



The Sizewell C Project

4.1 Statement of Reasons Addendum

Revision: 1.0
Applicable Regulation: Regulation 5(2)(q)
PINS Reference Number: EN010012

January 2021

Planning Act 2008
Infrastructure Planning (Applications: Prescribed
Forms and Procedure) Regulations 2009



CONTENTS

1	INTRODUCTION.....	1
1.1	Introduction	1
1.2	The Sizewell C Project	2
1.3	Scope of this Statement of Reasons Addendum	3
2	PROPOSED CHANGES TO THE APPLICATION	4
2.1	The proposed changes to the Application	4
2.2	Amendments to the Order Limits and/or powers sought	5
2.3	Requirement for the New Land to be Included Within the Order Limits.....	6
2.4	Removal of Plots from the Order Limits.....	16
2.5	Reductions of Plots within the Order Limits.....	18
2.6	Amendments of Rights Sought Over Land within the Order Limits ...	19
3	CASE FOR COMPULSORY ACQUISITION	30
3.1	Required for the development of Sizewell C	31
3.2	Compelling case in the public interest.....	31
3.3	Alternatives	31
3.4	Legitimate purpose, necessary and proportionate	31
3.5	Use of the Order Land.....	31
3.6	Availability of funds for compensation	31
3.7	Human rights.....	32
4	ONGOING NEGOTIATIONS.....	33
5	SPECIAL CATEGORY LAND	34
6	CONCLUSIONS.....	35

TABLES

Table 2.1: Purpose for which compulsory acquisition and temporary possession powers are sought over land not within the Order Limits as provided for in the Application	6
---	---

Table 2.2: The plots proposed to be removed from the Order Limits and the reasons for their removal.....	16
Table 2.3: The plots in relation to which the area over which rights are sought is proposed to be reduced, including the extent of and reasons for the reduction:	18
Table 2.4: The plots over which the rights sought are proposed to be amended and the reasons for the amendments:.....	20

1 INTRODUCTION

1.1 Introduction

1.1.1 The Sizewell C Project ('the Project') Development Consent Order ('DCO') application ('the Application') was submitted by the applicant ('SZC Co.') on 27 May 2020 and accepted for examination by the Planning Inspectorate on 24 June 2020.

1.1.2 The Application includes a request for the Secretary of State to grant powers of compulsory acquisition pursuant to section 122(2)(a) and section 122(2)(b) of the Planning Act 2008. As a result, a **Statement of Reasons** [APP-062] was submitted as part of the Application, which was prepared in accordance with the requirements of regulation 5(2)(h) of the Infrastructure Planning (Applications: Prescribed Forms and Procedure) Regulations 2009.

1.1.3 Since the submission of the Application, SZC Co. has continued to engage with the local authorities, environmental organisations, local stakeholder groups and the public with regard to the Application. This process has identified potential opportunities for changing the Application to further minimise impacts on the local area and environment in many cases, whilst reflecting the further design detail that has come forward in preparation for implementation of the Project.

1.1.4 Following a non-statutory consultation that took place in November to December 2020, SZC Co. is now submitting a request to the Examining Authority to make changes to the Application. A detailed description of all of the proposed changes is provided in **Part 1 of the Proposed Changes to the DCO Application document** (Doc Ref. 8.19), and a summary is provided in **Section 2** of this addendum.

1.1.5 Some of the proposed changes to the Application would involve the compulsory acquisition of land which falls within the definition of 'additional land' under The Infrastructure Planning (Compulsory Acquisition) Regulations 2010 ('CA Regulations'), being '*land which it is proposed shall be subject to compulsory acquisition and which was not identified in the book of reference submitted with the application as land*'. It should be noted that this statutory definition would not include new land proposed to be included within the Order Limits over which temporary possession powers only are sought. It would, however, include land over which powers of temporary possession were originally sought in the application but over which powers of compulsory acquisition are now sought.

1.1.6 For such land ('CA Additional Land'), the CA Regulations contain a prescribed procedure that must be followed where a person with an

interest in the CA Additional Land does not consent to the inclusion of the provision.

