, we can maximise the opportunities for our region arising from the Sizewell C project. By working with SZC Co. on expanding our existing projects and aspirations, we can seek to avoid the potential for a boom then bust scenario which is common when development is focused on a single large-scale project. By combining our efforts with legacy potential with regards to other large-scale projects including road building, flood barrier construction and offshore windfarm proposals, we can maximise the legacy from the economic investment of each project in East Suffolk.

1.178 *Economic Impact Assessment:* We had previously asked for further considerations/evidence in economic assessments:

- Verification/strategy for SZC Co. forecast of over half of the roles being homebased for over half of the construction phase, taking the tight labour market and prevailing economic conditions into account;
- Impact of Brexit - exacerbation of labour market situation?
- Information is given on likely wages to enable any forecasting/calculation of likely GVA (gross value added) benefit to the local economy;
- Information on likely duration of job roles throughout the construction programme.

Our concerns remain in this area particularly with the changing economic picture in relation to Covid-19 and the unknown impact leaving the EU will have on the UK economy and labour market.

1.179 *In-combination effects on labour market:* We expected there to be consideration of the potential in-combination effects on labour market of Sizewell C with other major construction projects including ScottishPower Renewable projects, Bradwell B, other power stations in England and Wales and sizeable engineering projects such as Crossrail 2. We would expect this to be reflected in this mitigation package but there is no evidence in the DCO that this has been fully considered.

1.180 *Mitigation strategy:* Mitigation strategy with key targets and ranges for financial investment that SZC Co. is proposing in each economic subject area including skills, tourism and supply chain, to increase local economic benefits and reduce negative effects – comments in the DCO indicate that there will be \$106 mitigation funds for tourism and plans are in place to develop skills/education/employment but the Supply Chain strategy is less clear and the ‘intelligent replication’ approach is a potential concern if the supply chain is to be ‘lifted and shifted’ from Hinkley Point C.

- 1.181 *Local/Regional economic benefits:* Clarification on local/regional economic benefits during construction and operation and consideration of more ambitious targets/aspirations, reflective of Hinkley Point C experience is required.
- 1.182 *Partnership Strategies:* Develop clearly defined partnership strategies focussed on other potential areas of economic benefit such as inward investment and supply chain - e.g. regional office in Suffolk, innovation centre, there is nothing specific on this in the DCO documents.
- 1.183 *Worker schemes:* Develop innovative schemes to encourage non-home-based workers to spend money with local retailers, ensuring that local towns such as Leiston are not overwhelmed by workers. There is nothing specific on this in the DCO documents.

Tourism

- 1.184 Provide further detail and assessment on the tourism impact, through tourism surveys, to inform opportunities and mitigation measures for tourism: Separate tourism surveys carried out by SZC Co. and the Suffolk Coast Destination Management Organisation (DMO) in 2019 both show a negative perception impact on willingness to visit Suffolk if the development goes ahead. A Tourism Fund has been agreed in principle by SZC Co. to help mitigate these, and other, negative impacts and we support this but require further agreement in relation to the principles of the Fund and the robustness of the Fund.
- 1.185 Work with existing tourism partnerships to develop a tourism strategy and action plan with suitable mitigation: SZC Co. have been talking to the Council and key tourism stakeholders both separately and together. The proposed Tourism Fund can help to mitigate negative impacts but it is not clear what separate discussions and agreements SZC Co. have made with some stakeholders and how this may impact on the support they are happy to provide to the main Tourism Fund. The Council looks forward to discussing this further with SZC Co.
- 1.186 Provide a firm commitment to the tourism fund, agree scale, nature and governance: This is detailed in the Heads of Terms for the S106 and we expect to agree further detail with SZC Co. in the next stage of discussions.
- 1.187 Work with local stakeholders to commission research that will help to define a vision and options for the proposed visitor centre that will maximise benefits for the local economy: SZC Co. propose a new visitor centre as part of their public relations/mitigation strategy for the development. There is an existing outline planning consent for this sitting with East Suffolk Council and Sizewell B (DC/19/1637/FUL), the proposal is also replicated in the DCO submission. This Council supports the provision of a Visitor Centre to serve both Sizewell B and Sizewell C as being a positive visitor destination initiative in East Suffolk, and we expect to be involved in future submissions in relation to design detailing of the facility.
- 1.188 Human Health (outage workers and socio-economic associated impacts): Operational employment opportunities should provide a long-term continuation of a substantial number of

skilled and secure jobs for local people. The magnitude of impact on health and wellbeing would be medium, moderate beneficial, which is significant.

Transport Strategy Impacts

1.189 The revised NPPF July 2018 updated section 9. Promoting sustainable transport. This talks about the need to consider transport issues from the earliest stages of development proposals so that:

'(a) the potential impacts of development on transport networks can be addressed;

(b) opportunities from existing or proposed transport infrastructure, and changing transport technology and usage, are realised – for example in relation to the scale, location or density of development that can be accommodated;

(c) opportunities to promote walking, cycling and public transport use are identified and pursued;

(d) the environmental impacts of traffic and transport infrastructure can be identified, assessed and taken into account – including appropriate opportunities for avoiding and mitigating any adverse effects, and for net environmental gains; and

(e) patterns of movement, streets, parking and other transport considerations are integral to the design of schemes, and contribute to making high quality places. (para 102, NPPF).

Para. 108 goes on to state that in considering development proposals it should be ensured that:

'a) appropriate opportunities to promote sustainable transport modes can be – or have been – taken up, given the type of development and its location;

(b) safe and suitable access to the site can be achieved for all users; and

(c) any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree.'

NPS EN-1 refers to the consideration and mitigation of transport impacts as an essential part of Government's wider policy objectives for sustainable development. It states that projects should include a transport assessment, prepare a travel plan, and if additional transport infrastructure is proposed, discuss possibilities of co-funding by Government for any third-party benefits. SZC Co. has complied with all of the above (the Travel Plan will be required under S106). It goes on to say that the applicant should seek to mitigate impacts on the surrounding transport infrastructure arising from development, it is recommended that planning obligations (S106) and requirements are imposed to mitigate identified transport impacts. It also states that 'appropriately limited

weight should be applied to residual effects on the surrounding transport infrastructure' (p.109 NPS EN-1).

- 1.190 It goes on to say that water-borne or rail transport is preferred over road transport where cost-effective. NPS EN-6 Vol I refers to the probability of local transport impacts during construction, it refers applicants to demonstrate the proposal would not have an unacceptable adverse impact on significant infrastructure (this can include motorways and major highways and the strategic rail network, and ports).
- 1.191 NPS EN-6 Vol II specifically refers to the site at Sizewell, the pages on Sizewell refer to public rights of way and recreational access around Sizewell, there is brief mention of the routing for construction vehicles upsetting local people and some respondents stating that use of a railway would be beneficial. It is assessed as having the potential for some adverse impacts locally from additional traffic generated during construction and wider negative effects on regional road infrastructure.
- 1.192 SZC Co. in their DCO propose what they call the 'Integrated Strategy' for transport – it is a combination of road and rail, there is a small element of sea-based transport using a beach landing facility. It is our understanding that the majority of the 3 rail paths (6 rail movements) will be over-night during peak construction. The beach landing facility will be predominantly used Spring – Autumn and not during the winter months. The overall Transport Strategy proposes a minimum of 40% of materials to be transported by sea or rail, with the remainder by HGV. We want to work with SZC Co. to maximise the use of rail and sea and avoid an unacceptable impact on residents.
- 1.193 This Council is disappointed that opportunities appear to have been missed over the last ten years of preparation for this DCO by SZC Co. and Network Rail to work together to enable improvements to the wider east Suffolk rail network which could have delivered a rail-led strategy resulting in a minimum of 5 rail paths a day (10 rail movements) with minimum over-night.
- 1.194 The proposed integrated strategy is a combination of HGVs and rail freight, On a busiest day during peak construction this equates to 1000 HGVs a day, on an average day during peak construction this would be 750 HGVs a day. To mitigate the adverse impact this large number of HGVs (along with significant numbers of LGV and cars) will have on the highway network, SZC Co. is proposing a number of new roads as well as improvements across the highway network. The key transport infrastructure proposals are a two village bypass of Stratford St Andrew and Farnham of the A12, a Sizewell link road from the A12 south of Yoxford direct to a new roundabout at the main site access on the B1122, and a new roundabout on the A12 at Yoxford joining the B1122.
- 1.195 The Council has always been supportive of a bypass for Stratford St Andrew and Farnham. We would have preferred a full four village bypass but contribution funding from government for this was not forthcoming so the Council is satisfied that the two village bypass proposed by SZC Co. will address the priority concern with regards to the existing Air Quality Management Area at Stratford St Andrew and the pinch point on the network at Farnham. However, mindful of NPS EN-1 we

acknowledge that SZC Co. is seeking to mitigate significant impacts on highway safety and the transport network to an acceptable degree.

- 1.196 It is also important to be reminded that in previous stages of public consultation this Council repeatedly sought an alternative to use of the B1122 for HGV access to the Sizewell C site. We jointly commissioned a report with SCC in May 2016 by Accent, to carry out a Sizewell C impact assessment, researching the perceived community impacts of increased traffic associated with the construction of Sizewell C. This independent study provided important information about the priorities of local residents along the B1122 which would be difficult to assess or obtain under industry accepted assessments such as EIA. The potential volume of traffic and increase in lorries and other heavy vehicles along with traffic speed were mentioned most often during the survey. A relief road was brought up by residents as being a potential solution. (<https://www.eastsuffolk.gov.uk/planning/sizewell-nuclear-power-station/transport/>).
- 1.197 Therefore, although we have some specific topical concerns with regards to the Sizewell Link Road as proposed which will be detailed later in this report we are supportive of the principal of a new road for the primary reason that it takes HGV traffic from the existing B1122, avoiding Middleton and Theberton villages. This enables the B1122 to become a lesser used highway resulting in an opportunity to downgrade its status and capacity and encourage it to be used as a cycle friendly route from Sizewell heading northwards. The new Sizewell link road will become the primary HGV and Abnormal Indivisible Load route for the existing A and B stations taking additional traffic from the B1122. Therefore we support the permanent retention of this road and promote the aspiration for SZC Co. to provide funding and investment for the B1122 to be downgraded in status and capacity and for it to become a cycle friendly route from Darsham Station / A12 in to the AONB/Heritage Coast as a boost to the tourism offer.
- 1.198 An additional concern with the Integrated Strategy is the potential for HGV movements early in the morning and late at night. There are a large number of residential properties in close proximity to the highways that will be used by HGVs servicing the site. Outside of 8:00 – 18:00 hours these roads are very quiet so there is potential for HGVs outside these times to have a significant impact and we need further detail to ensure that this can be appropriately avoided or mitigated.
- 1.199 We would like to have further information and detail with regard to Abnormal Indivisible Load (AIL) movements. our understanding from Hinkley Point C is that a large number of these take place in the early years of construction – before associated development and new roads are brought online so we would like to understand the strategy for managing these deliveries given the road network they will be required to negotiate in the early years is not suitable for AILs. The proposal for a removable section of roundabout on the A12 to facilitate AILs needs to be explained so we can analyse the impact on the other traffic.
- 1.200 ESC with coastal responsibility had raised concerns with regards the potential impacts on coastal geomorphology that would have been likely to arise should a jetty have been constructed. Therefore, we are satisfied that a sea or marine-led transport strategy would not have been appropriate.

- 1.201 We always have been and remain supportive of a rail-led approach but we would prefer the majority of the rail movements to take place during the day complete with dualling of the track to avoid disruption to passenger services. We do have concerns that over-night rail movements of what will be heavy freight may have an unacceptable impact on residents of East Suffolk living in proximity to the East Suffolk Line between Ipswich and Saxmundham and on the branch line to Leiston. This concern is combined with potential noise arising from loading these trains in the early years at the LEEIE. We need more detail and clarification with regard to timing of rail movements overnight so we can assess potential impacts with regard to noise and vibration.
- 1.202 If we are satisfied with the rail movements proposed we would still expect to be involved in discussions with regards to transport caps for HGVs, buses and LGV.as well as the monitoring arrangements for these. As host local authority we would expect to sit on the Transport Review Group associated with the project.
- 1.203 Additional road improvement requirements: The Council expects that the construction of the project will have a detrimental effect on highway safety across the East Suffolk network In some cases it will impact on highway capacity, and increase the negative environmental impacts of road traffic as well as severance, delay, fear and intimidation for a number of communities, along the A12, the B1122 prior to the delivery of the Sizewell Link Road (SLR), the B1078, specific rural roads, roads in Leiston and Wickham Market, and to a lesser extent the A14. Locations that we consider likely to require additional improvements are:
- a. Mitigation for impacts on the highway network to the east of the A12; most notably the two A1094 / B1069 junctions;
 - b. Mitigation for B1125 through Westleton because of environmental and community impacts – including local pedestrian and cycle improvements;
 - b. Mitigation for construction and operational traffic in Leiston;
 - c. Mitigation for A1120 through Yoxford because of environmental and community impacts – including local pedestrian and cycle improvements;
 - d. Mitigation for B1122 prior to delivery of Sizewell link road– including local pedestrian and cycle improvements / infrastructure;
 - e. Highway capacity improvements for the A12 corridor between A1152 and A14. This includes mitigation to the Sizewell C traffic impacts on the A12 south of Woodbridge. The modelling as we understand it shows that congestion in this area diverts traffic of all classes of local traffic onto other routes e.g. B1078, A1120, B1438 and A1152/B1069; improvements to the A12 corridor would, to an extent, mitigate this diversion and avoid issues such as congestion, poor air quality and severance on these other routes;
 - f. Mitigation for the A12/Woodbridge Road junction at Bredfield because of highway safety concerns;
 - g. Mitigation for A12 Little Glemham and Marlesford as a result of environmental and community impacts - including local pedestrian and cycle improvements;

- h. Mitigation for the significant impacts at B1078 / B1079 - sufficient funding needs to be in place for this corridor;
- i. A12 Blythburgh - including local pedestrian and cycle improvements;
- j. mitigation of impacts in Saxmundham and adjacent junctions on the A12 and the B1119 towards Leiston.

For Wickham Market and Leiston, we are working with SZC Co. and the Town and Parish Councils to agree a costed formal mitigation package for each of them.

1.204 Environmental improvements: from an environmental perspective and with air quality a key issue across East Suffolk, we expect all HGV vehicles to be a minimum Euro VI standard with regards to emissions, and we expect other fleet vehicles including the park and ride buses to be low-emission or carbon-neutral in order to minimise adverse environmental impacts on East Suffolk.

1.205 Controls and monitoring: we expect there to be a robust mechanism for monitoring HGV and ALL movements to the site with appropriate caps on numbers in place. Controls and monitoring within the Construction Traffic Management Plan and Construction Workers Travel Plan are required to ensure that workers use sustainable transport modes. This should be facilitated by ensuring electric charging points are available at all park and ride sites, the campus and the main site car park area. Bike hire/loan should also be offered at campus and caravan sites. Fly parking was an issue in the early stages at Hinkley Point C which created pressure on the planning enforcement team at Sedgemoor District Council. The Council worked with EDF Energy to address this at Hinkley by the project introducing a flexible bus routeing strategy that can respond to workforce requirements and locations, there is a member of staff at Hinkley point C who is responsible for bus routeing for the workforce. A similar approach will be expected to be introduced at Sizewell from the start of construction, in addition to the early years park and ride site in Leiston which is to be operational from the start of construction. This is preferable to East Suffolk Council having to take enforcement action as Local Planning Authority should unauthorised parking areas appear in the early stages of construction.

1.206 Public Rights of Way and Cycling Provision: The Council expects comprehensive mitigation for temporary closures of the England Coast Path/Suffolk Coast Path, with further improvements required to the proposed alternative inland route during coastal path closures and an alternative if the closure is to last longer than a few days. The Public Right of Way (PROW) along the seafront needs to be designed for the long term, so should not be on the sacrificial soft coastal defence feature, but on top of the hard coastal defence feature.

1.207 PROW need to be secured in the long term, including linking Kenton Hills to Aldhurst farm, and Kenton Hills to the coast once construction is completed. Detail of PROW realignments and improvements, for the areas around the main development site, the rail link between Saxmundham and the development site, and all the associated development sites need to be resolved to our satisfaction.

