



The Sizewell C Project

6.3 Volume 2 Main Development Site Chapter 1 Introduction

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1. Introduction

1.1 Introduction

1.1.1 **Volume 2** (this volume) of the **Environmental Statement (ES)** provides a description of the construction, operation and decommissioning phases of the proposed Sizewell C nuclear power station and associated development at the main development site, which is shown in **Figure 1.1**. It presents an assessment of the likely significant effects of the construction and operation and at a high-level, the decommissioning of the development on the environment (including removal and reinstatement), the proposed mitigation measures and residual effects.

1.1.2 **Volume 1** of the **ES** includes an overview of the Sizewell C Project, a summary of the strategic alternatives considered and details of the approach and methodologies used for the EIA. Any variations in the technical assessment methodology from that detailed in **Volume 1** are explained in this volume.

1.1.3 The main development site comprises five components, which are described below and illustrated in **Figure 1.2**:

- main platform: the area that would become the power station itself;
- Sizewell B relocated facilities and National Grid land: the area that certain Sizewell B facilities would be moved to in order to release Sizewell B land for the proposed development and the area required for the National Grid transmission network;
- offshore works area: the area where offshore cooling water infrastructure and other marine works would be located;
- Temporary Construction Area (TCA): the area located primarily to the north and west of the proposed Sizewell Marshes Site of Special Scientific Interest (SSSI) crossing, which would be used to support construction activity on the main platform, including the accommodation campus and the part of the green rail route comprising a rail extension from the proposed B1122 (Abbey Road) level crossing and the terminal within the main development site; and
- Land east of Eastlands Industrial Estate (LEEIE): the area to the north of Sizewell Halt and King George's Avenue, which would be used to support construction on the main platform and TCA.

1.1.4 Furthermore, the following additional sites are included and assessed in this volume:

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- Permanent off-site sports facilities at Leiston, which would be used during the construction stage as a shared outdoor sports facility for Alde Valley School, the local community and construction workers, as shown on **Figure 1.3**.
- Permanent fen meadow compensation sites to the south of Benhall and to the east of Halesworth, as shown on **Figure 1.4** and **Figure 1.5**.
- Temporary marsh harrier habitat improvement area¹ to the west of Westleton, as shown on **Figure 1.6**.

1.1.5 Other forms of associated development beyond the main development site are assessed in **Volumes 3 to 9** of this ES.

1.1.6 A standalone ES was prepared for the Sizewell B relocated facilities works for submission with the hybrid planning application under the Town and Country Planning Act 1990 (East Suffolk Council application ref. DC/19/1637/FUL). This ES is included in full within **Volume 1, Appendix 2A**. However, as the Sizewell B relocated facilities works form part of the main development site and consent is sought for these works through the Development Consent Order (DCO), an assessment of the likely significant effects of these works is also set out in this volume, together with an explanation of the implications of relevant project design changes made since the preparation of the Sizewell B relocated facilities ES. Further information on the Sizewell B relocated facilities works is provided in **Chapters 2 and 3** of this volume.

1.1.7 The rest of this chapter provides details on:

- The structure and scope of the Environmental Impact Assessment (EIA) of the proposed development.
- The legislation and planning policy context relevant to the proposed development.
- An overview of the site and surrounding land uses.

¹ The conclusion of the main DCO Shadow Habitats Regulation Assessment Report (Doc Ref. 5.10) and the DCO Shadow Habitats Regulation Assessment Volume 4 – Compensatory Measures Report is that the permanent habitat improvement area of 47.8ha that has been established, but is being further improved, at the northern edge of the EDF Energy Estate (UK grid reference: TM 46318 65222) would provide sufficient foraging to be regarded as appropriate compensation for the predicted ‘loss of foraging’ over the Sizewell Marshes SSSI, arising as a result of a barrier effect created by the temporary construction area. This effect is assessed within Chapter 14 of Volume 2 and also in the DCO Shadow Habitats Regulation Assessment Report.

However, if it is determined by the Secretary of State that additional marsh harrier habitats are required, then the marsh harrier habitat improvement area (Westleton) would be temporarily used to provide this.