- 1.1.7 That prescribed procedure includes the submission of the following information pursuant to Regulation 5 of the CA Regulations:
- (a) A book of reference supplement, in respect of the CA Additional Land, see **Book of Reference Addendum** (Doc Ref. 4.3Ad).
 - (b) A land plan identifying the CA Additional Land or affected by the proposed provision, see **Land Changes Plans** (Doc Ref. 4.4) on which the CA Additional Land is shown in pink or pink and green hatching.
 - (c) A statement of reasons as to why the CA Additional Land is required, see this **Statement of Reasons Addendum**.
 - (d) A statement to indicate how a DCO that contains the authorisation of the compulsory acquisition of the CA Additional Land is proposed to be funded, see the **Second Funding Statement Addendum** (Doc Ref. 4.2Ad 2).
- 1.1.8 This **Statement of Reasons Addendum** should be read in conjunction with the above documents.

1.2 The Sizewell C Project

- 1.2.1 The elements of the scheme applied for as part of the Application are summarised in **Section 2** and set out in more detail in **Section 4** of the **Statement of Reasons** [[APP-062](#)], and **Section 5** of that document contains a detailed description of the extent and nature of the powers sought in the DCO. The extent of the land interests affected by the compulsory acquisition and temporary possession powers sought by SZC Co. in the Application is set out in **Appendix A** of the **Statement of Reasons** (Statement of Reasons Justification Tables) [[APP-063](#)].
- 1.2.2 The changes now proposed to the Application are described in **Section 2** of this addendum. A number of these proposed changes would require amendments to be made to the Order Limits to include compulsory acquisition of CA Additional Land.
- 1.2.3 As explained above, the CA Regulations only require the Addendum to the Statement of Reasons to address CA Additional Land. However, for clarity and completeness, since the proposed changes submitted to the ExA require wider revisions to the rights sought over land, the scope of this addendum addresses more than simply the CA Additional Land (as set out in **Section 1.3** of this addendum).

1.3 Scope of this Statement of Reasons Addendum

1.3.1 This **Statement of Reasons Addendum** identifies the proposed:

(a) new land, see **Section 2.3**. The third column of **Table 2.1** sets out whether the land is ‘additional land’ for the purpose of the CA Regulations (CA Additional Land). Land in **Table 2.1** which is not identified as CA Additional Land is land which is new to the Order Limits but over which temporary possession rights only are sought;

(b) removal of plots from the Order Limits, see **Section 2.4**; and

(c) reductions of plots within the Order Limits, see **Section 2.5**; and

(d) amendments to the rights sought, see **Section 2.6**. The fifth column in **Table 2.4** sets out whether the land is ‘additional land’ for the purpose of the CA Regulations (CA Additional Land), being land where the right of temporary possession was originally sought in the application but a power of compulsory purchase is now sought.

1.3.2 SZC Co. has carried out diligent inquiry to identify all persons with an interest in the CA Additional Land and persons with a potential claim for compensation as a result of the proposed development of the CA Additional Land.

1.3.3 SZC Co. has held discussions with the relevant landowners and will seek to acquire the relevant third parties’ interests voluntarily. These negotiations are not yet complete and are ongoing. Whenever possible, SZC Co. is seeking to acquire rights over the CA Additional Land rather than ownership.

2 PROPOSED CHANGES TO THE APPLICATION

2.1 The proposed changes to the Application

2.1.1 SZC Co. proposes to make the following changes to the Application:

- Change 1: Potential to increase the frequency of freight train movements to facilitate bulk material imports by rail. Change 2: An enhancement of the permanent beach landing facility and construction of a new, temporary beach landing facility.
- Change 3: Greater flexibility as to where certain Sizewell B facilities are relocated to potentially avoid the need for car parking on Pillbox Field.
- Change 4: Change to certain parameter heights and activities on the main development site.
- Change 5: Change to the location of the water resource storage area and the addition of flood mitigation measures to lower flood risk.
- Change 6: Change to the Site of Special Scientific Interest (SSSI) crossing design to a single span bridge with embankments.
- Change 7: Revisions to tree retention on the main development site.
- Change 8: Surface water removed early in the construction process to be discharged to the foreshore via a temporary outfall.
- Change 9: Change to the sea defence to make the scheme more efficient and resilient to climate change.
- Change 10: Extension of landscaped bund, other minor changes at the southern park and ride, including a minor reduction of the Order Limits.
- Change 11: Extension of the Order Limits to provide for additional fen meadow habitat at Pakenham as mitigation for fen meadow loss.
- Change 12: Extensions and reductions of the Order Limits for works on the two village bypass, Sizewell link road and Yoxford roundabout as well as minor changes to the public right of way proposals at these sites.