1.208 A comprehensive package should mitigate the wider impacts on PROW and amenity and recreation. In addition, in order to reduce carbon emissions and environmental impact to respond to the freight transport solution and to mitigate the tourism and local amenity impacts, the Council would like to discuss and seek provision for a package of PROW and cycle infrastructure improvements in the wider Sizewell C landscape, as well as potentially along its transport corridors and near the associated development sites. One element of such a package would be incorporation within the construction workers travel plan to encourage walking and cycling with potential inducements such as showers, bike loans, electric bike loans for workers to encourage them to walk or cycle to the construction and operational site or park and ride sites. In addition to this, we would like to discuss a package of options towards making the B1122 through Theberton and Middleton safer as a road with reduced traffic, as a family cycle friendly route from the coast at Sizewell northwards once the Sizewell Link Road is operational.

1.209 As part of provision of a new highway we would require SZC Co. in agreement with the Highway Authority to maintain the Sizewell Link Road through its construction phase and carry out any maintenance required and pay a commuted sum to the Highway Authority for its adoption post-construction. There may be other areas of highway where maintenance contributions will also be required.

Air Quality

1.210 The Council has long requested that lower emission standard construction vehicles – Euro IV, be adopted by all tiers of construction contractors to minimise impacts. To date, there has been no standard for NRMM specified by SZC Co. The outline CoCP should commit the contractors to using at least EU standard 2016/1628 compliant NRMM.

1.211 Euro VI emission standard should be specified for all tiers of construction contractors' HGVs in the Outline CoCP. NRMM should be compliant with EU standard 2016/1628 emission standards. It is requested that tier V NRMM is adopted by all tiers of contractors on the project.

1.212 The assessment which assumes that the majority of construction HGVs will adopt Euro VI emission standards is not a reasonable worst-case assessment as only Euro V is referred to in SZC Co. submission. An additional row makes reference to a technical note and request to address lack of conservatism within this assumption. It is still the Council's position that a commitment, monitoring and enforcement of Euro VI emission standards for construction vehicles should be adopted.

1.213 No further information has been provided on whether any local fleet mix studies have informed assumed fleet mix within the emission factor toolkit. Further to this SZC Co. has retained the 'basic split', rather than adopting the detailed version 3 option to best represent emissions from SZC and associated developments construction traffic. SZC co. has provided further information on the fleet mix and euro standards within their assessment in Pre-meeting comment 1a, with the assertion that 'the impact assessment has assumed the higher emitting fleet mix and is therefore conservative'. This assertion is based upon an ambition to 'maximise the proportion of Euro VI vehicles', but that only 89% of HGVs in assessment emission calculations are Euro VI.

- 1.214 In reality, SZC Co. has only committed to Euro V emission standards for HGVs within row G7.1 of Table 1.1 in Annex 12A.1 of Appendix 12b. It also appears there is no monitoring or enforcement regime in place to ensure a minimum of Euro V standard – this requires confirmation. As only a commitment to Euro V HGVs has been made and without any clear monitoring and enforcement regime, it is not agreed that HGV emissions represent a worst-case scenario. A worst-case scenario would be assuming partial compliance with Euro V standards for HGVs using the detailed option 3 to split construction vehicle movements only between rigid and articulated vehicle types. Even with monitoring requirements for Euro V standards, Oxford Brooke's impact assessment of HPC showed that monitoring was only undertaken for Q1 of the first construction year. As a result, there are concerns that Euro standard ambitions will not have the enforcement regime necessary to achieve these standards.
- 1.215 The main implications of these observations are that impacts within the Stratford St Andrew AQMA during the Sizewell C only and cumulative scenario with East Anglia One North and East Anglia Two constructed concurrently have been under-reported. A sensitivity test should be presented showing what only Sizewell C and in-combination pollutant concentration impacts with East Anglia One North and East Anglia Two are - emissions calculations should assume Euro V artic and rigid vehicles. In addition, no sensitivity test of expected emission reductions from background traffic in EfT and Defra's background maps has been presented. The sensitivity test should also consider how to best represent the uncertainty in future emissions as per the IAQM's position statement.
- 1.216 Construction traffic impacts - clarification was previously sought on where street canyons are located. The Council reviewed whether any additional street canyons have been excluded from the study area which could significantly affect results.
- 1.217 Beccles has been identified as a location with street canyon features which has not been represented as such within the dispersion modelling and could be impacted by Sizewell C's construction traffic.
- 1.218 There is no monitoring data to confirm concentrations of NO₂ at sensitive locations close to the A145 in Beccles. Given that this location contains street canyon features and was not represented as such within dispersion modelling, to avoid potential impacts within this location, it is requested that construction traffic should take an alternative route. Construction traffic should avoid passing through Beccles town centre to access the A146, instead using the A145 southern relief road and B1127.
- 1.219 Assumptions behind traffic flow calculations – there were previous concerns with regards to the traffic flow assumptions that had been used. However, although it is considered that a more conservative approach could have been used, this approach is considered to be acceptable.
- 1.220 The proposed approach for representing Sizewell early years is as follows: “The ‘average’ day is considered conservative on the basis that it assumes all the associated developments would be

constructed at the same time, when in reality it is likely to be phased.” Using Sizewell C’s average day construction traffic is considered a robust approach for assessing Sizewell C’s impacts against the annual mean NO₂ air quality objective. However, this will not capture the largest impacts for comparison against the 1-hour NO₂ objective. Predicted concentrations for comparison against the 1-hour NO₂ objective and potentially the annual mean NO₂ would be better represented using a time varying emission function within ADMS-Roads with a simpler .fac or more detailed .hfs file. This would represent actual emission variations associated with peaks and troughs of construction traffic and associated impacts upon short term pollutant concentrations.

1.221 This approach would enable ADMS-Roads to represent reality as closely as possible. This approach, in addition to the ‘average day’ approach, will enable the risk that Sizewell C and cumulative developments pose to meeting the annual mean or 1-hour NO₂ objectives to be assessed. This approach only needs to be undertaken within AQMAs and areas which, in the existing baseline, are at risk of exceeding the NO₂ AQOs.

1.222 It is not clear if the applicant has used a time varying function to represent emissions from road traffic. The applicant should use a time varying function in ADMS (.fac or .hfs file) to ensure that the model accurately represents the time and quantity of emissions based upon the construction schedule. If this has not been used within the assessment an alternative approach should be justified.

Human Health

1.223 The health and wellbeing assessment includes an assessment of potential impacts, the significance of effects, the requirements for mitigation and the residual effects. Human health is an embedded theme within the overarching NPS EN-1 and NPS EN-6.

1.224 The assessment of the construction phase of the proposed development, considers:

- The main development site, including construction of the main development site (including the introduction of the non-home-based workforce), and road and rail traffic associated with the main development site construction, removal and reinstatement of the temporary construction area and LEEIE, construction, operation and removal/reinstatement of the temporary associated developments, including:
- Northern park and ride at Darsham, Southern park and ride at Wickham Market, Green rail route, freight management facility.
- Construction of the permanent associated developments and their operation during the construction phase for the power station, including:
- Two village bypass, Sizewell Link Road, Yoxford roundabout and other highway improvements, and rail improvement works.
- Health determinations associated with construction which are included in the assessment:
- Potential effects from emissions in air, from additional transport movements, change in noise exposure, introduction of a temporary NHB workforce including social impacts and on healthcare

capacity including net additional dependents, socioeconomic factors including direct/indirect/induced employment, and general stress and anxiety.

- The assessment of the operational phase includes:
- Commissioning and operation of the main development site (60 years), operation of permanent associated development including the two village bypass, Sizewell Link Road, Yoxford roundabout and other highway improvements.
- Health determinants during the operational phase considered in the assessment include:
- Potential health and wellbeing effects from changes in radiological exposure, electromagnetic field exposure, changes in emissions to air, from additional transport movements, from changes in noise exposure, associated socioeconomic factors including direct/indirect/induced employment, general stress and anxiety

2. Site Specific Impacts:

Main Development Site

Coastal Geomorphology

- 2.1 The proposed development is located on a relatively stable length of the Suffolk Coast which is subject to constant and variable change from the action of waves, currents, and storms. Sea level Rise and Climate Change are likely to alter the nature and pace of previous coastal change trends. It is not possible to predict future changes with certainty however a net increase in landward movement of the active shoreline is probable.
- 2.2 Policy: The management policy for this coastline is to allow natural change to prevail with a caveat that protection of the power station sites is a necessary line to be defended. The policy was set in 2012 and so the backstop line is that of Sizewell A and Sizewell B.
- 2.3 The Council's objective is to ensure that the development complies with this policy intent and that any potential disruption to natural change that is attributable to the development is avoided or mitigated and that the development is fully removed at life expiry. The Council policy objective is consistent with NPS and UK Marine Policy Statement text taken from 6.2 V1 chapter 6 EIA Methodology, Appendix 6 P, Table 1.1, copied below:

EN1 5.5.7 Requirements of NPS. Requirement. "Applicants should assess the impact of the proposed project on coastal processes and geomorphology, including by taking account of potential impacts from climate change. If the development will have an impact on coastal processes the applicant must demonstrate how the impacts will be managed to minimise adverse impacts on other parts of the coast."

And UK Marine Policy Statement (Section 2.6.8, pertaining to coastal change and flooding) 'Developers should also seek to minimise or mitigate changes in geomorphology and coastal process (including sediment movement)'.

- 2.4 *Proposed permanent works that may interfere with coastal change:*

The rock sea defence that is the seaward edge (East and North) of the main site (HCDF)

The artificial sand and shingle mound placed on and seaward of the rock defence (SCDF)

The Beach Landing facility (BLF),

Fish Recovery Return outfalls, 2 no. (FRR) and the Combined Drainage Outfall (CDO).

The offshore cooling water intake and outfall structures are ~3km offshore and therefore highly unlikely to have an impact at the shoreline.

- 2.5 Proposed works impacts: The Sizewell C platform is estimated to extend ~40m further seaward than the 'building line' established by Sizewell A and continued by Sizewell B. This is a result of stakeholder pressure on SZC Co. to position the platform further east to minimise effects on the SSSI located to the west. The HCDF is the element most likely to have a significant and enduring negative effect when it is exposed by a naturally retreating shoreline however, the position of the sea defence cannot yet be accurately determined owing to the lack of a final design for it. SZC Co. have identified that the HCDF will probably become exposed and block the flow of sediment leading to accretion, predominantly on the Minsmere (North) side, or erosion, predominantly on the Thorpeness (South) side, when compared with natural changes that would have occurred in a 'No Sizewell C' scenario. Mitigation is required to prevent or correct these departures from natural change.
- 2.6 The SCDF is embedded mitigation provided to delay the negative impact of exposure of the HCDF. It will require active management informed by a comprehensive monitoring programme and is predicted by SZC Co. to be effective until 2050 / 2080. After this date secondary mitigation will be applied involving beach management by recycling, bypassing, and nourishment of beach material.
- 2.7 SZC Co. suggest that mitigation will cease before end of decommissioning at ~2130. SZC Co. has no plan to remove the HCDF, unless required by the Pre-Decommissioning EIA.
- 2.8 The development life is forecast to end between 2160 (Bk6 ES Vol2 Chapter 7) and 2190 (Bk 5 5.2 MDS FRA) after removal of the spent fuel facility. At this date, the HCDF is no longer required to protect the site. Depending on the functional life of the SCDF as indicated in 2.6, the HCDF could affect coastal processes for between 80 and 140 years.
- 2.9 The BLF has potential to alter natural change trends in its locality and beyond. The risk is higher during use involving barge deliveries that require dredging to create navigation access and so will be greater during the construction phase than during operation when it will be dormant for the vast majority of the time.
- 2.10 The consequence of a negative impact will be an unnatural change in shoreline and or seabed profile. It is agreed with SZC Co. that detection and management will require a comprehensive monitoring and mitigation programme.
- 2.11 FRR and CDO have limited potential to cause unnatural change at the shoreline by interference with nearshore sandbars that are important sediment movement pathways. It is agreed with SZC Co. that detection and management will require a comprehensive monitoring and mitigation programme.
- 2.12 *Required interventions as part of the DCO process:* Monitoring and Mitigation Plan (MMP):- Several years ago, this Council along with Natural England, the Environment Agency, and the Marine Management Organisation, agreed with SZC Co. that a comprehensive MMP is required to inform decisions on if, and to what extent, an observed coastal change in the Sizewell C zone of influence is

attributable to the development and what responses are appropriate. It is agreed that under the MMP SZC Co. is liable to manage and fully fund the monitoring and mitigation process. A draft MMP has been prepared by SZC Co. which is welcomed. This is currently under consultation with key stakeholders in parallel with the DCO process. Whilst the content of the MMP is encouraging, there are several points of significant difference between ESC and SZC Co. including the following:

- We believe it is essential that a precautionary principle is applied to assumptions on potential future critical requirements (in line with Rochdale Envelope guidance). This point covers several issues of concern including Impact Assessments, incomplete designs and the extent of the area to be monitored. The Council seeks PINS support to make this an obligation upon SZC Co. through the DCO process;
- ESC is of the opinion that the SZC Co. project plan and budget must assume that the MMP will remain active, with increasing investment demands to manage an increasingly exposed HCDF, unless and until either the HCDF is removed or when SZC Co. interest in the site transfers to another owner. In the case of a transfer we believe that the new owner must be bound by covenant or other legal mechanism to adopt responsibility including costs for maintaining the MMP process. The Council seeks PINS support to make this an obligation upon SZC Co. through the DCO process; and
- The MMP process sets out a framework for future actions by SZC Co. in consultation with other key stakeholders, however, the detail and timing of interventions is likely to change over time as monitoring and analysis improves understanding of actual impact and response. To protect the Council's interests over the life of the MMP we also seek PINS support to require an independent body to monitor the MMP, with 'legal' standing if possible, to direct SZC Co. mitigation and compensation requirements.
- The DCO proposes that the delivery of the MMP will form part of obligations upon SZC Co. as specified in the Marine Licence, the implementation of which will be overseen by the MMO. ESC is consulting with the MMO on this arrangement to ensure that ESC's influence is maximised, and interests are protected.

Removal of HCDF: The DCO (6.3 ES Chapter 5 Decommissioning) states: *"Funding of decommissioning - 5.3.1 The costs of decommissioning, waste and spent fuel management (post End of Generation) and disposal of all higher activity waste will be funded through a Funded Decommissioning Programme (FDP). Under these arrangements, SZC Co. will ensure that it sets aside funds over the operating life of the Sizewell C power station to cover these costs in full."*

And

"5.7.22 At this time, it is not proposed to remove the Sizewell C coastal defence and thus, there should be no requirement for substantial decommissioning works in the intertidal area and hence no significant adverse effects on ecological receptors in this area would be anticipated. However,

this would be confirmed within the EIA submitted prior to the End of Generation'." ESC Concern with this statement is that discussion on removal of the HCDF is deferred until a much later date.

2.13 The implications of an eternal HCDF projecting into the sea at this location are not able to be predicted with certainty at this time, however, we believe the risk of allowing a 800m long by 10m (or 14m high) mainly rock headland to develop and remain at this location is unacceptable. We consider that the FDP must make provision for the cost of full removal of the HCDF, when safe to do so, as part of the decommissioning process unless and until a future study, informed by monitoring and other data, changes this position. The Council seeks PINS support to make this an obligation upon SZC Co. through the DCO process. More detail on matters of difference between ESC and SZC Co. will be provided in our Written Representation.

Archaeology

2.14 *Platform peat strategy:* identifies the high potential for organic cultural remains and palaeoenvironmental remains, within of Work No.1A (a) to (h) (main platform). Through predictive modelling it identifies a mechanism by which the peats can be evaluated. It requires a Written Scheme of investigation for archaeological excavation of the peat deposits to be drawn up and approved. We are pleased that this document must contain provision to extend the excavation areas if "exceptional survival of archaeological remains" is identified. The Council takes this to mean significant remains of human habitation, industry or burial or artefacts of particular intellectual value, e.g. boats.

Heritage

2.15 There are no significant adverse impacts on Grade II listed Upper Abbey Farmhouse anticipated or identified during construction. SZC CO. does identify significant adverse impacts on Grade II Abbey Cottage and the non-designated heritage asset (NDHA) Dunwich Coastguard Cottages during construction. There are no other significant effects on heritage or conservation assets identified during construction. The repair of Upper Abbey Farm barn is a significant long-term benefit and we will want to be involved in the detailed schedule of repairs proposed for this heritage asset. The Council would have welcomed a program of repair/re-use of other heritage assets which have deteriorated under SZC Co. ownership and we are happy to discuss this further mindful that it would be outside of the DCO process. However, we note that investment for built heritage repair seems very low compared to landscape and ecology investment and therefore if there is an opportunity to increase investment with regards to heritage assets, we would be very supportive of this.

2.16 At the roundabout to the main development site there is an adverse impact from the development of the roundabout within the immediate setting of Abbey Cottage, this contradicts the DCO submission and more detail on how this can be mitigated is sought.