1.2 Environmental Impact Assessment and this Environmental Statement

a) Requirement for Environmental Impact Assessment

1.2.1 Schedule 1 to the Infrastructure Planning (EIA) Regulations 2017 (SI 2017/572) (as amended) (Ref. 1.1) and Schedule A1 to the Marine Works (EIA) Regulations 2007 (SI 2007/1518) (as amended) (hereafter referred to as the ‘EIA Regulations’ collectively) (Ref. 1.2) list developments for which an EIA is mandatory. Nuclear power stations are listed as Schedule 1 and Schedule A1 development respectively, and consequently EIA is required for the Sizewell C Project. Further detail on the requirement for EIA is provided in **Chapter 6, Volume 1** of the **ES**.

b) Environmental Impact Assessment scoping

1.2.2 In June 2014, SZC Co. obtained a scoping opinion from the Secretary of State under Regulation 8 of the 2009 Infrastructure Planning EIA Regulations (Ref. 1.3). In May 2019, SZC Co. submitted a further request to the Planning Inspectorate for a scoping opinion to include the scope of assessments for the revised Sizewell C Project proposals which were not previously scoped for (**Volume 1, Appendix 6A**). This also included the scopes of assessments for the additional environmental effects to be considered under the 2017 Infrastructure Planning EIA Regulations (in particular, climate change, human health and risk of major accidents and disasters). A scoping opinion was issued by the Secretary of State in July 2019 (see **Volume 1, Appendix 6B**).

c) Structure of the Environmental Statement

1.2.3 This volume should be read in conjunction with **Volume 1** of the **ES**, which presents an introduction to SZC Co. and the Sizewell C Project; the application for development consent; the EIA process and methodology; the legislative and policy context; the strategic alternatives considered; a description of the other permits and licences required; and a glossary of terms and list of abbreviations.

1.2.4 There are a number of project-wide technical environmental assessments, within which the impacts of the Sizewell C Project, including the effects of the main development site and associated developments (otherwise separately assessed in **Volumes 3 to 9** of the **ES**), are considered collectively. The project-wide assessments presented in this volume include conventional waste management and material resources; socio-economics; transport; climate change; major accidents and disasters and health and wellbeing. Furthermore, there are a number of technical assessments which are only relevant to the assessment of the main development site.

These include marine technical assessments (coastal geomorphology and hydrodynamics, marine water quality and sediments, marine ecology, marine historic environment and navigation) and radiological considerations.

1.2.5 This volume of the **ES** is structured as follows:

- **Chapter 1:** Introduction.
- **Chapter 2:** Description of Permanent Development.
- **Chapter 3:** Description of Construction.
- **Chapter 4:** Description of Operation.
- **Chapter 5:** Description of Decommissioning.
- **Chapter 6:** Alternatives and design evolution.
- **Chapter 7:** Spent fuel and radioactive waste management.
- **Chapter 8:** Conventional waste and material resources.
- **Chapter 9:** Socio-economics.
- **Chapter 10:** Transport.
- **Chapter 11:** Noise and vibration.
- **Chapter 12:** Air quality.
- **Chapter 13:** Landscape and visual.
- **Chapter 14:** Terrestrial ecology and ornithology.
- **Chapter 15:** Amenity and recreation.
- **Chapter 16:** Terrestrial historic environment.
- **Chapter 17:** Soils and agriculture.
- **Chapter 18:** Geology and land quality.
- **Chapter 19:** Groundwater and surface water.
- **Chapter 20:** Coastal geomorphology and hydrodynamics.
- **Chapter 21:** Marine water quality and sediments.
- **Chapter 22:** Marine ecology and fisheries.

- **Chapter 23:** Marine historic environment.
- **Chapter 24:** Marine navigation.
- **Chapter 25:** Radiological considerations.
- **Chapter 26:** Climate change.
- **Chapter 27:** Major accidents and disasters.
- **Chapter 28:** Health and wellbeing.

1.2.6 This volume should be read in conjunction with the **Transport Assessment** (Doc Ref. 8.5), which provides further information on the rationale for, and the design of, the proposed development. In addition, the **Consultation Report** (Doc Ref. 5.1) summarises the responses received from the public and statutory stakeholders to SZC Co.'s consultations, and explains how the proposed development has evolved in response to the consultations.