- Change 13: Minor extensions and reductions of the Order Limits for works on the main development site and related sites (fen meadow mitigation sites and marsh harrier improvement sites).
- Change 14: Minor reductions to the Order Limits of the northern park and ride, the A12/B1119 junction at Saxmundham and the A1094/B1069 south of Knodishall.
- Change 15: A new bridleway link between Aldhurst Farm and Kenton Hills.

2.2 Amendments to the Order Limits and/or powers sought

2.2.1 If the proposed changes are accepted by the Examining Authority, the following amendments are required to the Order Limits and/or the powers sought over the land within the Order Limits:

- New land proposed to be included within the Order Limits in respect of which compulsory acquisition powers and temporary possession powers are sought, as shown in **Section 2.3** and (in respect of the CA Additional Land only) in a supplementary schedule to the Book of Reference provided in **Appendix A** of the **Book of Reference Addendum** (Doc. Ref 4.3Ad). The land newly proposed to be included within the expanded Order Limits (including new temporary possession land) totals approximately 414,398.52 square metres. It is required as a result of changes that are proposed in response to further detailed design work and feedback from stakeholders since submission of the Application.
- Removal of compulsory acquisition powers over the plots, as shown in **Section 2.4** below. This removed land totals approximately 5,057.81 square metres. Compulsory acquisition powers are no longer required over this land due to mapping boundary discrepancies or further design information resulting in those plots no longer being required for the construction or operation of the proposed development.
- Reduction in area over which compulsory acquisition powers are sought over the plots, as shown in **Section 2.5** below. This land totals approximately 13,575.59 square metres. This reduction has occurred due to mapping boundary discrepancies and further detailed design work since submission of the Application resulting in the full extent of the original land no longer being required for the construction or operation of the proposed development.

- Amendments to rights sought over existing plots, as shown in **Section 2.6** below. The amendments are due to further detailed design work and feedback from stakeholders since submission of the Application.

2.3 Requirement for the New Land to be Included Within the Order Limits

Table 2.1: Purpose for which compulsory acquisition and temporary possession powers are sought over land not within the Order Limits as provided for in the Application

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
Main development site				
MDS/02/36a	Class 1 & Class 4	yes	116.07	Extension of the Order Limits to enable hedgerow retention whilst works are undertaken to provide footpath and cycleway diversion and to enable a right turn to be provided into the Recycling Centre in Lovers Lane as requested by Suffolk County Council.
MDS/02/40a	Class 1 & Class 4	yes	33.55	
MDS/02/41	Class 1 & Class 4	yes	252.42	
MDS/03/01a	Class 1 & Class 4	yes	1366.71	
MDS/03/01b	Class 1 & Class 4	yes	5.06	
MDS/03/03a	Class 1 & Class 4	yes	20.99	
Fen meadow (Halesworth)				
FM/12/02	Class 1 & Class 4	yes	190.29	Extension of the Order Limits to facilitate site access of the proposed development at Halesworth
FM/12/03	Class 1 & Class 4	yes	124.05	
FM/12/04	Class 4 & Class 5	no – temporary possession only	4438.05	

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
Fen meadow (Benhall)				
FM/13/02	Class 1 & Class 4	yes	316.93	Extension of the Order Limits to facilitate site access of the proposed development at Benhall.
FM/13/03	Class 4 & Class 5	no – temporary possession only	201.39	
FM/13/04	Class 1 & Class 4	yes	178.21	
FM/13/05	Class 4 & Class 5	no – temporary possession only	493.72	
Marsh harrier habitat				
MH/14/02	Class 1 & Class 4	yes	120.43	Extension of the Order Limits to facilitate site access of the proposed development at Westleton.
MH/14/03	Class 4 & Class 5	no – temporary possession only	746.34	
MH/14/04	Class 4 & Class 5	no – temporary possession only	255.66	
Two village bypass				
2VBP/17/17b	Class 3 & Class 4	no – temporary possession only	374.27	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Two village bypass for highway safety in accordance with the design speed of 60mph. New permanent and temporary land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
2VBP/17/20b	Class 1 & Class 4	yes	161.59	
2VBP/18/16a	Class 3 & Class 4	no – temporary	94.49	Following consultation with Suffolk County Council and the relevant landowners, it is now