2.17 Permanent backup generator and emergency equipment store: the siting of these buildings within the curtilage of Upper Abbey Farmhouse is acceptable subject to appropriate design and materials being used for the construction.

2.18 *Conservation area assessments:* Thorpeness beach is excluded from the Conservation Area and therefore glimpses of Sizewell C will not impact the Area. Potter's Street Crossroads – views toward Sizewell C from listed buildings will be altered but this does not diminish their appreciation.

Dunwich Coastguard Cottages – here lies the greatest magnitude of change through intensification of industrialisation and reduction of undeveloped landscape, both of which are an important aspect of their appreciation. Contrary to the view of SZC Co. who see these as LVIA assessed as medium-small adverse and heritage assessment insignificant minor adverse. This Council considers it to be a medium magnitude, moderate adverse effect on medium significance asset. After impacts on Upper Abbey Farm, the greatest construction phase impact from the Main Development Site will be on the NDHA which is the Coastguard Cottages at Dunwich Heath, due to physical and visual proximity and the fact that the cottages face Sizewell directly.

2.19 It is agreed that there will be no impact on the significance of Southwold Conservation Area.

Design (Refs to Design and Access Statements and Design Principle Documents)

2.20 *Turbine halls:* SZC Co. propose aluminium cladding panels and it is considered that the proposed choice offers a sophisticated approach to combine multiple considerations in respect of materiality, colour, shading, the dynamic interplay of changing daylight and climatic conditions and the landscape and seascape context, in one modelled material.

2.21 The turbine halls will be bulky buildings in a prominent position but by using this cladding, the building will not 'disappear' but the suggested effect that they may arise through the visual dissipation of the monumental solidity of their volume through the shimmering effect of their external surfaces. The idea that you will approach these monumental scale buildings and be surprised by the light, evanescent surfaces which confound their solidity is appealing. It is considered that the proposed approach to these big boxes will enliven them yet their monolithic uniformity is not denied. We support the approach illustrated of a vertical gradation in visual effect from lighter to darker, top to bottom. There are still design queries to be resolved such as the size of the shadow gap, the grid of smaller and larger shadow gaps, and edge treatments at corners/parapets/junction with plinth storey.

2.22 *Turbine halls / Operational Service Centre (OSC):* We are not clear from the submission what the plinth storeys to the turbine halls and OSC building will look like. The appearance of glass fibre reinforced concrete panels is unfamiliar to us. The accompanying illustration (Fig. 7.42) shows a deliberately dark colour effect but we are unclear how this is achieved with concrete. The illustration also appears to show textured finishes to the concrete panels.

2.23 These are all key detailed design elements to clarify at some point since, these materials and effects will be deployed at a vast scale. It is noted that the 1.5m width module of the aluminium panel is used here as the short dimension to maintain a uniform vertical width from bottom to top of the building. It is supposed that a cartesian grid is the most straightforward application of a system to order these facades. However, it is still possible to gauge the effect that is being sought here with the design of the plinth and its relationship to the aluminium cladding and this Council can endorse it.

2.24 As an additional point, it is not considered that the skybridges will be particularly discernible as key architectural elements, as suggested elsewhere in the Design and Access Statement. Their setback

position and very small scale in relation to the Turbine Halls and OSC building will mitigate their interest.

- 2.25 *Composition of the nuclear island:* P137 Fig. 7.55 – there is some reference here and within the text to an idea of classical composition in terms of the symmetry of the layout of the set piece buildings on the Conventional Island and their use of a vertical ordering of facades, incorporating the language of plinths, for example, and a hierarchy of scale. It is one way of describing the site organisation of form, massing and position and it is supposed it can be suggested that the geometric configuration of the layout and composition of buildings is translated into the geometry of their applied appearance. This ensures that there is a continuity of a concept-derived approach in the through-design which provides coherence and we welcome the degree of consideration that has been applied in this regard. It is just that we would not use the word classical here.
- 2.26 P147 Fig. 7.69 – in terms of building layout and sense of arrival onto the platform, it is curious to the ESC that what faces you directly on approach is the Contaminated Tools store which is a fenced compound to store ISO containers. Perhaps it really is an important space in this position (easy transport access?), but we are uncertain of the rationale for the building/spatial sequence here, other than that we can appreciate the position of the Main access building adjacent.
- 2.27 The design for the Main access building does appear rather underwhelming. As a kind of 'gatelodge' to the Sizewell Estate (as it were), it could be a refined and attractive design in its own right. Not everything outside of the set pieces needs to be simplified and strictly utilitarian.
- 2.28 OSC: P139 Fig. 7.60 – we like how the elevational treatments of the OSC do respond to their differing orientation, internal spaces behind and their function, and articulation and modelling. These are key to the design of a building which is described here as the '*conceptual heart*' of the site (para. 7.15.1, p136) and which provides the '*primary space for human habitation within the operational platform*' (para. 7.15.4, p137). This highlights the architectural and social importance of the building. The figure illustrated here does show a refined and sophisticated approach with depth of thought and consideration applied to ensure a good design outcome. These are aspirations that we would wish to see applied to any design of a major development and it is appropriate to see them applied here; and welcome to see them being potentially achievable. ESC can support the approach set out here.
- 2.29 *Accommodation Campus:* P248 para. A.30.3.5 – clearly, the appearance of the accommodation blocks has not yet been detailed, although their plan form, plan positions and layout have been. Their form and scale will be repetitive, and it is interesting to note here that the possibility of modular construction is being considered. This must be relevant also in the context of the removal of these buildings at the end of the construction period and the ease by which that can be undertaken.
- 2.30 It is noted that the local vernacular is referenced here in terms of materials and colour palette, although we are uncertain how the former will lend itself to a modular form of construction that will have a contemporary appearance – red brick, render or flint.

- 2.31 We consider that it will be more important to ensure that a locally responsive colour palette is employed to provide some level of complementarity to the local surroundings. These blocks will not be permanent features of the Suffolk countryside in this location and we are less concerned about the materials choice. Indeed, that choice should relate more closely to the nature of construction - if it will be modular, for example.
- 2.32 P249 – the Figures here provide a useful 3-D visual illustrative guide to the massing and form of the accommodation blocks. Recessed glazed stairwells will provide relief and articulation to the form and facades. Window openings will be paired where possible, to avoid the monotony of a motel-like repetition of identical windows in identical positions. We welcome these positive design considerations in respect of appearance. Flat roofs will serve to restrain the scale of these blocks (most of which are 4 storeys in height). It is appreciated that the illustrations here do not show a finished design, but we welcome that thought is being given to other appearance considerations in terms of window and materials treatment. If modular construction is employed, it will become critical to avoid a kind of stacked portacabin effect. That would provide a very dispiriting kind of effect for occupants of the site to put up with for many years. The final finished appearance needs careful consideration.
- 2.33 It is understood that the site layout is now fixed in terms of disposition of the accommodation blocks, recreation centre, access and routes, and the decked car park. We agree with the east-west building orientations in respect of localised impacts; and consider the alternating pattern of access streets and green streets attractive. We judge that sufficient consideration has been given to the quality of intervening space, traffic distribution and habitable conditions for occupants. There is clear evidence that landscape proposals have been incorporated into the layout from an early stage.
- 2.34 The long site edges will consist primarily of the access road to the west; and a recreation/fitness footpath to the east, buffering the countryside edge. The southern edge includes the Upper Abbey Farm site. The accommodation campus will clearly have a landscape presence that is unavoidable.
- 2.35 In that this layout is not for permanent occupation, it is not reasonable to apply the usual urban design principles to it. It has specific characteristics that will make it unlike any other major residential development, clearly, and these must be considered when judging the quality of this proposal. Unlike the Design Council in their review of the campus, we have no concerns about the quality of the design proposal as presented here and do not understand their comments about legacy, when there will be none.
- 2.36 P250, para. A.30.11 – it is agreed that the use of a muted colour palette for the recreation building is appropriate. This structure (and others) needs to be restrained in its appearance, particularly given its impressive scale.
- 2.37 P253, para. A.30.18 – the choice of edge treatment to the decked car park will be critical in terms of views to it from the surrounding countryside and adjacent road; and also from within the site and accommodation blocks adjacent, for which this will be their principal aspect. The suggestion here of vertical timber slats as a form of cladding does sound worth testing, as it is an attractive choice of

material and will help towards mitigating what will be an unappealing urban building of enormous scale.

- 2.38 P253, para. A.31 ff – it is judged that the Colour Strategy that is outlined here is well considered and one that we can subscribe to. We agree that some colour relief from the dark palette of the accommodation blocks will be needed and the suggested choice of entrances to provide this is appropriate.
- 2.39 *Permanent structures at Upper Abbey Farmhouse:* P255, paras. A.36.2-4 – we have no objection to the removal of the modern building to make away for the emergency equipment store; or the removal of the modern building to the south of the stockman's house, both at the Upper Abbey Farm group. As stated here, neither of these structures has any historic value.
- 2.40 There will be adverse impacts arising from the proposed accommodation campus on Upper Abbey Farm, Abbey Cottage and Potter's Farmhouse in respect of this scale of development within their respective settings – particularly for Upper Abbey Farm and Abbey Cottage which are in such close proximity. These will be caused by the scale and extent of built form, engineering associated with transport and access infrastructure, and change in the character of the landscape in this area of it. These impacts will give rise to a low-to-moderate magnitude of harm to the significance of these designated heritage assets which will be significant. Their duration over the medium term of the construction phase (10-12 years) does not mean their transient nature should be discounted. We do, however, judge that the impacts on Upper Abbey Farmhouse are sustainable because it forms part of the EDF Estate already and is not currently occupied as a pair of dwellings. The proposals that directly affect the Upper Abbey Farm group (addition of buildings) are already accounted for in heritage commentary.
- 2.41 *Pylons:* SZC Co. propose an overhead line (OHL) solution to exporting power from the turbine halls to the National Grid substation, this includes additional pylons x 4. This change to their proposal emerged in the later stages of public consultation, prior to that time it had been understood that all power cables were to be undergrounded on the Sizewell site. However, SZC Co. have now put forward the case for OHL on the basis that the footprint of the site is not big enough to accommodate the galleries and tunnelling that would be required to accommodate undergrounding of these lines. In addition, constraints to the site boundary are difficult to overcome in that the route from Unit 1 would require unacceptable works in close proximity to the Sizewell B site which would not be supported, potential routes from Unit 2 would require enlargement of the platform to the north leading to further loss of land within the Sizewell Marshes SSSI, this would not be acceptable to ESC.
- 2.42 ESC is disappointed that an alternative solution to OHL has not been found to be deliverable without adversely impacting on the SSSI or safety with regards to Sizewell B, however, we would support further work in this area and the potential for removal of the pylons should an alternative solution present itself as available. However, we would not support further encroachment into the SSSI, nor would we support any option that involved further encroachment onto the Sizewell beach

(eastwards). Increasing the platform eastwards would push the proposed HCDF (sea defences) towards the sea which would adversely affect existing predictions and monitoring and potentially result in the HCDF becoming exposed earlier than currently predicted.

2.43 ESC reluctantly accepts that the SZC Co. solution of four pylons, two at 48 metres and 2 at 65 metres would be the least worst option, however, this will adversely impact on the landscape and therefore we expect appropriate compensation within the proposed AONB Fund to compensate this approach.

LVIA

2.44 *Construction Phase*

Even allowing for embedded mitigation measures within the design, construction works are considered likely to result in **significant adverse effects on local landscape character** types within and adjacent to the site. These include Estate Sandlands, Coastal Levels, Ancient Estate Claylands, Coastal Dune, Shingle Ridges, and Nearshore Waters due to the removal of existing key landscape features and views of construction activities.

2.45 **Significant Adverse effects on landscape and seascape character** during construction would occur within the AONB as follows:

- Estate Sandlands landscape character type (LCT)
- Coastal Levels LCT
- Coastal Dunes and Shingle Ridges LCT
- Ancient Estate Claylands LCT
- Nearshore Waters seascape character type (SCT)

2.46 **Significant adverse effects on visual amenity** during construction have been identified for views at:

- Westleton Walks and Dunwich Heath
- RSPB Minmere
- Coastal strip between Dunwich, Minmere Sluice and Beach View holiday park.
- Eastbridge and Leiston Abbey
- Areas within NW section of main development site which remain accessible to the public.
- Sizewell Belts
- Views from offshore.
- These include effects on the visual amenity of the Suffolk Coast Path and Sandlings Walk.

2.47 It is claimed that these landscape and visual effects would only occur over localised sections of the AONB and Heritage Coast and so the effects during construction on these designations as a whole are therefore assessed as **not significant**. This seems to be a potentially misleading and unsatisfactory conclusion and at best one of only passing academic interest as far as the AONB as a whole is concerned.

2.48 The far more likely conclusion is that the impact on the *coastal and coastal hinterland* aspects of the designations are of notable adverse significance in a localised section of the AONB, and that these significant and major adverse effects will be contrary to the purposes of designation for the AONB. These need to be further reviewed and the extent of these effects fully understood. For now though, there seems little to no doubt that the landscape of the AONB and visitors to the AONB will be significantly adversely affected during construction, and these effects will only begin to diminish on completion of construction, the withdrawal of all construction activity, and the establishment of the wider estate landscape restoration programme.

2.49 Major and Major-Moderate Adverse visual effects would occur over a range of public access viewpoints in the vicinity of the site and construction laydown area. These include the majority of the Minsmere Levels and the southern section of Dunwich Heath adjacent to Coastguard Cottages, as well as the coastal section between Dunwich Heath and Minsmere Sluice. Slightly lesser effects but still Significant would be experienced on walking routes through Sizewell Belts, the Walks, Sizewell Gap, and in nearshore waters up to 2km offshore.

2.50 Night-time effects during the construction period are anticipated to be major or major-moderate across a wide range of landscape, seascape and visual receptors during the construction phase.

2.51 In respect of AONB Special Qualities, large and medium scale effects are recorded for landscape quality, scenic quality, relative wildness, relative tranquillity, natural heritage features, health and wellbeing (footpath users). Whilst notably localised in some cases, in others, effects are predicted for a distance of up to 3km from site.

2.52 On top of the described impacts and effects on landscape and visual receptors, this list of effects on AONB special qualities would seem to point to significant impacts on the AONB and the purpose of the designation. Similar localised but nonetheless significant adverse effects on the Heritage Coast can be anticipated. Heritage Coasts are defined rather than designated like AONBs. Nonetheless they were established to *inter alia*:

- conserve, protect and enhance
- the natural beauty of the coastline,
- their terrestrial, coastal, and marine flora and fauna,
- and their heritage features.
- Encourage and help the public to enjoy, understand and appreciate these areas.

2.53 With significant adverse effects on landscape and visual amenity duly predicted, the purposes of definition would seem to be compromised in the localised area around the development site once operational, and over a wider localised area during construction.

Ecology

2.54 *Sizewell Marshes SSSI*: The ES concludes that impacts on Sizewell Marshes SSSI are Minor Adverse, Not Significant. This is based on onsite mitigation measures during construction and the delivery of compensation habitats at Aldhurst Farm (reedbed and ditches), Benhall (fen meadow and potentially wet woodland) and Halesworth (fen meadow and potentially wet woodland). There is also the potential for the creation of 0.7Ha of wet woodland in the northern part of the Sizewell Estate

alongside the creation of a water storage facility. Whilst it is understood that the ES conclusions are based on the identified compensation measures being successful, no recognition is given to the difficulty in creating some of the required habitats. In particular creation of fen meadow, suitable to compensate for the high-quality habitat which would be lost, is likely to be extremely difficult if not impossible. The assessment of impact should recognise this difficulty in the assessment of the significance of the impact.