1.2.7 In line with the requirements of regulation 14(4) of the Infrastructure Planning EIA Regulations and regulation 12(2) of the Marine Works EIA Regulations, this **ES** has been prepared by competent experts. A statement of competence outlining the relevant expertise and qualifications of the technical specialists, along with their role in undertaking the EIA, has been provided within **Volume 1, Appendix 1B**.

d) [Structure of the environmental topic chapters](#)

1.2.8 Where appropriate, the environmental topic chapters (**Chapters 8 to 28** of this volume) have been prepared to a standard format typically following the below structure:

- Introduction;
- legislation, policy and guidance;
- methodology;
- baseline environment;
- environmental design and mitigation;
- assessment (for construction and operation);
- mitigation and monitoring; and
- residual effects.

- 1.2.9 Appendices are provided for each chapter, as required, and contain, for example, detailed baseline information, assessments and other technical reports.
- 1.2.10 Cumulative effects arising from the proposed development in combination with other third-party developments, plans and/or programmes are detailed in **Volume 10** of the **ES**, as well as an assessment of cumulative effects with other parts of the Sizewell C Project (where applicable).
- 1.2.11 A non-technical summary of the **ES** has been prepared and is presented separately from this volume.

1.3 Policy context

- 1.3.1 The overarching planning context for the Sizewell C Project, including an overview of legislation and national planning, energy and nuclear policies which are material to the proposed development, is presented in **Chapter 3, Volume 1** of the **ES**. This chapter provides an overview of national, regional and local policies which are relevant to the proposed development.
- 1.3.2 A separate **Planning Statement** (Doc Ref. 8.4) has been prepared and includes consideration of how the Sizewell C Project complies with relevant policies.
- 1.3.3 Where topic specific policy differs from the generic policy outlined in **Chapter 3, Volume 1** of the **ES**, this is presented within the topic chapters that follow within this volume. This is limited to legislation, policy and guidance which could influence the sensitivity of receptors and/or could influence the scope and/or methodology of the assessment.

a) National policy

- 1.3.4 National infrastructure projects are determined in accordance with the decision-making framework in the Planning Act 2008 (Ref. 1.4) and relevant national policy statements for major infrastructure, as well as any other matters that are relevant (which may include the National Planning Policy Framework (NPPF) (Ref. 1.5), or local policy).
- 1.3.5 The primary policy basis for determining any application for development consent for a nuclear power station is the policy framework set out in the Overarching National Policy Statement for Energy (NPS EN-1) (Ref. 1.6) and National Policy Statement for Nuclear Power Generation (NPS EN-6) (Ref. 1.7).
- 1.3.6 In December 2017, the Government began the process of consulting on the preparation of a new NPS for nuclear power stations. In due course, the

sites listed in NPS EN–6 (including Sizewell) will be covered by the policy in the new NPS but, in the meantime, the consultation makes clear that the Government will continue to consider those sites to be appropriate and that they will retain strong Government support pending the designation of the new NPS.

1.3.7 The NPPF and local planning policy do not contain specific policies for Nationally Significant Infrastructure Project (NSIPs); however, the decision maker may determine that one, or both, are important and relevant to the proposed development, and may be a material consideration in making decisions on applications for development consent..

b) **Regional policy**

1.3.8 The East Inshore and Offshore Marine Plans are a means of holistic management to deliver the vision of "*clean, healthy, safe, productive and biologically diverse oceans and seas*", under the Marine and Coastal Access Act 2009. The plan area extends from Flamborough Head in the north to Felixstowe in the south with a landward limit of 12 metres (m) offshore. The Marine Management Organisation (MMO) is responsible for implementation of the East Inshore and Offshore Marine Plan, which will form part of the Integrated Coastal Zone Management overseeing the areas' resources, and the activities and interactions that take place within them, and ensuring sustainable development.

c) **Local policy**

1.3.9 The local development plan comprises:

- The Suffolk Coastal Local Plan remaining Saved Policies – July 2018 (Ref. 1.8);
- the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies (July 2013) (Ref. 1.9);
- the Site Allocations and Area Specific Policies Development Plan Document (January 2017) (Ref. 1.10); and,
- the Leiston Neighbourhood Plan 2015-2029 (Ref. 1.11).

1.3.10 The Local Plan recognises that national policy has identified Sizewell as a potentially suitable site for the development of an additional nuclear power station (at paragraphs 1.14, 2.19 and 2.42). The Local Plan is clear that any decisions on such an application will be taken 'at a national level' and that the role of the local planning authority is as a statutory consultee (paragraphs 3.76, 3.130 and 3.132).