New Plot Number	Rights Sought	‘additional land’ as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
		possession only		proposed to formally stop-up the PRoW between the buildings at Walk Barn Farm and divert PRoW E-243/011/0 to the north, around Walk Barn Farm, where it would re-join the existing PRoW network at PRoW E-243/003/0. Suffolk County Council has requested that the formal PRoW route is shown in the site boundary as the route currently used by the public does not follow the definitive route of PRoW E-243/011/0. PRoW E-243/011/0 is proposed to be formally stopped up between where it joins E-243/003/0 and where it meets E-243/012/0. The private means of access will remain on its current alignment.
2VBP/18/16b	Class 3 & Class 4	no – temporary possession only	643.02	
2VBP/18/16d	Class 3 & Class 4	no – temporary possession only	108.27	
Sizewell link road				
SLR/19/03a	Class 4 & Class 6	yes	125.58	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/19/04a	Class 4 & Class 6	yes	133.39	
SLR/19/05c	Class 1 & Class 4	yes	338.37	
SLR/19/06b	Class 1 & Class 4	yes	6775.15	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/19/07c	Class 1 & Class 4	yes	987.91	To allow for additional and revised drainage features to be provided following the results of

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
SLR/19/07d	Class 3 & Class 4	no – temporary possession only	1283.98	ground investigation obtained since submission of the Application. New permanent and temporary land take is required for potential routes to discharge surface water flows to local watercourses.
SLR/19/07e	Class 3 & Class 4	no – temporary possession only	908.45	
SLR/19/07f	Class 1 & Class 4	yes	1681.22	
SLR/19/07g	Class 3 & Class 4	no – temporary possession only	350.81	As a result of topographical survey information and to ensure the proposals can be constructed, new temporary land take and permanent rights are required to the north and south of the Sizewell link road, where it crosses the East Suffolk Line.
SLR/19/08a	Class 2 & Class 4	yes – acquisition of rights	1073.78	
SLR/19/09a	Class 3 & Class 4	no – temporary possession only	114.73	
SLR/19/11a	Class 3 & Class 4	no – temporary possession only	200.55	As a result of topographical survey information and to ensure the proposals can be constructed, additional temporary land area is required to be able to remove hedgerows to deliver a proposed field access gate.
SLR/19/15c	Class 3 & Class 4	no – temporary possession only	307.68	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent and temporary land take is required for potential routes to discharge surface water flows to local watercourses.
SLR/19/15d	Class 3 & Class 4	no – temporary possession only	75.94	
SLR/19/15e	Class 3 & Class 4	no – temporary possession only	2203.53	
SLR/19/15f	Class 3 & Class 4	no – temporary possession only	44.31	

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
SLR/19/15g	Class 1 & Class 4	yes	2178.43	
SLR/19/15h	Class 1 & Class 4	yes	78.25	
SLR/19/15i	Class 1 & Class 4	yes	333.92	
SLR/19/20a	Class 1 & Class 4	yes	3699.04	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/20/01c	Class 3 & Class 4	no – temporary possession only	734.44	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New temporary land take required to allow for the turning movement of farm vehicles from and to a realigned farm access track.
SLR/20/03a	Class 4 & Class 6	yes	446.20	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/20/03b	Class 4 & Class 6	yes	146.57	
SLR/20/04a	Class 1 & Class 4	yes	1214.43	
SLR/20/04b	Class 1 & Class 4	yes	318.85	To allow for additional and revised drainage features to be provided following the results of
SLR/20/07b	Class 1 & Class 4	yes	1149.64	

NOT PROTECTIVELY MARKED

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
				ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/20/10c	Class 1 & Class 4	yes	4545.80	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/20/15b	Class 1 & Class 4	yes	2077.14	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/20/16a	Class 1 & Class 4	yes	13045.47	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/20/22a	Class 1 & Class 4	yes	5312.78	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/21/03b	Class 1 & Class 4	yes	516.18	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/21/06a	Class 4 & Class 6	yes	128.39	Through discussions with Suffolk County Council, SZC Co. has established that

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
SLR/21/06b	Class 4 & Class 6	yes	28.12	additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/21/07a	Class 4 & Class 6	yes	275.86	
SLR/21/08a	Class 1 & Class 4	yes	3994.38	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/21/08b	Class 1 & Class 4	yes	233.44	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/21/08c	Class 1 & Class 4	yes	425.54	
SLR/21/08d	Class 1 & Class 4	yes	94.28	
SLR/21/13b	Class 1 & Class 4	yes	2820.33	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/21/19a	Class 4 & Class 6	yes	148.94	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for
SLR/21/21a	Class 1 & Class 4	yes	1875.81	