- 2.55 Also, the ES makes reference to a financial contribution to be made if fen meadow creation fails. However, there does not appear to be any further detail available on what this would be used for, how it would be secured or how it would be triggered (or over what time period it would be available).
- 2.56 *SSSI Crossing:* With regard to direct loss of SSSI, the SSSI Crossing option selected (embankment and culvert) is not considered by the Council to be the least impacting available technique as it involves a greater amount of direct land take from the SSSI than a bridge option and will adversely impact connectivity for species moving between Sizewell Marshes SSSI and Minsmere (particularly species such as water vole, birds and invertebrates).
- 2.57 Also, whilst not detailed on the SSSI citation, wet woodland is a component of the site which supports a number of the invertebrate species for which the site is designated. Whilst some wet woodland creation potential is identified, this is not sufficient to compensate the amount of wet woodland to be lost (2.6Ha).
- 2.58 SZC Co. own design principles seek to 'minimise the likely significant adverse biodiversity effects' and 'seek to retain areas of habitat connectivity and continuity as far as possible within the EDF Energy Estate', the culvert crossing the SSSI will sever the vital ecological connectivity for a wide range of species, including European Protected Species (EPS). However, from a landscape perspective there could be benefits with a planted causeway crossing and from a flood defence perspective it would be simpler to defend a culvert in the future should sea level rise necessitate this. However, on the basis of the information provided in the DCO, we have concerns with the SSSI crossing from an ecological connectivity perspective and we would ask that SZC Co. consider further the opportunities for an alternative that would better suit from an ecological perspective.
- 2.59 *Sizewell Levels County Wildlife Site (CWS):* The ES identifies that the loss of part of this site as a Moderate Adverse, Significant impact, however no specific compensation measures are proposed to address this.
- 2.60 *Suffolk Shingle Beaches CWS:* The ES identifies that the long-term presence of the station sea defences will result in a Moderate Adverse, Significant impact on this CWS, however no additional compensation or offsetting measures are proposed to address this.
- 2.61 *Bats:* The ES concludes that construction, even with identified mitigation measures implemented, could cause local population extinctions due to fragmentation of foraging/commuting habitats. However, it then concludes that overall these impacts are only Minor Adverse, Not Significant as they

can only occur during the construction phase or that the impact only occurs on populations present at Sizewell and not the whole County population (this is the ES conclusion for Natterer's). It is not clear how this overall conclusion has been reached, particularly given that several of the bat species populations present in the Sizewell area are considered of County or National importance in EIA terms (Barbastelle – National and Natterer's – County). It is these individual populations that are assessed as being this important, it is not the County or National populations, and therefore e.g. concluding that that the potential extinction of the Sizewell Natterer's population is Minor Adverse, Not Significant because it is not the County population going extinct is an incorrect conclusion and is not justified.

2.62 The construction phase will last at least 9 to 12 years in which time there is a significant and real risk that extinctions of local bat populations could occur. In particular the following populations are at the most risk, Barbastelle (because of the likely relatively small population size, the presence of a confirmed breeding population meaning that habitats are likely to be more important at more critical times of the year, the observed home ranges on site being considerably smaller than the Core Sustainance Zone (CSZ) in the literature, their prey requirements and their aversion to lighting); Natterer's bat (because of the presence of a confirmed breeding population meaning that habitats are likely to be more important at more critical times of the year, the potential for the loss of up to 60% of identified core habitat areas and their aversion to lighting); brown long-eared bat and Daubenton's bat (because of their relatively small CSZs, reliance on linear features, aversion to lighting and the presence of a confirmed breeding brown long-eared bat population meaning that habitats are likely to be more important at more critical times of the year and they would be separated from roosting and foraging habitats by the construction area); Common and Soprano pipistrelle bats (whilst these species are relatively more common, they have small CSZs and require linear features in the landscape to navigate and are therefore more susceptible to the impacts that are likely to occur from the construction). The proposed mitigation for bats also relies, to some extent, on species such as barbastelle being able to undertake a wider commute further to the west therefore avoiding the construction area. However, survey work for the Sizewell Link Road identifies that habitats to the west of the Main Development Site are of relatively poor quality for bat commuting/foraging and that the construction and operation of the Sizewell Link Road will exacerbate this. It therefore appears highly unlikely that, under the current proposals, some bat species will be able to use habitats to the west in sufficient numbers to maintain their populations.

2.63 This is not an acceptable outcome and cannot be considered to only be Minor Adverse, Not Significant. Further habitat mitigation and compensation measures are needed to address this impact, including strengthening the available commuting and foraging habitats to the north, south and west of the construction area and the provision of additional roosting (including hibernation) opportunities in these areas to allow the populations to reinforce themselves should habitat fragmentation lead to a splitting effect.

2.64 With regards to impacts on roosting habitats, whilst the approach of basing the assessment of impact on the available roost resource rather than the availability of individual roosts appears logical there does not seem to be sufficient information presented to show what the available roost resource

is considered to be. Without this it is not possible to properly assess the conclusion that loss of roost resource will only result in a Minor Adverse, Not Significant impact.

2.65 *Water Vole:* The ES concludes Minor Adverse, Not Significant impacts based on displacement of animals to adjacent habitats and translocation to Aldhurst Farm. It does not consider that fragmentation of populations by the SSSI Crossing is significant as it is claimed that water vole may use the culvert and even if they do not the Sizewell and Minsmere populations are robust enough to survive on their own. However, the amounts of water vole habitat impacted by construction quoted in the ES appears significantly smaller than that set out in the Water Vole Mitigation Strategy Appendix. In particular the receptor site at Aldhurst Farm is much smaller than the amount of habitat to be lost from the SSSI, and with no improvement of the culvert under Lovers Lane the existing fragmentation between Aldhurst Farm and the SSSI will be exacerbated by adding more animals to what would effectively become a third discrete population. Therefore, we disagree that this is only a Minor Adverse, Not Significant impact.

2.66 *Reptiles:* The ES concludes Minor Adverse, Not Significant impacts. This is probably correct, provided that it can be demonstrated that the receptor sites are ready to accept animals (and haven't already been colonised). Robust monitoring programme (during construction and operation is required to ensure mitigation strategy is working, particularly for snake species).

Air Quality

2.67 An air quality assessment of impacts at the construction workers accommodation campus has not been provided. This will be required in order to be satisfied that the stockpile and borrow pit areas will not have an adverse impact on residents of the campus. It is noted that a construction dust assessment and associated vehicle movements have been presented in the air quality assessment but not with specific reference to occupiers of the campus.

2.68 *Combined Heat and Power:* An assessment of CHP from the campus has been provided. The CHP has not been finalised, if emissions from the CHP increase it is expected that an additional air quality assessment should be provided. In addition, the in-combination impacts with the emergency diesel generators has not been provided at the campus and nearby residential and ecological receptors.

2.69 *Construction:* Previously concerns were raised with regards to air quality and specific construction elements, only some of these have been included in the DCO submission.

2.70 The DCO provides some information on dust mitigation during concrete batching, although it is expected that the Environment Agency will set conditions/requirements necessary to mitigate concrete batching impacts. In particular, additional mitigation to offset impacts from strong coastal winds.

2.71 Further detail has previously been requested with regard to the location of the concrete batching facility and the Bentonite farm, to be located away from sensitive receptor. This detail is still outstanding in the submitted DCO documents.

2.72 Assessment of construction dust deposition – previous concerns centred around the use of Wattisham meteorological data being an inappropriate comparison due to its inland position not taking

into account higher average wind speeds in a coastal location. Further information from SZC Co. is awaited regarding this, dependent on what is received the impacts and necessary mitigation may need to be altered to avoid dust nuisance. However, it is likely that ongoing monitoring will be required in relation to dust deposition. The Dust Management Plan should include a local weather station to be installed near the large stockpile so actual wind conditions at the stockpile are used to inform working.

- 2.73 To enable further assessment of construction dust assessment, SZC Co. has been asked to provide further information on construction vehicle weight assumptions in order to understand whether the calculated emission rates are conservative or not. Dependent on SZC Co. response this may alter impacts and necessary mitigation.
- 2.74 Stockpile erosion – a stockpile of the size proposed will be susceptible to wind erosion. However, we are not clear that of the assumptions are evidenced base, we requested further detail on the calculation of erodible material % in each stockpile, and this detail is still awaited. The outcome of this may alter impacts and necessary mitigation. In addition to this, the full workings of friction velocity needs to be provided and this is still awaited from SZC Co., the response to this may alter impacts and necessary mitigation. The analysis of air density and shear stress is required to calculate the friction velocity.
- 2.75 For onsite car parking provision of up to 1000 cars and the 1300 capacity car park for the campus, mitigation within Sizewell C's CoCP is considered suitable.
- 2.76 There is no further specific construction dust impact of the National Grid station included in the DCO. We are not expecting there to be a separate application from National Grid so these measures should be incorporated in the DCO. However, in relation to Sizewell B relocated facilities we would expect dust nuisance impacts to have been captured in the submission.
- 2.77 The CoCP measures are considered adequate for the construction of the power station access road.
- 2.78 Marine launch chamber – no reference to this within the DCO, clarification is required as whether these structures have been removed from the construction proposals.
- 2.79 Haul road - within Table 4.2 of the CoCP screens and barriers are recommended for haul routes within 50 metres of sensitive boundaries. This is considered good mitigation although it is requested that consideration should be given to hard surfacing haul routes within 50m of both human health and ecological receptors to reduce the likelihood of dust nuisance. Ideally a DCO requirement will require construction contractors to agree mitigation in advance of works, at which hard-surfaced haul routes could be implemented. Dust nuisance risk with currently proposed mitigation is minimal, and hard-surfaced mitigation is recommended to lower the risk further at source.
- 2.80 Within volume 2 main development site, chapter 12 air quality figure 12.1-12.2, it appears that zone A-C, which have been identified within the trackout assessment of the construction nuisance assessment cover all the haul routes associated with the main development site. The haul routes

associated with the main development site can be established by reviewing figure 3.5 within Volume 2 main development site, chapter 3 description of construction.

- 2.81 However, there should be a specific requirement within the CoCP for the reassessment of high risk locations should there be a realignment of haul routes. Thereby identifying locations where additional haul route mitigation within Table 4.2 of the CoCP applies, in addition to hard surfaced haul routes. This should be agreed pre-consent.
- 2.82 Earth bunds / stockpiling of excavated material - it is requested that stockpiles and earthbunds are turfed and fenced/screened in locations which are within 350 metres of sensitive human health and ecological receptors to minimise wind whipping of loose bund or stockpile material. Ideally a DCO requirement will require construction contractors to agree mitigation in advance of works, at which combined fencing and turfing could be implemented. Dust nuisance risk is minimal with current mitigation and combined mitigation is recommended to lower the risk further.
- 2.83 Construction buildings - for construction buildings or buildings for construction worker welfare and offices, these should be prefabricated to mitigate any dust nuisance. Ideally a DCO requirement will require construction contractors to agree mitigation in advance of works, at which prefabricated buildings could be implemented. However, dust nuisance risk is minimal with current mitigation and prefabricated mitigation is only recommended to lower the risk further.
- 2.84 NRMM – SZC Co. has carried out an assessment of NOx emissions from dump trucks and CAT777s using haul routes. However, there will be substantially more NRMM in use at the different construction zones - e.g. mobile generators and cranes. Experience at Hinkley Point indicates that this could amount to tens of MW of unabated diesel generator plant. Air quality impacts from other NRMM have not been assessed. Furthermore, the Air Quality Assessment envisages the use of Stage IV controls where possible, which are not the best currently available NRMM emissions controls standards
- 2.85 The number and capacity of NRMM plant required for the main development site and associated developments should be estimated. Impacts should be mitigated through (a) the use of electrically powered plant when feasible, confirming the point when this can be introduced, (b) the use of NRMM conforming to Stage V emissions standards (requiring the use of Selective Catalytic Reduction technology), and (c) avoiding the deployment of plant close to site boundaries where possible. Emissions of NOx, PM10 and PM2.5 should be calculated based on the lowest tier of emissions control envisaged, and impacts should be assessed using appropriate screening and/or modelling methods. The means for enforcing use of low-emitting plant should be specified. Cumulative impacts of NRMM with emissions from dump truck/CAT777 and construction traffic movements on public roads should be assessed.
- 2.86 Plant and associated abatement for generators – SZC Co. suggest that that the proposed combustion plant will not be subject to the requirements of Industrial Emissions Directive because of operational requirements which mean that emissions from the plant cannot be discharged through a single point. It is further suggested that the plant would not be subject to the requirements of the Medium Combustion Plant Directive. In view of the potentially significant impacts due to emissions from the proposed combustion plant at nearby internationally and nationally designated habitat sites, it may be beneficial for the applicant to reconsider this approach, and to adopt lower emitting plant,

in order to assist in eliminating the risk of significant impacts on the integrity of nearby habitat sites. We await further input from the Environment Agency on this matter.

- 2.87 Mitigation of lime / dust translocation during lime spreading – due to the proximity to ecological receptors this is a risk activity for ecological receptors, SZC Co. include some mitigation to offset the risk but the Dust Management Plan needs to include site specific mitigation of lime treatment, SZC Co. response to this may alter impacts and necessary mitigation.
- 2.88 Sensitive locations should be highlighted in the Dust Management Plan such as the Sizewell Marshes and Minsmere Marshes SSSI and monitoring agreed at these locations. A list of dust nuisance and ecological receptors should be in the Dust Management Plan to ensure suitable monitoring and mitigation.

Drainage

- 2.89 We need further detail and clarification in relation to the infiltration basin in Water Management Zone 1 with regards to future coastal and flood risk. We expect consideration to be given to rainwater harvesting for water that would otherwise be discharged via the Combined Drainage Outfall into the sea (CDO). The CDO can discharge up to 1 in 200 rainfall so this would minimise storage due to lack of space.
- 2.90 Prior to construction of the CDO the water is discharged to Water Management Zone 1 or 2, it is not clear if this is treated prior to transfer nor why this cannot continue during the rest of the construction phase.
- 2.91 We are concerned that by lining the Water Management Zones this classes them as ponds which results in pollution mitigation implications.
- 2.92 Documentation states that Water Management Zones 1, 2, 3 and 6 will discharge to ground and watercourse – we would ask why they cannot solely infiltrate to ground?
- 2.93 There is a temporary water storage area to be removed upon completion of construction, it is likely there is legacy benefit in keeping this for agricultural use and we would encourage this option.

Sizewell B Relocated Facilities

- 2.94 This Council notes that the plans submitted for the relocation of facilities at Sizewell B are the same as those previously consented by ESC under DC/19/1637/FUL, however, a pedestrian route from the outage car park in Pillbox Field through the SSSI was removed from that application but is still shown in relation to the DCO, we cannot support this element of the proposals.
- 2.95 We are also aware that given the proposals are to be considered together at this stage we would welcome any opportunities to reduce greenfield development within the AONB for the DCO, we would

suggest that this could be achieved by a shared outage car park or shared training centre. We would ask that any opportunity to reduce additional development in the AONB be taken by SZC Co.

Major Accidents and Disasters

2.96 The major accidents and disasters assessment for the Sizewell C project considers two assessment scenarios:

Construction assessment scenario which comprises:

- Construction at the main development site and permanent associated development (including the operation and removal and reinstatement of temporary development at the main development site at the later stages of construction); and
- Construction, operation and removal and reinstatement of temporary associated developments (i.e. northern park and ride, southern park and ride, freight management facility, and green rail route).

Operational assessment scenario which comprises:

- Operation of the permanent development at the main development site; and
- Operation of permanent associated development (i.e. two village bypass, Sizewell link road, highway and rail improvements).

2.97 The identified potential impacts and mitigation are:

Flooding: Key features that mitigate flooding risk at the northern/southern park and rides and freight management facility include: Measures set out within the Outline Drainage Strategy for the management of flood risk and pollution prevention, such as: use of permeable surfaces where possible, to manage the increase in surface water runoff on the site; use of bypass separators where necessary to protect the underlying groundwater and surface water receptors. We are satisfied that provided the right drainage solution is used for the right type of ground this should be sufficient but we need further evidence that identified drainage schemes are right for their location.

Nuclear risk:

- Main development site: A combination of conservative design, quality assurance, and surveillance activities to prevent departures from normal operation;
- Engineered safety features and protective systems e.g. making use of redundant systems to provide backup if one system fails;
- Efforts made in the reactor design to reduce production of effluents, waste from reactor operation, and those arise from dismantling at the end of reactor life;
- Design measures: Specification of a minimum platform and SSSI crossing height at 7.3m above ordnance datum to reduce the risk of the main platform and its access being flooded, above the still water level for a 1 in 1,000 return period event; and
- Provision of a continuous hard coastal sea defence and provision of a sacrificial soft coastal defence feature.

Human Health

- 2.98 Given the long construction period with the MDS and the likelihood of dust generating activities, there is potential for in-combination effects.
- 2.99 Transport emissions will have a negligible impact, resultant effects not significant.

Land east of Eastlands Industrial Estate (LEEIE)**Drainage**

- 2.100 It does not appear from the layout proposed that SuDS have been prioritised for this site. There is a potential flood risk to Valley Road from this site that needs to be incorporated into the surface water flood design. There is concern that discharging to open watercourses at a controlled rate does not prioritise SuDS.
- 2.101 The LEEIE has stockpiles proposed in topographic low spots which gives a reduction in on site storage. The site relies on below ground crated systems and conveyance to offsite surface water attenuation feature with treatment likely to be using proprietary products with no indication of how flows will be intercepted without presenting a risk to Valley Road. This does not represent a SuDS approach and presents a potential risk to Valley Road. We need a lot more detail including more detailed proposals for pollution treatment and surface water flood risk during flashy storm events with silt laden runoff.
- 2.102 SZC Co. acknowledge that there is potential for sediment transfer to SuDS and associated flood risk, we disagree that the potential increase in flood risk is only 'Minor'.
- 2.103 There is an unacceptable reliance on maintenance to mitigate these concerns, this would not be feasible for flashy storm events where the consequences will be the worst.