- 1.3.11 The Local Plan recognises that the need for a new nuclear power station has been established in national policy and that the role of the planning process is limited to considering the suitability of any specific proposal and the mitigation of local impacts. Consequently, whilst Local Plan Policy SP13 sets out a range of issues which ‘the Council considers to be the local issues that need to be adequately addressed’, paragraph 3.132 is clear that these matters are listed in the plan in order to inform the Local Impact Report to be prepared by SCDC, rather than as tests for the acceptability of any application for Development Consent. Consistent with that approach the Local Plan recognises, for example, that the transport effects of a new nuclear power station would be assessed ‘in line with policies set out in NPS EN-1 and NPS EN-6’ (paragraph 3.116).
- 1.3.12 The strategies of the Local Plan may be considered important and relevant, but where these relate to generic issues, such as the protection of the environment, the relevant policy tests are those set out in the NPS. Consistent with the NPSs, the Local Plan Policy SP13 recognises that there would be disbenefits arising from the development. However, it sees the role of SCDC as seeking to maximise local benefits. An example of this is in securing local economic and training benefits from the scale of investment involved in the construction and operation of the new nuclear power station.
- 1.3.13 The emerging local plan for the former Suffolk Coastal area is the Suffolk Coastal Local Plan (Ref. 1.8). This was submitted to the Secretary of State for examination on 29 March 2019. An examination took place through the summer of 2019 and the Plan is expected to be adopted in early 2020.
- 1.3.14 Additional relevant policy and guidance is set out in **Volume 1, Chapter 3** of this **ES**.

1.4 The site and surroundings

a) Main development site

- 1.4.1 The main development site has an onshore area of approximately 372 hectares (ha) and an offshore area of 640ha. This excludes the off-site areas for fen meadow compensation, marsh harrier habitat improvement and off-site sports facilities described further below.

i. Onshore area

- 1.4.2 The main platform within the main development site is located to the north of the existing Sizewell B power station, approximately 500m north of the village of Sizewell, and 2 kilometres (km) north-east of the town of Leiston, at its closest point. Its location is approximately halfway between the towns of Felixstowe and Lowestoft and within the civil parish of Leiston, East

Suffolk district and the county of Suffolk. The UK national grid reference number for the main platform is TM 47355 64128.

1.4.3 The majority of the main development site comprises agricultural land, however, there are also a number of key features and receptors located within the site boundary which have influenced the design proposals for the proposed development. These include (but are not limited to) the following:

- Sizewell Marshes SSSI;
- certain existing Sizewell B power station facilities (to be relocated);
- the Leiston Drain (designated as a main river) and Sizewell Drain ordinary watercourse;
- plantation woodland associated with Dunwich Forest/Goose Hill, which is also designated as Sizewell Levels and Associated Areas County Wildlife Site (CWS), and Coronation Wood;
- Sizewell beach and Suffolk Coast Path, including the Suffolk Shingle Beaches CWS;
- existing properties, including the Upper Abbey Farm and the Round House;
- existing roads, including Lover's Lane, B1122 Abbey Road, Valley Road and King George's Avenue; and
- an extensive network of Public Rights of Way (PRoW), including Sandlings Walk, bridleway E-363/019/0 ('Bridleway 19') and Sandy Lane.

1.4.4 The primary highway access to the main development site would be located along the B1122 between Theberton and Lover's Lane. The secondary highway access to the main development site would be located along Lover's Lane east of the B1122 Abbey Road. To facilitate the secondary highway access, an extension to the existing Sizewell B access road to the main platform is proposed.

1.4.5 Highway accesses to LEEIE are proposed to be taken from Valley Road, Lover's Lane and King George's Avenue. LEEIE immediately adjoins Leiston, to the east of the industrial estate.

1.4.6 Details on existing rights of way within the main development site are shown on the **Rights of Way Plans** (Doc Ref. 2.4) and in **Appendix 15I** of this volume.