NOT PROTECTIVELY MARKED

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
				highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/21/22a	Class 1 & Class 4	yes	2422.64	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/21/28b	Class 4 & Class 6	yes	593.92	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/21/29a	Class 1 & Class 4	yes	626.51	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for outfall from one additional basin.
SLR/21/29b	Class 1 & Class 4	yes	3306.41	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
				to ensure clear forward highway visibility.
SLR/21/33b	Class 1 & Class 4	yes	96.26	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent and temporary land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/21/33c	Class 3 & Class 4	no – temporary possession only	1339.80	
SLR/21/37a	Class 1 & Class 4	yes	1601.91	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/22/03b	Class 1 & Class 4	yes	1929.72	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/22/07a	Class 1 & Class 4	yes	1069.23	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
				removal of vegetation. This is to ensure clear forward highway visibility.
SLR/22/09a	Class 1 & Class 4	yes	2712.48	To allow for additional and revised drainage features to be provided following the results of ground investigation obtained since submission of the Application. New permanent land take is required for one additional basin.
SLR/22/16b	Class 1 & Class 4	yes	655.95	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/22/17a	Class 4 & Class 6	yes	217.93	
SLR/22/17b	Class 4 & Class 6	yes	545.20	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take is required to allow the removal of vegetation. This is to ensure clear forward highway visibility.
Fen meadow (Pakenham)				
FM/28/01	Class 1 & Class 4	yes	168404.49	Extension of the Order Limits to provide for fen meadow habitat at Pakenham as additional mitigation for fen meadow loss.
FM/28/02	Class 4 & Class 5	no – temporary	132.28	

New Plot Number	Rights Sought	'additional land' as defined by the CA Regulations	New Plot Area (sq. metres)	Reason for Addition
		possession only		
FM/28/03	Class 1 & Class 4	yes	1143.09	
FM/28/04	Class 1 & Class 4	yes	784.29	
FM/28/05	Class 4 & Class 5	no – temporary possession only	82.52	
FM/28/06	Class 1 & Class 4	yes	80001.52	
FM/28/07	Class 1 & Class 4	yes	1023.26	
FM/28/08	Class 1 & Class 4	yes	43624.80	
FM/28/09	Class 1 & Class 4	yes	10104.86	
FM/28/10	Class 1 & Class 4	yes	3018.33	
FM/28/11	Class 1 & Class 4	yes	16066.47	
FM/28/12	Class 4 & Class 5	no – temporary possession only	225.53	

2.4 Removal of Plots from the Order Limits

Table 2.2: The plots proposed to be removed from the Order Limits and the reasons for their removal

Plot Number	Description of land	Reason for removal
Main development site		
MDS/02/18	Approximately 66.93 square metres of trees and shrubbery; south of	A minor reduction to the Order Limits is proposed due to a

NOT PROTECTIVELY MARKED

Plot Number	Description of land	Reason for removal
	Upper Abbey and west of Kenton Hills, Leiston Unregistered	mapping boundary discrepancy.
MDS/02/19	Approximately 138.76 square metres of trees and shrubbery; south of Upper Abbey and west of Kenton Hills, Leiston Unregistered	A minor reduction to the Order Limits is proposed due to a mapping boundary discrepancy.
Northern park and ride		
NPR/15/04	Approximately 330.46 square metres of agricultural fields and shrubbery; east of Main Road, A12 and south of Optney Cottages, Darsham, Saxmundham Freehold title SK109618 Freehold title SK127646	There are two minor reductions proposed to the site boundary of the northern park and ride along the eastern side of the A12. The two minor reductions proposed to the site are to account for mapping boundary discrepancies.
NPR/15/13	Approximately 613.91 square metres of agricultural field and shrubbery; north of The Street and east of Main Road, A12, Darsham, Saxmundham Freehold title SK109618	
Southern park and ride		
SPR/16/07	Approximately 1938.61 square metres of unnamed track and shrubbery; north of Bottle & Glass Cottages and south of Main Road, A12, Lower Hacheston, Woodbridge Freehold title SK347231	It is proposed to remove a thin strip of land from the site boundary of the southern park and ride. It has been determined following engagement with landowners and review of the development proposals that the thin strip of land to the south of the A12 is not necessary for the construction, operation or removal and reinstatement phases of the southern park and ride.
SPR/16/11	Approximately 1233.88 square metres of unnamed track, shrubbery and public footpath (Hacheston 16); north-west of Bottle & Glass Cottages and south of Main Road, A12, Lower Hacheston, Woodbridge Unregistered	
Sizewell link road		
SLR/20/20	Approximately 13.11 square metres of watercourse and river (Minsmere River); north of Fordley Road and south of Crossroads, Middleton, Saxmundham	A minor reduction to the Order Limits is proposed due to a mapping boundary discrepancy.