Sizewell Link Road / Yoxford Roundabout**Design**

- 2.104 There are some issues with the layout of the Sizewell Link Road and potential adverse impacts on settings and views from existing properties. However, we recognise the benefits that the Sizewell Link Road can bring by becoming the dedicated HGV and AIL route to service not only the new C Station but the existing Sizewell A and Sizewell B stations. It will also provide an alternative route to Leiston. The new route proposed takes all HGV traffic related to the construction of Sizewell C out of Yoxford which is a benefit to the village.
- 2.105 This Council does not consider there to be any value in removing the Sizewell Link Road post-construction, this would then require the B1122 to revert back to being the HGV route to the nuclear power stations which would harm potential opportunities for converting this to a rural route suitable for cyclists and ramblers. As such, subject to an appropriate package of mitigation for

properties sited along the route, this Council supports the Sizewell Link Road as a permanent addition.

Heritage

- 2.106 *Sizewell Link Road*: The DCO subscribes there to be no significant visual effects anticipated during operational phase on landscape character, construction impacts will be mitigated by management measures. However, there are a number of listed buildings whose principal elevations face towards the area or areas of proposed development and these must be considered.
- 2.107 The surrounding landscape makes an important contribution to the setting of these heritage assets which include a high proportion of farmhouses and a rural village. The proposed link road will represent a significant change in the setting to the built heritage assets because of the visual and physical addition of a new engineering feature; the urbanisation of a previously undeveloped landscape in the area and along the route of the road; associated traffic noise and vehicle movements; the partial loss of an historic field pattern by a road route that disregards it entirely; and partial loss of the dynamic seasonal attributes of a farmed landscape. Change will also arise from the interruption and realignment of the historic road pattern from Yoxford to Leiston where that is proposed. The effects of this are judged to be moderate adverse and significant, contrary to SZC Co. assessment of no significant adverse effects.
- 2.108 However, there will be beneficial effects to some heritage assets arising from displacement of some traffic from the B1122 onto the new road. There will be a modest improvement to the quality of the surroundings of the listed buildings in these villages and this will be a heritage benefit.
- 2.109 Construction of the road will irreversibly alter the surroundings to the detriment of Theberton Hall in terms of engineered features, erosion of landscape setting and traffic noise. These impacts need to be acknowledged and mitigated – adding tree planting to a landscape is not sufficient mitigation.
- 2.110 The assessment in the DCO in relation to Moat Farm cannot be agreed with – land to the north of Moat Farm is one of the earliest farming landscapes in Suffolk, to assess the construction of a new road through it as 'low heritage significance' with 'no significant adverse effects' cannot be supported.
- 2.111 *Yoxford Roundabout*: Yoxford Conservation Area which is a designated heritage asset has not been included in the scope for the chapter on the Yoxford Roundabout and Sizewell Link Road which is an omission. Limited/no harm to heritage assets during construction. No significant impacts during operation on conservation areas or listed buildings. The addition of a roundabout here will represent a change to this part of the Conservation Area but not one that will give rise to any significant adverse impacts. The designed mitigation should address localised adverse impacts in terms of embanking, hedging and field edges.

LVIA

- 2.112 *Sizewell Link Road*: Mitigation embedded in the design of this road scheme seeks to minimise loss of trees and hedgerows.

- 2.113 During construction it is claimed that there will be **no significant** impact on landscape character,, but significant adverse impacts on some local visual receptor groups (5 out of 8) because of construction activity and height of plant above existing vegetation – this will be reviewed further in our Written Representation. Effects on remaining visual receptor groups, the special landscape area and long-distance routes are rated as not significant.
- 2.114 During operation it is claimed that there will be **no significant** impact on landscape character, , because it is an improved scenario on construction phase but with construction activity removed – this will be reviewed further in our Written Representation. Visual effects are predicted to reduce with the withdrawal of construction activities, and as new planting matures to screen views of rising road and bridges and from bridges. **Significant** effects would remain for receptors in Group 5 would remain **significant** because of views from the Pretty Road overbridge, and also for Group 1 receptors because of lighting at night. This will be reviewed further in our Written Representation.
- 2.115 Historic Landscape Issues – Theberton Hall former parkland area is cut through, including its western woodland screen belt. It is noted as a well-preserved example of a 19th C park with the design still legible and which contributes to the significance of the listed buildings. Hedgerows are noted as potentially of Importance under the Hedgerow Regulations, and yet described as being of low heritage significance as relic elements of the historic landscape. The new road will fragment the hedgerow network which is a surviving remnant of the older landscape pattern. See para 9.4.44 which acknowledges that there is a good degree of field pattern continuity which can therefore be regarded as a historic landscape. The assessment of effects on landscape character will need re-assessing.
- 2.116 *Yoxford roundabout*: During construction it is claimed there will be no significant effects on landscape character. Tree and hedge loss have been kept to a minimum, as have changes to landform. Effects will be very localised. Similarly, applicable to visual receptor groups, long distance routes and SLA.
- 2.117 During operational phase it is considered that the situation would be improved by the removal of the contractor compound, so no significant effects position would not change, and indeed would improve.
- 2.118 Whilst this is largely accepted, there will be very localised effects which will create notable permanent change. Impacts on the Conservation Area and setting of Cockfield Hall need reviewing with the Council's Design and Conservation Team, this will form part of the Council's Written Representation.

Ecology

- 2.119 Bats – The survey results for the Sizewell Link Road suggest that the habitats that it passes through are of relatively poor quality for commuting/foraging bats and that any bats displaced from the Sizewell Link Road area will find habitats in the surrounding countryside. However, this ignores the

fact that one of the impacts from the Main Development Site is that bats from that area will need to travel further west to get around the construction laydown area. This would take them into the Sizewell Link Road area. If the area crossed by the Sizewell Link Road already contains habitats which are of relatively poor quality for commuting/foraging bats and the Sizewell Link Road will make this worse with woodland and hedgerow loss then this will exert an even greater pressure on the bat populations from the Main Development Site and make them even more isolated (see Main Development Site Bats section above).

Air Quality

2.120 An assessment of traffic on Sizewell Link Road/Theberton Bypass impact upon residential receptors has been considered. However, the methodological queries are unlikely to change the conclusions of the air quality assessment in other locations. No exceedances of air quality objectives have been reported within this area.

2.121 An air quality assessment of traffic changes upon air quality has been presented within the Yoxford roundabout. No exceedances of air quality objectives have been reported within this area.

Drainage

2.122 *Sizewell Link Road:* from the submission there is no certainty that there is sufficient space within the red line boundary for SuDS and any flood relief basins. There has been no infiltration testing in relation to the route and no sensitivity testing for discharging to open watercourses without increase in downstream flood risk. It is not clear what pollution treatment is required to treat surface water flows along the route. We need to see further evidence that sufficient space has been provided to ensure drainage basins can comply with current guidance, we also need to understand how it is proposed for surface water from the northern side of the road to reach swales on the southern side of the road?

2.123 *Yoxford Roundabout:* We are concerned that the only proposal is for surface water to be piped to the infiltration basin, there is no secondary proposal, we need to be sure that the invert of the basin is enough to accept water from the roundabout. There is a well known flooding hotspot to the West of the roundabout location. We would prefer this site to prioritise the use of SuDS. It also fails to adequately demonstrate that the site is capable of appropriately intercepting and treating pollution from surface water prior to discharge.

Soils and Agriculture

2.124 *Sizewell Link Road:* minor adverse impact on geology through soil erosion. The site of the Sizewell link road predominantly comprises Grade 2 and Grade 3 agricultural land (very good to moderate), and a small amount of Grade 4 land (poor). The site comprises approximately 123.5 ha of primarily agricultural land, as well as highway land. Major adverse impacts on agricultural land.

2.125 *Yoxford Roundabout (and other highway improvements):* Moderate adverse impacts on agricultural land and soils, given the largely developed nature of the site and low amount of agricultural land loss. There may also be moderate impacts on agricultural land and soils, particularly

at the Yoxford Roundabout site as land is to be acquired to facilitate roundabout construction, but given the largely developed nature of the sites as highways and the low amount of agricultural land loss, it is considered that this impact can be mitigated.

Human Health

- 2.126 *Sizewell Link Road*: Construction hours are daytime; no significant night-time residual noise effects are identified.
- 2.127 Significant beneficial effects are also anticipated at many receptors or receptor groups along the section of the B1122 from Middleton Moor to Theberton during all relevant operational scenarios (2028 typical and 2028 busiest). This is due to the reduction of traffic within the villages, with many vehicles using the new link road instead.
- 2.128 During a typical day and on the busiest day of the peak construction year (2028) specifically, there would be significant beneficial noise effects at 8 receptor group locations. However, significant residual adverse noise effects are also reported at 19 receptor group locations.
- 2.129 Overall, the adverse and positive magnitude of impact on health and wellbeing would be medium. In the context of a uniformly high sensitivity receptor, the resultant effect is considered moderate adverse/beneficial, which is considered significant in EIA terms. We will therefore expect there to be a programme of mitigation proposals for the affected properties and receptors.
- 2.130 *Yoxford Roundabout (and other highway improvements)*: There is no potential for adverse health and wellbeing effects to occur during the night-time period, such as sleep disturbance and associated hypertension. Overall, no significant residual noise effects are identified at any receptor group location during construction of the Yoxford roundabout and other highway improvements.
- 2.131 As a result, the magnitude of impact on health and wellbeing would be very low. In the context of a uniformly high sensitivity receptor, the resultant effect is considered negligible adverse, which is not significant.

Two Village Bypass

Design

- 2.132 The Council supports the Two Village Bypass and recognises the benefits of the new road for Stratford St Andrew and Farnham. In relation to Air Quality improvements, there will be occupiers of properties close to the new route of the A12 that will be adversely impacted and we seek appropriate mitigation to address issues arising (such as noise) and opportunities for additional landscape

screening to nearby properties. However, on balance we support and welcome the Two Village Bypass.

Heritage

- 2.133 The impact of the Two Village Bypass on heritage assets is considered to be minimal, by year 15 the impact will be very low due to screening maturity – although it may take longer than 15 years to reach adequate maturity. The Council has a concern that the Grade II Listed Hill Farmhouse is not included in assessment submitted with the DCO. This Council also disagrees with SZC Co. assessment that the Two-Village Bypass will have no effect on Farnham Hall – the proposed bypass has no regard for historic field pattern/boundaries which will be eroded, it will detract from rural character, the additional traffic will harm tranquil setting, and screen planting will accentuate the adverse effects, and create severance of Foxburrow Wood. This assessment needs to be reviewed and appropriate mitigation proposed, failing that a compensation package should be proposed by SZC Co.
- 2.134 This Council also disagrees with the assessment of impact on St Mary's Parish Church – this is a local landmark deliberately sited in a rural setting in undeveloped agricultural landscape which will be harmed by urbanising development in the form of a Two-Village Bypass. Again, this needs to be addressed in the proposal and appropriate mitigation put forward.
- 2.135 However, we do note the beneficial impact of the Two Village Bypass on Farnham and Stratford St Andrew – by taking the A12 out of these villages this enables restoration of the village setting in more tranquil surroundings.
- 2.136 The introduction of an engineered road bypass with the addition of an urban character roundabout on the edge of the registered parkland at Little Glemham Hall which is a designated heritage asset will have an adverse impact. The road layout will trample all over the field layout and its associated characteristics and does not relate to the pattern of roads, boundaries and property divisions that are characteristic of an established and historic landscape. This assessment needs to be updated to reflect the harm arising from the new road on the registered parkland and a mitigation proposal needs to be prepared.

LVIA

- 2.137 Mitigation embedded in the design of this road scheme seeks to minimise loss of trees and hedgerows.
- 2.138 During construction it is claimed that there will be **no significant** impact on landscape character, but significant adverse impacts on some local visual receptor groups because of construction activity and height of plant above existing vegetation. This will be reviewed in further detail in our Written Representation.
- 2.139 During operation it is claimed that there will be **no significant** impact on landscape character, because it is an improved scenario on construction phase but with construction activity removed. Visual effects are predicted to reduce with the withdrawal of construction activities, and as new planting matures to screen views of rising road and bridges and from bridges. **Significant** effects at

night would remain for receptors at either end of the road from the lighting on the two roundabouts. These elements will both be reviewed in our Written Statement.

2.140 Issues relating to setting of historic assets including Glemham Hall parkland and Farnham Hall seem to have been under assessed in terms of effects both during construction and operation. For example, no effects are recorded for the setting of Glemham Hall parkland. This conclusion seems to be based on a lack of visual connection between historic asset and its setting. This is unlikely to be a reliable conclusion and further review is required including liaison with the Council's Design and Conservation Team.

Ecology

2.141 Impact on Foxburrow Wood CWS – at its closest point there is only a 15m buffer between the Two Village Bypass and Foxburrow Wood. Whilst the ES recognises the importance of the wood, this buffer seems unlikely to be sufficient to prevent impacts on trees on the woodland edge, either during construction (through the potential for root damage) or in the future (due to the presence of the cutting restricting future growth).

2.142 New woodland planting – Whilst the proposed new planting would provide a net gain in the amount of woodland in the area, the ES assertion that it would be functional 10 years after planting seems optimistic. It is likely to take longer than this and therefore will not be contributing as much until later. Whilst this is not a reason not to support the planting, it should be part of the consideration when weighing its benefits against the other impacts of the Two Village Bypass.

2.143 Hedgerow loss – Whilst new hedgerow planting (at a greater level than that to be lost) is proposed as part of the scheme, this will follow the new road corridor and will therefore be largely perpendicular to the existing hedgerows that will be lost. Therefore, whilst the total amount of hedgerow planted is greater, it will not necessarily provide the same connectivity as is currently present in the landscape (e.g. between Foxburrow Wood and Pond Wood).

2.144 Floodplain Grazing Marsh – The scheme will result in the permanent loss of 2.91Ha of floodplain grazing marsh, a UK Priority habitat. No compensation for this loss is proposed and this is not acceptable. Compensation may be possible through habitat creation on parts of the fen meadow compensation sites which are not suitable for creating fen meadow, but this will need to be justified.

2.145 Bats – Part of the mitigation for loss of connectivity for bats is the proposal to allow tree canopy growth over the cutting in the vicinity of Foxburrow Wood. This does not seem practical (or safe) from a highway's perspective?

2.146 The data provided for Associated Developments is vulnerable to challenge for the reasons set out above and the significance of impacts has been seriously underplayed. Mitigation and compensation for the loss and severance of habitat must be more thoroughly considered as must be the long-term ownership and management of compensation habitat creation.

- 2.147 An air quality assessment of the two-village bypass final design has now been provided. There are specific comments regarding methodology within Stratford St Andrew with the potential to alter conclusions in this location. However, the methodological queries are unlikely to change the conclusions of the air quality assessment in other locations. No exceedances of air quality objectives have been reported within Marlesford or Little Glemham.
- 2.148 At this stage we have yet to receive clarification with regards to our concerns with the “Early Year” scenario which assumes no mitigation is in place. It is not clear what ‘no mitigation’ refers to – in particular, what assumption has been made regarding the two-village bypass. It is important to understand the “Early Year” assumptions in greater detail as this poses the greatest risk to air quality.
- 2.149 SZC Co. should provide greater detail on the assumptions within the “Early Year” scenario. This should include whether the two-village bypass has been included. In addition, what other committed developments and projects traffic flows have been included.
- 2.150 Total traffic flows from Sizewell C along the A12 at Stratford St Andrew should be broken down into workers cars, LGVs and Rigid/Artic HDVs. Further to this, source apportionment of Sizewell C’s traffic to total concentrations should be provided. This breakdown should include Sizewell C’s passenger car, HGVs, LGVs, and bus contribution.
- 2.151 Within Table 1.2 of transport emission assessment within volume 2 appendix 12b, the model under-predicts at STA8 by 48.2%, which suggests that modelling performance at STA8 has marginally deteriorated. Although improvements can be made in dispersion modelling. The post-adjustment performance meets required metrics within LAQM.TG(16) local air quality management guidance. This issue will not be pursued further.
- 2.152 Further information on the dispersion model parameters in the transport emissions assessment - further information has been provided by SZC Co. in addition to the DCO submission that sets out a surface roughness of 0.3m , monin-obukhov length of 30m assumed within the dispersion modelling for the whole study area which spans Ipswich to Beccles. Whilst the suitability of these values varies from location to location, this is considered suitable for Stratford St Andrew. It is not anticipated that using different values would fundamentally change the outcome of dispersion modelling in other parts of the study area. This observation will not be pursued further at this stage.
- 2.153 Within the transport emissions assessment, volume appendix 12 table 1.3 the post-adjusted model performance has improved. That is after an adjustment has been applied to account for comparison between measured and modelled concentrations within Stratford St Andrew. The model now over-predicts in Stratford St Andrew by 1.2%. This is considered acceptable and no longer needs to be pursued.
- 2.154 Dispersion models are a way of simulating how emissions result in pollutant concentrations. It is important that the model is set up to reflect the actual circumstances of the emissions as closely as possible. If emissions vary during the day (as is often the case with road traffic emissions), the actual time of day emissions are released should be specified within the model to reflect the

emission source activity. For example, if there were 1,000 annual daily average HDV movements associated with Sizewell C construction, which occur as 200 movements each hour between 7am through to 12pm. If movements were modelled as if they were spread evenly over a 24hr period, this would dilute the emissions released at the actual time of activity. Consequently, this approach is likely to be conservative for the annual mean although may not fully capture the short-term impacts.