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- 1.4.7 There are a number of statutory environmental designations within the main development site as shown on **Figure 1.7**. The majority of the onshore part of the site is located within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB). The main development site is located in the Suffolk Coast and Heaths National Character Area which is a predominantly low-lying landscape characterised by productive agricultural areas. In addition, the main development site includes approximately 6ha of the Sizewell Marshes SSSI. Parts of the main development site lie within Flood Zone 3, although are protected by existing flood defences.
- 1.4.8 The main ecological habitats within the main development site are agricultural farmland with large areas of conifer plantation and smaller areas of deciduous woodland, acid grassland and heathland. Some of the non-agricultural land on the site is managed by Suffolk Wildlife Trust on behalf of SZC Co.
- 1.4.9 The northern-most boundary of the site is to the north of Ash Wood and south of Lower Abbey.
- 1.4.10 To the south, the site includes LEEIE, which is currently predominantly agricultural and commercial forestry land. Sizewell Halt is an existing facility immediately to the south of LEEIE. LEEIE will be required temporarily for construction. This part of the site comprises three arable fields to the east of Leiston bounded by Valley Road to the north, Lover's Lane to the east, King George's Avenue to the south and the existing single rail track forming part of the Saxmundham to Leiston branch line to the west.
- 1.4.11 At its southernmost extreme, the main development site contains a strip of greenfield land north of Sizewell Gap.
- 1.4.12 The coastal strip within the main development site is characterised by a vegetated engineered embankment, known as Bent Hills and a lower vegetated bund which together form the sea defences to the existing Sizewell power stations. East of the lower bund is a shingle beach, which shelves into the offshore portion of the site that includes the Sizewell A intake and outfall headworks structures.
- 1.4.13 The main development site includes land within and adjacent to the perimeter fencing of Sizewell B power station, which is characterised by structures associated with the existing operational Sizewell B power station, parking areas, access infrastructure, ancillary structures and overhead power lines and pylons. Buildings are arranged on an axial alignment and the area has a planned and industrial character. The coastal beach vegetation supports nationally scarce plant species such as sea pea and sea-kale and at Sizewell Marshes SSSI there are numerous features for

which the site is notified as a site of national importance, as set out **Volume 2, Chapter 14** of this ES.

- 1.4.14 Within land adjacent to Sizewell B lies Coronation Wood, which is a mixed plantation mainly comprising semi-mature and mature pine with mature broadleaf trees around the eastern, southern and south-western edges.
- 1.4.15 The area within the south-easternmost section of the main development site contains land that will be used to relocate certain Sizewell B facilities and comprises former arable farmland that has been allowed to revert to grassland. Within Pillbox Field is a Second World War pillbox.
- 1.4.16 An arboricultural survey for the main development site is contained at **Appendix 13I** of this ES.
- 1.4.17 Two designated heritage assets lie within the site, both of which are Grade II listed buildings – Upper Abbey Farmhouse (asset reference LB 1216394), and the Barn, 400m north of Upper Abbey Farmhouse (asset reference LB 1216655), as shown in **Figure 1.7**. There are 86 Historic Environment Records (HERs) within the site and a further 159 HERs in the wider area reflecting a variety of heritage features ranging from prehistoric flint artefact scatters to Second World War defences. There are a further three marine HERs in the offshore works area.
- 1.4.18 Existing ground levels for the main development site are shown on **Figure 1.8**.

ii. [Offshore area](#)

- 1.4.19 The offshore works area is located within the North Sea and Greater Sizewell Bay. The offshore works area comprises: two sandy, shore-parallel longshore bars; the Sizewell to Dunwich Bank; and, the erosion resistant Coralline Crag ridges that extend to the north-east from Thorpeness. The landward limit is delineated by Mean High Water Springs. The seaward limit of the adjoining shingle beach is an abrupt beach-step that meets a sub-tidal, low sloping, sandy bed.
- 1.4.20 There are no sites designated under the Protection of Wrecks Act 1973 (Ref. 1.12) within the offshore works area.
- 1.4.21 The offshore works area forms part of the Outer Thames Estuary Special Protection Area (SPA) and the southern North Sea Special Area of Conservation (SAC) and the Suffolk Coastal waterbody. Details of features for which the SPA and SAC are designated are set out in **Volume 2, Chapter 14** of this ES.