Plot Number	Description of land	Reason for removal
	Unregistered	
SLR/22/04	Approximately 386.14 square metres of agricultural field, trees, hedgerow, shrubbery, river (Minsmere River) and public footpath (Theberton 3); north of Moat Road and south-west of Church Farm, Theberton, Leiston Freehold title SK117241	Reduction of land within the Order Limits that is not required during construction or operation of the proposed development.
Yoxford roundabout		
OHI/24/04	Approximately 139.08 square metres of grassed area and shrubbery (Main Road, A12), Yoxford, Saxmundham (Excluding those Interests held by The Queen's Most Excellent Majesty in Right of Her Crown) Freehold title SK11909	A minor reduction to the Order Limits is proposed due to a mapping boundary discrepancy.
A12/B119 Junction at Saxmundham		
OHI/25/02	Approximately 187.88 square metres of access way; north of Rendham Road, B1119 and south-east of Gas Decompression Site, Saxmundham Unregistered	A minor reduction to the Order Limits is proposed due to a mapping boundary discrepancy.
A1094/B1069 junction south of Knodishall		
OHI/26/07	Approximately 9.05 square metres of public highway verge; east of West Lodge and south of Aldeburgh Road, A1094, Friston, Saxmundham Unregistered	A minor reduction to the Order Limits is proposed due to a mapping boundary discrepancy.

2.5 Reductions of Plots within the Order Limits

Table 2.3: The plots in relation to which the area over which rights are sought is proposed to be reduced, including the extent of and reasons for the reduction:

Plot Number	Description of land and reduction	Reason for amendment
Main development site		
MDS/05/06	Approximately 20360.31 square metres of car park and trees (Sizewell A Power Station, Sizewell, Leiston)	Reduction of land within the Order Limits that is not required during

Plot Number	Description of land and reduction	Reason for amendment
	<p>Freehold title SK320051 Leasehold title SK356230</p> <p>Reduction from 20,360.31 to 8,060.07 square metres (reduction of 12,300.24 square metres)</p>	construction or operation of the proposed development.
MDS/10/09	<p>Approximately 158.95 square metres of shrubbery; north of Abbey View Lodges and west of Abbey Road, B1122, Leiston</p> <p>Unregistered</p> <p>Reduction from 158.95 to 146.92 square metres (reduction of 12.03 square metres)</p>	A minor reduction to the Order Limits is proposed due to a mapping boundary discrepancy.
Two village bypass		
2VBP/18/16	<p>Approximately 2811.94 square metres of private track leading to Walk Barn Bungalow and public footpaths (Farnham 3, Farnham 6, Farnham 11 and Farnham 12), Farnham, Saxmundham</p> <p>Freehold title SK349176</p> <p>Reduction from 2811.94 to 1786.41 square metres (reduction of 1025.53 square metres)</p>	Reduction of land within the Order Limits that is not required during construction or operation of the proposed development.
Sizewell link road		
SLR/21/18	<p>Approximately 469.42 square metres of track (Wash Lane), and public footpath (Middleton 20); south-east of Triangle Wood and west of Hawthorn Road, Middleton, Saxmundham</p> <p>Freehold title SK313822</p> <p>Reduction from 469.42 to 231.63 square metres (reduction of 237.79 square metres)</p>	Reduction of land within the Order Limits that is not required during construction or operation of the proposed development.

2.6 Amendments of Rights Sought Over Land within the Order Limits

Table 2.4: The plots over which the rights sought are proposed to be amended and the reasons for the amendments:

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
Two village bypass					
2VBP/17/17	Class 3 & Class 4	2VBP/17/17	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Two village bypass for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of vegetation. This is to ensure clear forward highway visibility.
		2VBP/17/17a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
2VBP/17/18	Class 3 & Class 4	2VBP/17/18	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Two village bypass for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of
		2VBP/17/18a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
					vegetation. This is to ensure clear forward highway visibility.
2VBP/17/19	Class 3 & Class 4	2VBP/17/19	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Two village bypass for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of vegetation. This is to ensure clear forward highway visibility.
		2VBP/17/19a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		2VBP/17/19b	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		2VBP/17/19c	Class 3 & Class 4	No change	
2VBP/18/16	Class 3 & Class 4	2VBP/18/16	Class 3 & Class 4	No change	Following consultation with Suffolk County Council and the relevant landowners, it is now proposed to formally stop-up the PRoW between the properties and divert PRoW E-243/011/0 to the north, around Walk Barn Farm, where it would re-join the existing PRoW network at PRoW E-243/003/0. SCC has requested that the formal PRoW route is shown in the site boundary as the route currently used by the public does not follow the
		2VBP/18/16c	Class 3 & Class 4	No change	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
					definitive route of PRoW E-243/011/0. Furthermore, the Application Order Limits as originally submitted do not follow the definitive route and thus, require amending.
Sizewell link road					
SLR/19/05	Class 3 & Class 4	SLR/19/05	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for access to one additional basin. Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of vegetation. This is to ensure clear forward highway visibility.
		SLR/19/05a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		SLR/19/05b	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
SLR/19/06	Class 3 & Class 4	SLR/19/06	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
		SLR/19/06a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/19/07	Class 3 & Class 4	SLR/19/07	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for potential routes to discharge surface water flows to local watercourses.
		SLR/19/07a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		SLR/19/07b	Class 3 & Class 4	No change	
SLR/19/15	Class 3 & Class 4	SLR/19/15	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for potential routes to discharge surface water flows to local watercourses.
		SLR/19/15a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		SLR/19/15b	Class 3 & Class 4	No change	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
SLR/20/01	Class 3 & Class 4	SLR/20/01	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow for the turning movement of farm vehicles from and to a realigned farm access track.
		SLR/20/01a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		SLR/20/01b	Class 3 & Class 4	No change	
SLR/20/05	Class 3 & Class 4	SLR/20/05	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of vegetation. This is to ensure clear forward highway visibility.
		SLR/20/05a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/20/06	Class 3 & Class 4	SLR/20/06	Class 3 & Class 4	No change	To allow for additional and revised drainage

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
		SLR/20/06a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for access to one additional basin.
SLR/20/07	Class 3 & Class 4	SLR/20/07	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
		SLR/20/07a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/20/10	Class 3 & Class 4	SLR/20/10	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin and for access to basin.
		SLR/20/10a	Class 3 & Class 4	No change	
		SLR/20/10b	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/20/15	Class 3 & Class 4	SLR/20/15	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	To allow for additional and revised drainage features to be provided following

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
		SLR/20/15a	Class 3 & Class 4	No change	the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
SLR/21/03	Class 3 & Class 4	SLR/21/03	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
		SLR/21/03a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/21/05	Class 3 & Class 4	SLR/21/05	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
SLR/21/09	Class 3 & Class 4	SLR/21/09	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where
		SLR/21/09a	Class 3 & Class 4	No change	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
					previously temporary possession for one additional basin.
SLR/21/13	Class 3 & Class 4	SLR/21/13	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
		SLR/21/13a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/21/24	Class 3 & Class 4	SLR/21/24	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin. Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary
		SLR/21/24a	Class 3 & Class 4	No change	
		SLR/21/24b	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
					possession to allow the removal of vegetation. This is to ensure clear forward highway visibility.
SLR/21/26	Class 3 & Class 4	SLR/21/26	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
		SLR/21/26a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
		SLR/21/26b	Class 3 & Class 4	No change	
SLR/21/28	Class 4 & Class 6	SLR/21/28	Class 4 & Class 6	No change	Application BoR Plot split to allow for additional Suffolk County Council HMLR title identified since the Application to be parcelled separately.
		SLR/21/28a	Class 4 & Class 6	No change	
SLR/21/33	Class 3 & Class 4	SLR/21/33	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of vegetation. This is to
		SLR/21/33a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
					ensure clear forward highway visibility.
SLR/22/03	Class 3 & Class 4	SLR/22/03	Class 3 & Class 4	No change	To allow for additional and revised drainage features to be provided following the results of ground investigation compared to the Application. New permanent land take required where previously temporary possession for one additional basin.
		SLR/22/03a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
SLR/22/16	Class 3 & Class 4	SLR/22/16	Class 3 & Class 4	No change	Through discussions with Suffolk County Council, SZC Co. has established that additional land may be necessary to provide increased visibility at junctions proposed along the Sizewell link road for highway safety in accordance with the design speed of 60mph. New permanent land take required where previously temporary possession to allow the removal of vegetation. This is to ensure clear forward highway visibility.
		SLR/22/16a	Class 1 & Class 4	Yes – temporary possession to compulsory acquisition	
Yoxford roundabout					
OHI/24/01	Class 4 & Class 6	OHI/24/01	Class 4 & Class 5	No – downgrade of rights	This existing highway land is required in order to carry out highway works. Powers of temporary possession are sufficient to carry out these highway works and SZC Co. has no
OHI/24/02	Class 4 & Class 6	OHI/24/02	Class 4 & Class 5	No – downgrade of rights	
OHI/24/03	Class 4 & Class 6	OHI/24/03	Class 4 & Class 5	No – downgrade of rights	