- 2.155 It is likely that spreading emissions over a 24hr period, regardless of when emission activity occurs, is conservative for assessment against air quality standards with an averaging time of 24hr or longer. There are key areas where programming dispersion models to release emissions at actual time of activity would be preferred to confirm whether 24hr emission spreading is conservative.
- 2.156 These key areas are AQMAs within East Suffolk and the areas with suggested street canyon locations. It is requested that predicted 1-hour mean concentration due to construction traffic should be specifically modelled for comparison against the objective for the 99.79th percentile of 1-hour mean concentrations. Because of the specific nature of planned construction programme, LAQM TG(16)'s screening guideline of annual mean $60 \mu\text{g}/\text{m}^3$ as a proxy for risk of achieving compliance with the 1-hour objective should not be used. This is only requested within the Stratford St Andrew AQMA during the early years' scenario. Should this approach not be utilised justification should be provided.
- 2.157 For road traffic dispersion modelling emission calculations should reflect variations in speed as accurately as possible. Generally, the VISSIM traffic model should provide the necessary granularity in speed changes. This is important to reflect the local speed situation within the Stratford St Andrew AQMA, where the Council working with the Highway Authority (SCC) have moved a 50-mph speed limit to reduce NO₂ concentration. A speed survey undertaken within the local air quality management shows that speeds have not decreased as hoped, measures to lower concentrations within Stratford St Andrew by moving the 50mph speed limit may not have altered previous driving behaviour. In other words that vehicles have continued to accelerate to speeds greater than 30 mph. The speed survey showed that vehicles on average travelled at 34 mph but were still being measured going at 50 mph and higher.
- 2.158 The emission factor toolkit (EFT) is the best practice methodology, amongst air quality professionals, for calculating road emissions. The EFT is a simulation of emission responses to varying speeds. Like any simulation or modelling exercise it is important to be aware of the limitations to ensure reasonably pessimistic emissions are calculated for road traffic.
- 2.159 The EFT's local traffic data inputs are vehicle numbers and speed, with no option to represent local vehicles accelerating, coasting or braking. Although the EFT draws upon a database of emission measurement for specific speeds which have some consideration of acceleration, dependent on the road type e.g. urban and rural, it will not accurately represent the influence of acceleration between 30 to 50mph at Stratford St Andrew.
- 2.160 As the EFT will not best represent the effect of acceleration upon emission rates, simply using 50mph within the EFT may not be the most pessimistic calculation of emissions. As such a comparison of NO_x emissions calculated between 30 through to 50 mph should be undertaken to

establish the speed which results in the highest NOx emissions. The speed with the highest NOx emission should be used for assessment within Stratford St Andrew AQMA.

2.161 A weighted annual daily average speed should be used to calculate throughout all scenarios. This is essential in reflecting the influence of large HGVs numbers upon daily average speeds in emission calculations. No further information has been provided within the draft ES.

2.162 To account for concerns that the 50mph speed limit sign location change has not altered driving behaviour. It is requested that the speed between 30mph and 50mph with the highest NOx emissions is assumed for roads in and near the Stratford St Andrew AQMA. The annual daily average speed calculation should be weighted by the varying vehicle types.

Drainage

2.163 Infiltration testing in this location has not been completed so we are unclear at this point if all of the site for the Two Village Bypass can infiltrate. It is also not clear if it is possible for all of the site to sustainably drain to an open watercourse. Further detail in relation to this will be required along with detail of how the water will be treated prior to discharge. We raise concerns with regards to the section of bridge proposed draining straight into the river – we need to understand further how these rates will be controlled and where any excess surface water would be stored prior to draining. Swales are proposed and we need further clarification as to whether they have sufficient capacity for both infiltration and attenuation options.

Soils and Agriculture

2.164 The site of the Two Village Bypass predominately comprises Grade 2 to Grade 4 agricultural land (very good to poor) and hedgerows. Minor and major adverse impacts on agricultural land. The two-village bypass would have moderate impacts on some landscape character, major-moderate adverse impacts on some visual receptors and moderate adverse impacts on agricultural land. These impacts would be permanent given the proposed nature of the development. Otherwise, the proposals would have a minor impact on air quality, archaeological remains, geology and groundwater.

Human Health

2.165 Construction hours are daytime, no significant residual noise effects are identified during construction.

2.166 Significant beneficial effects during operation along A12 receptors including Stratford St Andrew and Farnham due to reduction of traffic.

2.167 During typical day of peak construction year (2028), there would be significant beneficial noise effects at 15 receptors, but significant adverse effects at 14 other receptors.

2.168 Overall, the adverse and positive magnitude of impact on health and wellbeing would be medium. In the context of a uniformly high sensitivity receptor, the resultant effect is considered moderate adverse/beneficial, which is considered significant in EIA terms, and will require a programme of mitigation.

Northern Park and Ride

Design

2.169 The Council supports the principle of the northern park and ride in this location and we support removal of the roundabout access post-construction as not being of benefit from a legacy perspective. There are details in relation to the design that will need addressing but we are confident that these can be covered predominantly with requirements.

Heritage

2.170 From a heritage and conservation perspective there are no significant operational effects on assets including Grade II listed Old Hall and Oak Hall. However, at Oak Hall there will be a temporary impact of increased traffic around Northern Park and Ride, although this is minor, it is contrary to SZC Co. assessment of no harm.

LVIA

2.171 Anticipated **no significant** effects on landscape character during *construction*, partly through use of construction best practice, and minimised loss of trees and hedgerows – this will be reviewed further in our Written Representation.

2.172 There will be **significant adverse** visual effects during construction of Northern site for users of cycle way along Willow Marsh Lane, Main Road, minor roads and local residents to North and East of the site and immediately adjacent to it. Other visual receptors; non-significant effects.

2.173 During operation of the facilities, whilst it is acknowledged that effects from the presence and operation of the facilities would be more perceptible within the site and adjacent fields, **no significant** effects are anticipated on landscape character.

2.174 Views of northern park and ride perimeter fencing, lighting and taller vehicles may be seen from receptors within Group 1, which are anticipated to experience **significant adverse** effects during both the day and at night (due to the visibility of proposed lighting).

2.175 The effects on the visual amenity of all other receptor groups are considered to be **not significant**.

Ecology

2.176 The data provided for Associated Developments is vulnerable to challenge for the reasons set out above (1.62) and the significance of impacts has been seriously underplayed. Mitigation and compensation for the loss and severance of habitat must be more thoroughly considered as must be the long-term ownership and management of compensation habitat creation.

Air Quality

2.177 The general mitigation measures described here mostly seem appropriate. However, there is the potential for a large dust emission magnitude from earthworks at the northern park and ride. Only screens or fences are required for haul routes within close proximity to sensitive receptors. This should be extended to include general earthworks, construction or demolition. This could be resolved post-consent with a requirement for the construction contractor to agree works and mitigation in

advance of commencement. Alternatively, this will need to be added to the ES submissions. Specific locations of concern can be provided if required by the Council.

- 2.178 We request for buses associated with Sizewell C to be zero-emission or ultra-low emission bus technology, to minimise the air quality impacts of the bus fleet. No further information on this is within the draft ES.

Drainage

- 2.179 It appears that there would be sufficient space for SuDS in this layout for either infiltration or attenuation – ideally we would support both, if it is attenuated this would need to be drained to an outfall for which we do not have details. We would need evidence of connectivity of the ordinary watercourses. We would also expect further detail in relation to sufficient pollution treatment being incorporated within the detailed design as well as the interaction of proposed bunds and ditches with surface water flood risk.

Soils and Agriculture

- 2.180 Minor impacts on soils and land use, given the temporary nature of the site's proposed use. Major adverse impacts on soils due to the loss of agricultural land through the project construction phase. Anticipated to be some minor impacts, namely on nearby heritage assets outside of the site boundary, nearby cycle routes, land use, ecology, land quality and groundwater. Whilst there would be some residual adverse effects, steps would be taken to minimise these impacts on the affected receptors as much as possible, and any harm to such receptors would be temporary in nature. Many of these impacts would be alleviated through the provision of soil storage and appropriate landscaping onsite for the duration of the development and impacts on amenity and land use are temporary in nature given the site's proposed use. Major impacts on soils due to the temporary change of use from agricultural use and major-moderate impacts on landscape character given the transition of the site from agricultural use to the proposed temporary park and ride.

- 2.181 When the sites have been cleared, they would be returned to agricultural use.

Human Health

- 2.182 Construction period Monday-Saturday 07-19:00 means no potential for adverse health and wellbeing effects during the night-time period. No significant residual noise effects are identified.
- 2.183 No significant residual noise identified at any receptor during operation, or removal/reinstatement. Overall impact is minor adverse, not significant. We will need to ensure that buses and cars using the park and ride 24/7 are not disruptive in the local area and on route.

Southern Park and Ride

Drainage

2.184 The Council supports the principle of the southern park and ride in this location and the access to and from. There are details in relation to the design that will need addressing but we are confident that these can be covered predominantly with requirements.

2.185 There have been some identified potential adverse impacts for Wickham Market resulting from workers accessing the southern park and ride from the west by driving through the town. However, there are ongoing discussions taking place with the Council, Highway Authority and Wickham Market Parish Council with SZC Co. to agree a costed formal mitigation package for the town.

Heritage

2.186 From a heritage and conservation perspective there are no significant operational effects on assets including Wickham Market and Marlesford Conservation areas.

LVIA

2.187 Anticipated **no significant** effects on landscape character during *construction*, partly through use of construction best practice, and minimised loss of trees and hedgerows – this will be reviewed further in our Written Representation.

2.188 During operation of the facilities, whilst it is acknowledged that effects from the presence and operation of the facilities would be more perceptible within the site and adjacent fields, **no significant** effects are anticipated on landscape character.

2.189 The effects on the visual amenity of all other receptor groups are considered to be **not significant**.

Ecology

2.190 The data provided for Associated Developments is vulnerable to challenge for the reasons set out above (1.62) and the significance of impacts has been seriously underplayed. Mitigation and compensation for the loss and severance of habitat must be more thoroughly considered as must be the long-term ownership and management of compensation habitat creation.

Air Quality

2.191 The general mitigation measures described here mostly seem appropriate. With the CoCP mitigation measures being suitable for the southern park and ride.

2.192 We request for buses associated with Sizewell C to be zero-emission or ultra-low emission bus technology, to minimise the air quality impacts of the bus fleet. No further information on this is within the draft ES.

Drainage

2.193 SZC Co. has not provided evidence that the site is capable of infiltration and there do not appear to be any watercourses within or adjacent the site to discharge into to. SZC Co. do not appear to have included adequate space for SuDS in their layout and we have concerns that their proposal severs existing surface water flows. They propose using attenuation crates beneath landscape bunds which

would not follow the surface water drainage hierarchy, it is also not clear if sufficient treatment of surface water is included in the design.

Soils and Agriculture

2.194 Minor impacts on soils and land use, given the temporary nature of the site's proposed use. When the sites have been cleared, they would be returned to agricultural use.

Human Health

2.195 Construction period Monday-Saturday 07-19:00 means no potential for adverse health and wellbeing effects during the night-time period. No significant residual noise effects are identified.

2.196 No significant residual noise identified at any receptor during operation, or removal/reinstatement. Overall impact is minor adverse, not significant. We will need to ensure that buses and cars using the park and ride 24/7 are not disruptive in the local area and on route.

Freight Management Facility

Design

2.197 The Council supports the principle of a freight management facility, although we have some reservations with regards to its location adjacent the Seven Hills junction of the A14 with the A12 – we consider there to be potential issues with additional HGVs on this roundabout particularly at peak times. However, we will take advice from Highways England and the Highway Authority with regards to the capacity of this junction.

Heritage

2.198 It is agreed that although Decoy Cottages, Nacton fall within the 1km study area, their setting is not impacted by the site for the freight management facility.

LVIA

2.199 During the construction phase, no significant effects on landscape character are anticipated although changes are noted. **Significant** visual effects are recorded for visual receptors in Group 1 (footpath users and local residents to SE) There is reliance on screening bunds to mitigate effects to SE and NW, although bunds maybe an intrusive landscape element in their own right, albeit temporary. These effects would also occur during reinstatement works, although no significant effects are recorded during the operational phase.

Ecology

2.200 The data provided for Associated Developments is vulnerable to challenge for the reasons set out above (1.62) and the significance of impacts has been seriously underplayed. Mitigation and compensation for the loss and severance of habitat must be more thoroughly considered as must be the long-term ownership and management of compensation habitat creation.

Air Quality

- 2.201 The freight management centre is now located close to junction 58. An air quality assessment of the freight management facility has been provided. No exceedances of air quality objectives have been reported within this area.
- 2.202 A dust nuisance impacts assessment has been provided for the freight management facility and the CoCP measures are considered acceptable.

Drainage

- 2.203 SZC Co. are proposing attenuation crates beneath bunds demonstrating that there is not sufficient space for SuDS on this site. They are reliant on a by-pass separator for treatment into infiltration swales. Although bypass separator is an extra control mechanism in the event of a spill, it does provide quantifiable treatment so further detail on a preferable solution is required here.
- 2.204 It is disappointing that SZC Co. have not yet carried out infiltration testing at this location as it leaves unanswered question, in particular, they suggest the ability to discharge to watercourse but there is no watercourse adjacent to or within the site making this problematic. Further design detail and testing is required.

Soils and Agriculture

- 2.205 Minor adverse impacts on soils and land use, due to the long-term but temporary loss of agricultural land. The type of development onsite requires the removal of soils to enable the construction of the freight management facility, which would have negative impacts on the quality of soils onsite. The site of the Freight Management Facility predominately comprises Grade 3 and 4 agricultural land (good to poor), with a small infiltration pond located in the north-western corner of the site.

Human Health

- 2.206 No significant residual noise effects are identified at any receptor group location during construction of the freight management facility given the 07-19:00 working hours Monday -Saturday.
- 2.207 Overall low impact on health and wellbeing; no significant residual noise effects anticipated during operation, removal, or reinstatement. This is likely to be accurate given the limited receptors in the locality of this site.

Green Rail Route

- 2.208 ESC supports the green rail route proposal for direct rail access into the main development site as this takes over-night rail movements from the centre of Leiston. However, there are still likely to be noise implications in relation to over-night rail movements that will need to be addressed. In

principle, we support the green rail route as a temporary measure during construction. We would seek its removal and reinstatement post-construction as soon as practical.