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- 1.4.22 The Greater Sizewell Bay extends from Walberswick in the north to the Coralline Crag outcrops near Thorpeness in the south. The seaward boundary extends to the eastern flank of the Sizewell to Dunwich Bank.
- 1.4.23 The Greater Sizewell Bay is not a closed system and water exchanges with the rest of the southern North Sea. The tidal regime is semi-diurnal with a micro-tidal elevation range (less than 2m). Water movement is dominated by tidal currents that flow south for most of the rising (flood) tide (1.7m/s (peak) seaward of Sizewell Bank) and flow north for most of the falling (ebb) tide (1.4m/s).
- b) The surrounding area
- 1.4.24 The area surrounding the site is predominantly rural, with agriculture utilising a significant portion of the gently rolling landscape. In addition to the town of Leiston and village of Sizewell, there are a number of villages located nearby, including Eastbridge and Theberton approximately 500m and 1.2km, respectively, to the north-west at the closest point. The coastal towns of Thorpeness and Aldeburgh are located 3km and 6km, respectively, further south, with Dunwich and Southwold 4km and 12km, respectively, to the north. Ipswich is some 36km to the south-west.
- 1.4.25 Environmental designations and sensitive receptors in close proximity to the main development site are shown on **Figure 1.7**.
- 1.4.26 Arable farmland typically comprises large geometric fields defined by hedges and tree belts. Also present are: areas of pasture; pockets of acid grassland and heathland; wet woodland, freshwater grazing marsh and reedbeds; and areas of conifer plantation, notably at Goose Hill.
- 1.4.27 Acid grassland and reedbed has also recently been created at the nearby Aldhurst Farm habitat creation scheme. The habitats created as part of the Aldhurst Farm habitat scheme have been considered, within the EIA, to form part of the existing baseline environment. Given the purpose of the scheme was to mitigate for the loss of SSSI should the Sizewell C Project go ahead the Aldhurst Farm habitat creation scheme has also been considered to form primary mitigation. Further information on the assessment approach is provided in **Chapter 6** of **Volume 1** of this **ES**.
- 1.4.28 Sizewell Belts is partly enveloped by the main development site to the north, east and west. This landscape is characterised by freshwater grazing marsh and a large part of the Sizewell Belts area is designated as the Sizewell Marshes SSSI. The Sizewell Marshes SSSI comprises predominately a large area of lowland, unimproved wet meadows, located in a low-lying basin of deep fen peat. The Sizewell Marshes SSSI also contains an extensive network of ditches.

- 1.4.29 The main development site also borders Minsmere to Walberswick SPA and Ramsar site. The Minsmere to Walberswick Heaths and Marshes SAC and SSSI are located to the north-east of the site. Leiston-Alderburgh SSSI and Sandlings SPA are located to the south of the site.
- 1.4.30 There are seven non-statutory local designated County Wildlife Sites (CWS) within a 2km radius of the site, including the Sizewell Levels and associated areas CWS, and the Suffolk Shingle Beaches CWS. Details of features for which these sites are designated are set out in **Volume 2, Chapter 14** of this ES.
- 1.4.31 To the east of the site lies the Suffolk coast. The shoreline in this area is characterised by stretches of shingle ridges, pebble and sand beaches and vegetated dunes.
- 1.4.32 The surrounding area contains two Scheduled Monuments – Leiston Abbey (second site) and moated site (SM 1014520), and Leiston Abbey (first site) with later chapel and pillbox (SM 1015687). In addition, there are 11 Listed Buildings within the study area. One of these is listed at Grade I (St Mary’s Abbey, LB 1215753), with the remainder being listed at Grade II and comprising mainly farmhouses and associated buildings, cottages, and a coastal watch house (LB1391360). Designated heritage assets are shown on **Figure 1.7**.
- 1.4.33 There are no marine aggregate dredging areas adjacent to the site. The closest aggregate dredging areas are production areas located approximately 12 to 13 nautical miles south and 14 nautical miles east of the site.
- 1.4.34 The closest designated site designated under the Protection of Wrecks Act 1973, the Dunwich Bank wreck (List entry 1000073), is located 3.2km north of the main development site. There are no sites protected under the Protection of Military Remains Act 1986, or Scheduled Monuments designated under the Ancient Monuments and Archaeological Areas Act 1979, below the Mean High Water Mark within 5km of the main development site.
- 1.4.35 Further detail on the site and the environmental baseline is provided in **Chapters 8 to 28** of this volume.

c) **Additional sites**

- 1.4.36 The following four additional sites are assessed in this volume of the ES:
- Leiston off-site sports facilities.
 - Benhall fen meadow compensation site.