Application Book of Reference Plot Number	Application Rights Sought	Updated Book of Reference Plot Number(s)	Updated Rights Sought	'additional land' as defined in the CA Regulations	Reason for amendment
OHI/24/06	Class 4 & Class 6	OHI/24/06	Class 4 & Class 5	No – downgrade of rights	need to acquire the subsoil of the highway.
OHI/24/08	Class 4 & Class 6	OHI/24/08	Class 4 & Class 5	No – downgrade of rights	
OHI/24/09	Class 4 & Class 6	OHI/24/09	Class 4 & Class 5	No – downgrade of rights	

3 CASE FOR COMPULSORY ACQUISITION

3.1 Required for the development of Sizewell C

3.1.1 In accordance with section 122(2)(a) and (b) of the Planning Act 2008, the CA Additional Land is required for the development of Sizewell C or is required to facilitate or is incidental to it, as explained in **Section 2** of this addendum.

3.2 Compelling case in the public interest

3.2.1 **Section 7.4** of the **Statement of Reasons** [\[APP-062\]](#) includes a full analysis of why SZC Co. considers there to be a compelling case in the public interest for the compulsory acquisition of land required for the Project. Those principles apply equally to the CA Additional Land.

3.3 Alternatives

3.3.1 The acquisition of the CA Additional Land and interests in the CA Additional Land is required to facilitate the Project. Accordingly, there is no alternative but to seek powers of compulsory acquisition and temporary possession in respect of the CA Additional Land in the DCO.

3.3.2 A summary of the main alternatives that have been considered for the Project is provided in **Section 7.5** of the **Statement of Reasons** [\[APP-062\]](#).

3.4 Legitimate purpose, necessary and proportionate

3.4.1 SZC Co. is satisfied that the proposed interference with the rights of those with an interest in the CA Additional Land is for a legitimate purpose, necessary and proportionate.

3.5 Use of the Order Land

3.5.1 SZC Co. has a clear idea of how the CA Additional Land is intended to be used, as set out in **Table 2.1**.

3.6 Availability of funds for compensation

3.6.1 The availability of funding is not considered to be an impediment to the implementation of the Project or to the acquisition of the relevant interests in the CA Additional Land. Please see the **Second Funding Statement Addendum** (Doc Ref. 4.2Ad 2) for further detail.

3.7 Human rights

3.7.1 In preparing the Application, and the proposed changes to it, SZC Co. has had regard to the European Convention on Human Rights and the Human Rights Act 1998.

3.7.2 **Section 7.9** of the **Statement of Reasons** [\[APP-062\]](#) explains how the purposes for which the DCO would authorise the compulsory acquisition of land are legitimate and are sufficient to justify interfering with the human rights of those with an interest in the land affected.

4 ONGOING NEGOTIATIONS

- 4.1.1 SZC Co. has held discussions with the relevant landowners and will seek to acquire the relevant interests in the CA Additional Land by agreement.
- 4.1.2 Those discussions are progressing but are not yet complete.

5 SPECIAL CATEGORY LAND

5.1.1 The proposed changes do not involve any special category land.

6 CONCLUSIONS

- 6.1.1 This **Statement of Reasons Addendum** describes the proposed changes to the Application, the consequential amendments to the compulsory acquisition and temporary possession powers being sought in the DCO, why these amendments are required and why compulsory acquisition and temporary possession powers have been sought within the Application.
- 6.1.2 SZC Co. has consulted all known persons affected by the proposed compulsory acquisition and temporary possession powers.
- 6.1.3 Without the grant of compulsory acquisition and temporary possession powers, the Sizewell C Project cannot be delivered.