Heritage

- 2.209 From a local authority heritage and conservation aspect we agree with the conclusion that there will be a significant adverse effect on the Leiston Abbey group from the construction of the rail extension towards its south and for the reasons stated by SZC Co. The construction of vast 2m high bunds and their associated 1.8-2.4m high security fencing along the edge of the bunds, rail route and the diverted public footpath should be added into the visual impacts arising. This Council would argue that the site proposed to host the bunds forms part of the surroundings in which the Leiston Abbey group is experienced. There is clear intervisibility from the entrance to the public footpath off Abbey Lane back towards the Abbey.
- 2.210 These bunds will not appear as natural landforms but as engineered features and these, plus the fencing, have the potential to detract from the landscape setting of the Abbey in that area of it. We agree that the proposed level crossing across the B1122 and what we take to be bunding following the road alignment along its western edge will interrupt approach views of the Abbey group when travelling northwards along the road. This will add into the significant adverse effect assessed here.
- 2.211 We also wish to add that in an appeal decision of 23.3.2016, a planning inspector advised that he agreed *'that the tranquil rural land between the appeal site and Abbey ruins is an important part of the setting which adds to the significance of the listed building.'* The appeal site is at Abbey View Lodges, currently under construction at the north edge of Leiston. The appeal reference is APP/J3530/W/15/3026060. We agree that the change in the noise environment during the construction and operation periods of the rail extension would result in a discernible loss of historic interest. That is because it will adversely affect what a planning inspector has already identified as the tranquil rural land south of the Leiston Abbey group which adds to the significance of the listed building. Noise levels are assessed here as being perceptible from the rail extension when in operation. The artificial bunds will provide some attenuation, but it must be acknowledged that there will be some adverse effect on the 'tranquil rural land'. This will also add into the significant adverse effect assessed here.
- 2.212 Whilst it is accepted that the rail extension and its associated infrastructure will be removed in the medium term, it is judged that this extended period of time during which the significant adverse effect identified in the assessment will endure, must be taken into account by the decision maker. Whilst the harm caused will be temporary and reversible, the Council regards approximately ten years (for construction and operation) as a significant length of time over which harm to the setting of Leiston Abbey would be endured. Accordingly, we consider that the reversibility of the scheme should not be an overly influential factor in judging the proposed development.
- 2.213 However, the Council is content for others such as Historic England and English Heritage to judge the balancing merits of the mitigation proposed in the DCO.

It is noted that the Leiston Abbey group is the only built heritage asset assessed to have the potential to experience project-wide effects arising from the main development site and the rail extension route.

LVIA

- 2.214 During the construction phase, no significant effects on landscape character are anticipated although changes are noted. **Significant** visual effects are recorded for visual receptors in Group 2 (footpath users of routes that currently cross the site) These effects would also occur during the operational phase of the Green Rail Route, but not for any other groups of visual receptors, and also during the reinstatement phase.

Ecology

- 2.215 The data provided for Associated Developments is vulnerable to challenge for the reasons set out above (1.62) and the significance of impacts has been seriously underplayed. Mitigation and compensation for the loss and severance of habitat must be more thoroughly considered as must be the long-term ownership and management of compensation habitat creation.

Air Quality

- 2.216 Volume 9 Rail, Chapter 5 Air Quality presents the construction dust assessment, which refers to air quality mitigation within the CoCP. The general measures described here mostly seem appropriate. However, only screens or fences are required for haul routes within close proximity to sensitive receptors. This should be extended to include general earthworks, construction or demolition. This could be resolved post-consent with a DCO requirement for construction contractors to agree works and mitigation in advance of commencement. Alternatively, this will need to be agreed with SZC Co. pre-consent. The Council can provide specific locations of concern if this is preferred.

Drainage

- 2.217 There are concerns raised with regards the green rail route and its interaction with the surface water flow path, potential deflecting from bunding and how swales will work with the bunding. It is probable that it will be reliant on off-site discharge, there is no evidence provided to suggest that SuDs could be accommodated in the final design.
- 2.218 The rail extension crosses several ordinary watercourses and their associated flow paths, as such there are concerns with the proposed use of culverts – these would be objected to and we would prefer for the watercourses to be bridged.
- 2.219 It is stated that swales will be positioned between the landscape bund and the track, it is not clear how the swale would intercept overland flow if it is downstream of the landscape bund, we consider that this would deflect flows so more thought and detail is required in relation to this design.
- 2.220 The submission does not evidence that the space allowed for SuDS is sufficient for either a worst-case infiltration scenario or a greenfield runoff rate scenario. Without this assessment it is not possible to confirm that sufficient space within the red line boundary has been allowed for.

Soils and Agriculture

2.221 Minor adverse and minor beneficial impacts on soils and land use.

2.222 There would be major adverse impacts to the quality of agricultural land, soils and geology as a result of the proposals, given the loss of 22ha of agricultural land. However, the soil for these would be stored in bunds close to and within the site to enable restoration of the site once the use is no longer required. All impacts are moderated by the temporary nature of the green rail route.

Human Health

2.223 Construction period Monday-Saturday 07-19:00 means no potential for adverse health and wellbeing effects during the night-time period. No significant residual noise effects are identified.

2.224 No significant residual noise effects are identified at any receptor group location during construction of the Abbey Road level crossing, Buckleswood Road level crossing, branch line level crossings, and branch line upgrade works.

2.225 During construction of the rail extension route, potential for significant residual noise effects at Pro Corda Music School at Leiston Abbey, mitigation to be secured in s106.

2.226 No significant residual noise effects predicted during daytime during operation of rail extension route and branch line between Saxmundham-Leiston.

2.227 Significant residual effects identified at receptors during the night-time period, Kelsale Covert, Westhouse Crossing Cottage, and Crossing East.

2.228 The Council needs to consider this area further, as there are concerns that the potential noise impacts from trains using the rail line on human receptors is higher than presented in the ES.

Leiston

2.229 Leiston as the host town will have several specific local impacts that should be addressed by SZC Co. We are working closely with Leiston-cum-Sizewell Town Council (LTC), SCC and SZC Co. to promote a mutually acceptable range of mitigation measures that include highway improvements but will not be limited to highway improvements. LTC are currently formulating their own Relevant Representation but have given us an update with regards to section 106 contributions they will be

seeking from EDF Energy/SZC Co. The summary provided relates to the aims of a section 106 contribution which are:

- To make transit through Leiston town centre (and residential areas) undesirable for Sizewell C traffic.
- To reduce anticipated overload at the White Horse traffic lights.
- Make the town centre safe for pedestrians by incorporating pedestrian led measures, widening pavements and doing public realm improvements in Main Street, High Street and Sizewell Road.
- Working to create new cycling routes that tie-in with the DCO, the Travel Plan and local amenity for residents and workers, to encourage greater use of cycles.
- Address additional demand for community facilities in Leiston.
- Welcome the new sports facilities.
- Would welcome investment in the revamped Waterloo Centre via the Community Fund to provide facilities and services for local families.
- Welcome measures for skills and education and would like a significant amount of apprenticeships and other skills initiatives to be in partnership with Alde Valley Academy and College on the Coast.
- Smaller issues such as discussion on bus routes, shuttle from campus to sports centre, signage, stopping up Valley Road, cycle improvements, crossing point from Aldhurst Farm to Kenton Hills, expanding household waste recycling site.

Ipswich Borough Council

2.230 The Council has expectations that several concerns relating to the Sizewell C project will have a similar impact on Ipswich Borough, largely in relation to potential impacts on housing supply and highway concerns. Highway concerns will be picked up by Suffolk County Council as Highway Authority for the County, Ipswich Borough Council is not proposing to submit a Relevant Representation and will not therefore be an Interested Party during the Examination process. A report considered by their Planning and Development Committee suggested that their officers will engage with East Suffolk Council to highlight outstanding matters such as the accommodation strategy in the Local Impact Report to be submitted to PINS. However, we will need to consider carefully at the appropriate time if we are prepared to raise and potentially argue an issue on behalf

of Ipswich Borough Council without our Local Impact report submission. This Council would not usually seek to represent a neighbouring authority who have chosen not to represent themselves.

Mid Suffolk District Council

- 2.231 We have expectations that primarily highway concerns are likely to arise in relation to Mid Suffolk District Council boundary, as such SCC as Highway Authority will pick up on the majority of these. However, we have extended the invitation to Mid Suffolk District Council to contribute to our submission if they choose to do so, a response is currently awaited.

Combined Impacts on Communities

- 2.232 There may be in-combination effects on the labour market arising from other energy projects in the vicinity in the same timeframe – ScottishPower Renewables East Anglia One North and East Anglia Two as an example. These may have a cumulative impact on workforce and accommodation availability / pressures which also must be seen alongside other planned growth. There are also potential impacts with regards to human health. These have been addressed throughout the above submission.

Project Wide, Cumulative and Transboundary Effects

- 2.233 The need to consider the above is set out in the NPS EN-1, there is no local policy that is relevant to this assessment or requires this assessment. A cumulative assessment must provide information on how the proposal would combine and interact with the effects of other developments including those not yet consented or granted as well as existing projects. East Suffolk Council has been heavily involved in drafting the list of proposals to be considered in the Environmental Statement and screening out those that should not be included. We are satisfied that the methodology used in the Environmental Statement is robust in this area.
- 2.234 It is noted that there is potential for the proposal along with the proposed Bradwell B nuclear power station could result in a cumulative effect on European sites of importance for nature conservation. However, there is not the detail available on Bradwell B to carry out this assessment and we accept this.
- 2.235 There is a very long list of proposals included in the appendix to the Environmental Statement chapter on this. However, we then agreed a short list, although we agreed the wider list, the key projects that we have concerns from a cumulative perspective are: East Anglia One North, East Anglia Two, Galloper Extension, proposals by national Grid Ventures for interconnectors. However, the latter three are at early stages so cannot be properly assessed. East Anglia One (built) and East Anglia Three (consent granted), SZC Co. conclude that there is potential for cumulative effects arising with regards to amenity and recreation, landscape and visual, historic environment and socioeconomics. In addition, should SZC Co. choose Harwich as a trans-shipment facility there is potential for conflict at the East Anglia Three landfall at Bawdsey with marine navigation.
- 2.236 With East Anglia One North and Two there is potential for cumulative effects in amenity and recreation, landscape and visual, historic environment (indirect effects on heritage assets and

potential direct effects (onshore elements) on local archaeological landscape, socio-economics and marine navigation (potential for cable landfalls close to Sizewell C development site).

2.237 Having considered the Galloper Offshore Wind farm which is operational, there is potential to give rise to cumulative effects arising from ongoing maintenance activities with regard to amenity and recreation, landscape and visual, socio-economics and marine navigation (export cables close to cooling water headworks).

2.238 The submission considers the Nautilus and Eurolink interconnectors and suspects there to cumulative effects in similar areas to those raised with East Anglia One North and East Anglia Two. But there is limited details information available at this stage.

2.239 The potential extension to the Galloper Offshore Windfarm is considered and is likely to have cumulative effects in several areas but it is difficult to assess these based on the limited information available.

Inter-relationship Effects

2.240 Several areas were screened out of this assessment resulting in an assessment of potential inter-relationship effects from noise, air quality and visual effects on these receptors:

- Residential properties;
- Commercial facilities;
- Community facilities (sports and social club / campsite); and
- Schools

2.241 A summary of each element of the development and its potential impacts is included in the Environmental Statement and the Council does not disagree with its findings which is predominantly that a number of receptors are likely to experience effects from activity at various construction sites. However, it is not clear what mitigation is proposed to address these potential effects. Reference to individual chapters in the Environmental Statement is given but detail of mitigation is not proposed. We want to see what will be available, for residential properties, to mitigate for the inter-relationship effects of the proposal.

2.242 We disagree that restricting rail speeds on the East Suffolk Line will be sufficient to address significant effects of noise on receptors within 20 metres (potential further) from the rail line.

Assessment of Project-Wide Effects

2.243 The assessment of likely project-wide effects during construction, operation, and removal and reinstatement are assessed throughout the Environmental Statement where appropriate and where not included in individual chapters, it has been included in a separate volume of the Environmental Statement.

Noise and Vibration

2.244 We accept the methodology used and we recognise the identified receptors as an accurate assessment. However, as before we need to ensure that mitigation is proposed and is suitable. We

have not considered this area in detail and may need to check on some of the receptors with regards to potential mitigation such as ProCorda at Leiston Abbey.

Air Quality

2.245 The Council is particularly concerned about the emissions impacts and the robustness of the related assessments within the Stratford St Andrew AQMA, especially in the early years before completion of the two village bypass. The Council has concerns that the impact has been under-reported, both during the Sizewell C only and cumulative scenario with East Anglia One North and East Anglia Two projects constructed concurrently. Measures should be taken to ensure that air quality in this location is not decreased, with a robust monitoring system. The potential for local traffic to divert onto local roads due to congestion on the A12 is considered to pose a significant risk that emissions increase at the Woodbridge AQMA or exceed thresholds in other areas, for example the A1152 / B1438 Melton crossroads.

2.246 We will need to undertake a detailed assessment to ensure that we are satisfied that mitigation proposed within the CoCP is sufficient.

Terrestrial Ecology and Ornithology

2.247 There are several potential impacts and a number of receptors identified in relation to the project-wide assessment. It does identify several significant impacts particularly during the construction phase and we need to ensure that appropriate mitigation and avoidance measures are in place as the priority would be to avoid before seeking mitigation. This needs to be assessed in detail before we can comment further – it is likely we will be expanding on this in our Written Representation.

Amenity and Recreation

2.248 The likely impacts are diversions, views of construction, noise, traffic, increases in number of people, effects on tranquillity. The components likely to interact on a project-wide basis are the main development site, the Sizewell Link Road and the rail line. Receptors for the main development site and Sizewell Link Road are Eastbridge and Leiston Abbey, the receptors for the main development site and the rail are the group North of Leiston and Regional Cycle Route 42. Some of the identified impacts are classed as significant and we would therefore expect appropriate avoidance or mitigation strategies.

Heritage

2.249 The Scheduled Monument at Leiston Abbey First Site and Historic Landscape Character are the only heritage assets scoped in for assessment of potential impacts from the cumulative effects by SZC Co. The combined impacts of views of the main development site, proposed rail extension development and construction noise will have a significant impact on Leiston Abbey. There is not considered to be any adverse impact by SZC Co. on noise and visual effects arising from the construction of the rail extension route. We accept that the line is temporary so any disruption to

views would be temporary but noise during construction could have an impact and we want to explore this further. Noise during operation of the rail extension is significant.

2.250 Archaeological heritage assets are also scoped in as is the historic landscape character. Further assessment in this area will take place.

Soils and Agriculture

2.251 With regard to soils and agriculture there are project-wide impacts with regards to temporary and permanent loss of best and most versatile land (BMV)

2.252 With regard to soils and agriculture there are project-wide impacts with regards to temporary and permanent loss of best and most versatile land (BMV) and the potential for the spread of invasive species and the permanent loss of land from land holdings.

2.253 In the early years of construction, a total of 143.3ha of BMV land will be required this results in a major adverse residual effect which would be significant. Most of it is lost through the Sizewell Link Road construction. The major adverse (significant) effects are from the main development site (22.2ha), the northern park and ride (21.8ha), the two-village bypass (27.1ha) and the Sizewell Link Road (50.6ha). The mitigation is proposed within each individual chapter of the Environmental Statement, nothing additional is proposed. The permanent loss equates to 68.3ha.

2.254 The temporary loss of land under agricultural production is 583.2ha of land, the majority of this is under arable production. The total landholding by SZC Co. / EDF Energy in this locality is 4,998.90ha, the total proportion of land required temporarily is approximately 11.7% of the total land holdings area. The permanent loss of land in agricultural production is 151.26ha, 4.98% of the total landholdings area.

2.255 The cumulative effect of temporary loss is considered to be significant; the cumulative effect of permanent loss is not considered to be significant.

2.256 The spread of invasive species is considered possible during the peak years of construction. Measures included in the CoCP will result in this being a negligible effect for each site. As such, project-wide effects will be negligible.

LVIA

2.257 It is stated that effects at a project wide scale compared with the effects arising from individual project components are no greater in respect of landscape and visual matters. It is recorded that cumulative effects on historic resources are significant when the project is taken as a whole. This matter needs further review with the Councils technical experts in this area (Design and Conservation).

2.258 *Other projects:* the cumulated impacts with regards to other projects that may be under construction at the same time as Sizewell C is being considered, this includes the Lake Lothing Third Crossing, the Lowestoft Flood Barrier, Brightwell Lakes, East Anglia One North, Two and Three, and

potential other major developments including SCC improvements to the A12. From a transport, air quality, economic development, supply chain and construction worker availability perspective.

Cumulative Effects with Other Plans, Projects, and Programmes

2.259 The assessment has been carried out on a topic area basis for each scenario. This Council agrees with the assessment methodologies where they are as agreed in other chapters of the Environmental Statement. The three applications likely to impact primarily with regards to cumulative impact are: East Anglia One North, East Anglia Two and East Anglia Three offshore windfarms.

Construction assessment scenario

2.260 *Conventional Waste and Material Resources:* in this areas concern arise from the potential cumulative impacts that receptors such as quarries may experience including depletion of non-renewable resources; and the impact on the national or local demand for materials. This could also impact on utilisation and depletion of the remaining local landfill capacity and occupation of available waste management infrastructure capacity.

2.261 During the early years, cumulative effects may arise in-combination with all the non-Sizewell C schemes scoped into the assessment. However, with reference to the Suffolk Waste Study which includes future projections for waste arisings, it is anticipated that there will be no significant residual effects from waste generation during the whole of the Sizewell C construction phase.