- Halesworth fen meadow compensation site.
- Marsh harrier habitat improvement area (if required).

1.4.37 Other forms of associated development are assessed in **Volumes 3 to 9** of this ES.

i. [Leiston off-site sports facilities](#)

1.4.38 Leiston off-site sports facilities are approximately 2.6ha in area and would be located within the school playing fields south of Alde Valley School, west of Leiston leisure centre, east of four residential properties and north of Grimsey's Lane, as shown on **Figure 1.9**. The site is centred at the UK grid reference TM 45216 62086 and site is approximately 600m to the west of LEEIE. There are no statutory historic or environmental designated sites in close proximity. There are no rights of way within this site and the area is in Flood Zone 1.

ii. [Benhall fen meadow compensation site](#)

1.4.39 The Benhall fen meadow compensation site is approximately 12.3ha in area and is located south of Benhall in the river valley between the sewage treatment works east of Aldecar Lane and the River Fromus to the west, as shown on **Figure 1.10**. The site is centred at the UK grid reference TM 38195 60376. The southern extent of the area is bordered by the A1094 (Westleton Road). There are two Grade II listed buildings near to this site (Rose Hill House and Watering End). There are no environmentally designated sites in close proximity or on this site. One public right of way crosses this site south of the sewage treatment works and another following the perimeter of this site at the south-western extent. The site is predominantly in Flood Zone 3.

iii. [Halesworth fen meadow compensation site](#)

1.4.40 The Halesworth fen meadow compensation site is approximately 4.3ha in area and is located east of Halesworth in the river valley, south of the sewage treatment works and Blyth Road Industrial Estate, west of the River Blyth, north of the A144 and east of Blyth Road, as shown on **Figure 1.11**. There are no environmental or historic designations in close proximity or on the site. There are no rights of way within the site, although two public rights of way border the site on parts of the northern and western extents. The site is predominantly in Flood Zone 3 and the UK grid reference number is TM 39114 76613.

iv. Marsh harrier habitat improvement area (Westleton)

- 1.4.41 The marsh harrier habitat improvement area (Westleton) is approximately 54.3ha in area and is located immediately to the west of Westleton, at the UK grid reference TM 43509 69208.
- 1.4.42 The conclusion of the main DCO **Shadow Habitats Regulation Assessment Report** (Doc Ref. 5.10) and the DCO **Shadow Habitats Regulation Assessment Volume 4 – Compensatory Measures Report** (Doc Ref. 5.10) is that the permanent habitat improvement area of 47.8ha that has been established, but is being further improved, at the northern edge of the EDF Energy Estate (UK grid reference: TM 46318 65222) would provide sufficient foraging to be regarded as appropriate compensation for the predicted ‘loss of foraging’ over the Sizewell Marshes SSSI, arising as a result of a barrier effect created by the temporary construction area. This effect is assessed within **Chapter 14** of this volume and also in the DCO **Shadow Habitats Regulation Assessment Report** (Doc Ref. 5.10).
- 1.4.43 However, if it is determined by the Secretary of State that additional marsh harrier habitats are required, then the marsh harrier habitat improvement area (Westleton) would be temporarily used to provide this.
- 1.4.44 The marsh harrier habitat improvement area (Westleton) contains arable fields and is bounded by Yoxford Road and Grange Farmhouse to the south, the rear of properties facing onto Darsham Road to the east, and vegetated screening to the north and east, as shown on **Figure 1.12**. It is located west of: Minsmere-Walberswick SPA and Ramsar; Minsmere to Walberswick Heaths and Marshes SAC; 12 Grade II listed buildings; and one Grade II* listed building (St Peter’s Church). One Grade II listed building is located to the west (Chatburn Farmhouse). Walsh Lane is within the site and is designated as a public right of way. The area is in Flood Zone 1. A group of trees within the south-western corner of the site is protected by a Tree Preservation Order (TPO), with further TPOs located immediately beyond the site boundary.

References

- 1.1 Parliament of the United Kingdom. Infrastructure Planning (EIA) Regulations 2017. (London 2017)
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