2.262 There will be a significant requirement for materials which in combination with other projects the cumulative effect would be significant. Mitigation measures are embedded in the Sizewell C project, it is considered that no further mitigation is practicable by the Sizewell C project. Other projects will be expected to follow similar mitigation measures to those embedded in the Sizewell project.

2.263 During the peak years of construction, it is possible that some of the other schemes will be operational by this stage, however, there may well be others taking their place. So, the embedded mitigation measures for the Sizewell C scheme will continue.

2.264 During the later years and reinstatement of temporary development no cumulative effects relating to conventional waste and materials are anticipated.

2.265 *Socio-Economics:* key potential cumulative impacts for assessment are: the effects on the labour market and demand for labour particularly at the regional level, and the impacts on the

non-home-based workforce on demand for accommodation and public services in identified areas. It is considered unlikely that there will be an in-combination effect on tourism.

2.266 During the construction phase of Sizewell C, particularly peak years, cumulative effects related to the labour market may arise in-combination with other NSIPs in the region. The cumulative economic effects are in terms of:

- demand for employment and skills in the regional construction labour market; and
- wider economic benefits in the form of gross value added (GVA) because of project investment contributing to worker's spending and earnings.

2.267 All the identified projects include proposals for skills strategies in the locality. This Council needs to ensure that we are satisfied that SZC Co.'s proposals for boosting skills and employment in the region are deliverable to minimise the cumulative effects arising from the in-combination construction of the various consented or under consideration NSIPs in the region. SZC Co. highlight that their development is expected to contribute substantially to the regional economy in terms of GVA and is considered to be a moderate beneficial effects which would be significant in terms of supply chain benefits, employee wages, and employee expenditure. However, all these elements will need to be monitored throughout the construction phase.

2.268 *Housing:* During the construction phase there will be pressure on existing housing stock in East Suffolk proposed to be mitigated by a Housing Fund. It is considered that non- Sizewell C projects will have similar or alternative means to address impacts on housing stock, so this is considered to be not significant. However, this Council has reservations with regards to this and considers that pressure on housing stock may push workers to look further afield creating pressures on adjacent authorities such as Ipswich and Mid Suffolk, we have been discussing this with those Authorities. However, the primary impact will be in East Suffolk, so we will be putting in place appropriate monitoring measures to ensure we can maximise use of the Housing Fund in areas that deliver housing stock for the Council.

2.269 *Transport:* the cumulative assessment during construction looks at early years and peak years and assesses potential impacts with non-permitted proposals, in particular East Anglia One North and East Anglia Two. The identified potentially affected receptors are links on local highway network that traffic associated with Sizewell C and other traffic is likely to use. There are other potential non-development projects likely to cause impact depending on timescales for construction such as improvements to the A12 / A14 Copdock roundabout, upgrades along the A12 from Seven Hills approved under the Brightwell Lakes scheme. The primary issues arising in the cumulative assessment are predominantly managed with the transport strategy proposed by SZC Co. Elements that continue to raise concern with the Council is the A12 west of Woodbridge and the A12 / A1094 junction to Aldeburgh pre: Two Village Bypass construction. However, it is acknowledged by the Council that the former is an area of the A12 already under pressure, we therefore wish to work with the Highway Authority to understand how capacity here can be increased. With regards to the A12 / A1094 junction, this is an issue primarily for ScottishPower Renewables to address but if this roundabout element of the Two Village Bypass

can be brought online as soon as possible in the Sizewell C construction this would immensely improve road safety in this area.

- 2.270 SZC Co. propose a Transport Review Group to monitor traffic during construction, it is suggested that during construction of East Anglia One North and East Anglia Two that ScottishPower Renewables be invited to an element of that regular meeting to discuss in-combination issues.
- 2.271 *Noise and Vibration*: the cumulative effects with regards to noise and vibration are referencing smaller scale developments in the vicinity of the projects development sites and the assessment is all one of not significant. This Council does not disagree with this. However, where there are minor concerns it relates to construction coinciding with other works, as such we would be requiring all developments to adhere to code of construction plans, in particular the usual permitted working hours for construction.
- 2.272 *Air Quality*: cumulative effects with regards to construction dust are not significant and are therefore not considered any further, from a cumulative aspect the Council accepts this. The cumulative assessment in relation to air quality determines that the impact would be negligible or not significant, this Council accepts this from a cumulative perspective but has previously raised concerns with impacts from the Sizewell C development on its own that will need to be addressed.
- 2.273 *Landscape and Visual*: A detailed assessment regarding this area will follow in our Written Representation, we note that there are cumulatively significant effects arising in-combination with other projects. We have yet to examine these in detail.
- 2.274 *Terrestrial Ecology and Ornithology*: the submitted assessment demonstrates that there are no significant adverse effects arising cumulatively with regards to other projects, as there are some affects arising from the project alone, we need to be certain that this is an accurate assessment. Further work on this will be presented in our Written Representation.
- 2.275 *Amenity and Recreation*: the other NSIPs and the England Coast Path are the primary identified receptors likely to have effects in-combination with the Sizewell C project. During the early years of construction there may be impacts in some areas should other NSIPs be under construction simultaneously, many of these impacts will be on receptor groups using public footpaths. The majority are considered by the project to be not significant, but those receptors at Aldringham Common and The Walks are likely to experience significant effects. However, no further mitigation than that already proposed is suggested, we may expand on whether we agree with this in our Written Representation. During the peak of construction there are anticipated to be significant effects in addition on receptors at Sizewell Belts and the Minsmere to Sizewell

Coast. As before we will consider if further mitigation for these areas is required in our Written Representation.

- 2.276 *Terrestrial Historic Environment*: the submission does not identify any cumulative effects with regard to other projects and the proposed Sizewell C development. We are unlikely to object to this position but will examine this further before submitting our Written Representation.
- 2.277 *Soils and Agriculture*: in the early years of construction there is likely to be a cumulative effect of BMV land, but it will be different landholdings that are affected by the different schemes. No additional mitigation is proposed. During the peak no significant impact is anticipated.
- 2.278 *Geology and Land Quality*: several local development proposals have been considered by SZC Co. along with a number of receptor types. During construction impacts on receptors cumulatively are not considered to be significant during early or peak years.
- 2.279 *Groundwater and Surface Water*: there are a small number of receptors identified that could be cumulatively impacted by Sizewell C combined with other local proposals. However, in combination, there are not anticipated to be any significant impacts in the early and peak years of development provided all schemes are carried out in accordance with their consented decisions.
- 2.280 *Coastal Geomorphology and Hydrodynamics*: ESC was not involved in identifying third part programmes, plans and projects to be assessed cumulatively with the Sizewell C project. Reference to the Shoreline Management Plan and landfall areas is included. It is therefore disappointing that ESC was not consulted pre-submission. We will review this section in detail and comment in our Written representation.
- 2.281 *Marine Ecology and Water Quality*: ESC is content to leave this area for consideration by the Marine Management Organisation, Environment Agency and Natural England. However, we reserve the right to comment further in our Written Representation once we have seen the relevant representations of the aforementioned organisations.
- 2.282 *Marine Historic Environment*: no cumulative impacts identified.
- 2.283 *Marine Navigation*: this is primarily an issue for the Marine Management Organisation to address as it is outside ESC's area of responsibility. However, we maintain an overview to ensure our Ports are not disrupted in anyway.
- 2.284 *Radiological*: the Environment Agency takes into account radioactive discharges from other installations as part of the process of issuing environmental permits. However, as the hosting Authority we like to keep an overview. Cumulatively, there are no significant radiological issues arising. The assessment looked at Sizewell A and Sizewell B.
- 2.285 *Climate Change*: there is no detailed assessment cumulatively with regards to climate change as there are no impacts arising from cumulative assessment.
- 2.286 *Major Accidents and Disasters*: it is understood that cumulative non-Sizewell C schemes could introduce new receptors for major accidents and disasters and / or new sources of hazards. Several potential risks were identified that could be increased but given the embedded

mitigation in the project, it is not considered to be significant. We are still assessing the implications with regard to this and may add more in our Written Representation.

2.287 *Health and Wellbeing*: cumulatively there may be some moderate adverse and significant impacts on receptors at group locations near rail proposals (construction), near the two village proposal (operation), not significant at Yoxford roundabout (construction and operation) and not significant at the northern park and ride (construction). Problems arise during potential construction overlap with other major NSIP projects.

Operational assessment scenario

2.288 *Conventional Waste and Material Resources*: There may be cumulative effects arising in combination with the operation of short-listed non-Sizewell C schemes, however all projects should be operating with operational waste strategies to reduce or mitigate impacts. Therefore, this Council agrees that the cumulative effects would be not significant for the capacity of waste management infrastructure and material resource demand.

2.289 *Socioeconomics*: reference during operation is included to the outage workers required every 18 months and ongoing employment at the plant. When operational Sizewell C would create an increase of 36% of jobs within energy generation sector in Suffolk (based on 2018 figures), these would primarily be local jobs. Added to this the offshore windfarms proposed would generate several hundred full time roles in the New Anglia Local Enterprise Partnership area. The cumulative effect of employment generation and by association GVA is considered to be a beneficial impact and this Council is highly supportive of the benefits this will bring to East Suffolk.

2.290 *Housing*: this is not expected to be an issue during operation, the Sizewell C proposal has been accounted for in East Suffolk local planning for a number of years so forecasted additional housing requirements have been included in housing figures evidencing the Local Plan.

2.291 *Transport*: There are no in-combination expectations of cumulative impacts with regard to transport during the operational phase. There is always an increase in vehicle movements during outages, but these can be managed by the operational station.

2.292 *Noise and Vibration*: operational noise will be lower than during construction, therefore potential cumulative effects would be lower and not significant. The Council does not disagree with this.

2.293 *Air Quality*: No cumulative effects are expected during operation and this is accepted.

2.294 *Landscape and Visual Impact*: operational cumulative impacts arise from the Sizewell C project combined with the East Anglia One North and East Anglia Two offshore windfarms, with the impact classified as not significant. Further work on this assessment is required by the Council and we will expand on this further in our Written Representation.

2.295 *Terrestrial Ecology and Breeding Birds*: the submitted assessment demonstrates that there are no significant adverse effects arising cumulatively with regards to other projects, as there

are some affects arising from the project alone, we need to be certain that this is an accurate assessment. Further work on this will be presented in our Written Representation.

- 2.296 *Amenity and Recreation*: No anticipation of significant adverse cumulative impacts during operation.
- 2.297 *Terrestrial Historic Environment*: there are no anticipated adverse cumulative impacts during operation.
- 2.298 *Soils and Agriculture*: During the operation of the station the cumulative impact on soil and agriculture is not significant and the Council can agree with this point.
- 2.299 *Geology and Land Quality*: During operation provided the station and other non-Sizewell C schemes are operated in accordance with granted consents and relevant permits there are anticipated to be no significant impacts.
- 2.300 *Groundwater and Surface Water*: No significant cumulative impacts anticipated during operation.
- 2.301 *Coastal Geomorphology and Hydrodynamics*: ESC was not involved in identifying third part programmes, plans and projects to be assessed cumulatively with the Sizewell C project. Reference to the Shoreline Management Plan and landfall areas is included. It is therefore disappointing that ESC was not consulted pre-submission. We will review this section in detail and comment in our Written representation.
- 2.302 *Marine Ecology and Water Quality*: ESC is content to leave this area for consideration by the Marine Management Organisation, Environment Agency and Natural England. However, we reserve the right to comment further in our Written Representation once we have seen the relevant representations of the aforementioned organisations.
- 2.303 *Marine Historic Environment*: no cumulative impacts identified.
- 2.304 *Marine Navigation*: this is primarily an issue for the Marine Management Organisation to address as it is outside ESC's area of responsibility. However, we maintain an overview to ensure our Ports are not disrupted in anyway.
- 2.305 *Radiological*: the Environment Agency takes into account radioactive discharges from other installations as part of the process of issuing environmental permits. However, as the hosting Authority we like to keep an overview. Cumulatively, there are no significant radiological issues arising. The assessment looked at Sizewell A and Sizewell B.
- 2.306 *Climate Change*: there is no detailed assessment cumulatively with regards to climate change as there are no impacts arising from cumulative assessment.
- 2.307 *Major Accidents and Disasters*: it is understood that cumulative non-Sizewell C schemes could introduce new receptors for major accidents and disasters and / or new sources of hazards. A number of potential risks were identified that could be increased but given the embedded

mitigation in the project, it is not considered to be significant. We are still assessing the implications with regard to this and may add more in our Written Representation.

- 2.308 *Health and Wellbeing*: During operation there may be significant impacts for receptors in close proximity to the two-village bypass this will need to be addressed through mitigation. This will need to be addressed by SZC Co.

Transboundary Effects

- 2.309 Within the environmental statement an assessment of transboundary effects has been undertaken, it assesses the transboundary environmental effects associated with the construction and operation of the Sizewell C power station. This is not an area of expertise for the Council; however, we have reviewed the chapter and the methodology and are generally content with the assessment that has been carried out. However, our expectation is that PINS will take the lead in rigorously examining this element of the project. The summary is that there will be no significant transboundary effects, we expect PINS to examine this result in detail as the responsible authority.

Monitoring, Mitigation and Compensation

- 2.310 A programme of monitoring, mitigation, and compensation is being developed with regards to the Sizewell C proposals. This covers many of the areas summarised above but specifically: ecology, air quality, transport, communities, skills, education and employment, public health / social services, and coastal geomorphology.

Ecology

- 2.311 There is a need for a robust, adaptive monitoring framework (overseen by a group of stakeholders) to cover all ecological receptors with crossovers to other disciplines and permitting/licensing regimes covered. This needs to be secured via DCO/S106 (as appropriate). It is important the ecological monitoring and mitigation strategy is adaptive to enable issues which arise during construction to be addressed.
- 2.312 Also, whilst the above is considered essential, it should not be used to “plaster over” areas where the assessment of impact presented in the ES is inadequate or where additional embedded mitigation measures could be delivered as part of the scheme (such as additional strategic landscape planting in the wider area for bats).

- 2.313 Any monitoring proposal must ensure it is supported by a means to provide contingency funding should further work be required.

Air Quality

- 2.314 Monitoring during construction works: within Table 4.2 it is mentioned that activity specific dust, PM10 and PM2.5 monitoring will be undertaken in accordance with the CEMP. Activity specific locations are located within construction zones A, B and C. As it is noted from experience there is the potential for considerable diesel NRMM. As such additional monitoring of NO2 at

key locations within these construction zones should be carried out prior to and during the construction programme.

Communities

2.315 SZC Co. has stated on several occasions within their submission, that due to proposed mitigation, there will be “no significant effects”. This is assuming that all 7,900 anticipated workers follow the instructions and mitigating provisions e.g. designated roads and routes; utilise the park and ride schemes provided etc., and assumptions made in terms of noise and pollution are correct. This assumption carries a potential risk to the quality of life of affected local communities. 6.11/3.11 – “individual environmental impacts may not necessarily be significant”.

- 3.2 – 3.5 – e.g. predicted noise levels.
- 3.6 - Some cycle routes not significantly affected by the works.
- Table 3.8 summarises both significant effects and insignificant effect predictions resulting in no or little mitigation necessary in these situations.
- 8.5/14.7.4 “Potentially significant transport impacts have been dealt with by way of embedded mitigation within the development proposals”.

These are very bold statements and summary assessments and we will need to ensure there are robust monitoring schemes in place to ensure revisions to the Worker Code of Conduct or sanctions under the Worker Code of Conduct can be appropriately applied to manage the situation should workers not comply.

2.316 9.7.104 The Transport Assessment (Doc Ref. 8.5) assesses the peak traffic generation for Sizewell C on a weekday and identifies that there are “no significant delays caused as a result of Sizewell C across the modelled network, during the peak construction phase”. However, we know that the increase in traffic on the local network will adversely affect communities living around the development site and associated development sites, as such, there needs to be an appropriately managed and robust Community Fund to address some of the tangible effects that cannot be resolved through embedded mitigation but simply result from living in proximity to a major development of national importance.

2.317 As part of the community cohesion programme, a comprehensive strategy of integration of workers with the local community, mitigation of negative impacts and an extensive monitoring framework to adjust this strategy will be required.

Skills, Education and Employment

2.318 With regards to the proposals in relation to the labour market pool etc, there will be a requirement for a focus on monitoring and measurement of impacts. This must include how these are reported, when these are reported and how we can ensure that we have measurement that allows us to spot negative trends that could lead to reaching our upper limit thresholds and therefore require further mitigation. Contingency funding may well be required to enable a fluid approach to mitigation requirements.

2.319 An agreed schedule of monitoring and mitigation of impacts on public services and social services will be required throughout the construction phase of the development.

DRAFT