The Great Grid Upgrade

Sea Link

Sea Link

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Descriptions of Other Developments

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1. Descriptions of Other Developments

1.1 Introduction

1.1.1 This appendix provides a description of other developments which have been identified to be taken through to the short list of the inter-project cumulative effects assessment of the Suffolk Onshore Scheme. It provides a description of the other projects including their location and boundary as well as information on construction timescales.

1.1.2 This appendix should be read in conjunction with:

- **Application Document 6.2.2.13 Part 2 Chapter 13 Suffolk Onshore Scheme Inter-Project Cumulative Effects**; and
- **Application Document 6.3.1.5.A Part 1 Appendix 1.5.A Cumulative Effects Methodology**.

1.1.3 This appendix is supported by the following figures:

- **Application Document 6.4.2.13.A Descriptions of Other Developments**.

1.2 Sizewell C

1.2.1 Sizewell C is a nationally significant infrastructure project for the construction, operation and decommissioning (where applicable) of an electricity generating station with power generated by two nuclear reactor units and associated development. Due to the geographic extent onshore within Suffolk, the various sites associated with this development have been described separately below. The construction of the project commenced in 2023 and construction is expected to reach a peak in approximately 2030.

Description

Main Development Site (ID1)

1.2.2 Sizewell C would be located immediately to the north of the existing Sizewell B power station and would comprise two United Kingdom European Pressurised Reactor (UK EPR™) units with an expected net electrical output of approximately 1,670 megawatts (MW) per unit, giving a total site capacity of approximately 3,340MW.

1.2.3 The main development site encompasses the area required for construction and operation the Sizewell C Nuclear Power Station. It comprises permanent facilities for the operation of the power station as well temporary facilities mostly used to help facilitate the construction of the development (Planning Inspectorate, 2024):

1.2.4 Permanent facilities at Sizewell C Nuclear Power Station will include:

- two UK EPR reactor units and annex buildings and structures, containing safety systems, fuel handing systems and access facilities, and emergency generator buildings;

- two sets of turbine halls and electrical buildings for the export and distribution of electrical power (one for each reactor);
- an operational service centre (including storage areas, workshops, store rooms, laboratories, data centre, offices and associated support and welfare facilities);
- cooling water pump houses and associated buildings and plant;
- waste storage buildings, including an intermediate level waste store and an interim spent fuel store;
- sea defences, comprising a new landscaped hard coastal defence feature, an existing landscape feature, which would be reconstructed to tie into the Sizewell C hard coastal defence feature and would be known as the Northern Mound, and a new artificial linear dune, known as the soft coastal defence feature;
- a beach landing facility used for the delivery of abnormal indivisible loads by the sea;
- National Grid 400 kilovolt (kV) substation, alterations to the existing National Grid substation and associated diversion of overhead line;
- ancillary buildings required to facilitate the operation of Sizewell C, including buildings for security, office use, storage and other purposes;
- a new crossing to the north constructed across an area of land that forms part of the Sizewell Marshes Site of Special Scientific Interest (SSSI) and the Leiston Drain;
- relocation of Sizewell B facilities comprising Sizewell B ancillary buildings including the outage store, training centre; administrative buildings; visitor centre; and, office, canteen and welfare facilities;
- an offshore works area which includes two intakes, one outfall and two fish recovery and return tunnels for the operation of the Sizewell C power station and one combined drainage outfall for use during construction and early stages of commissioning;
- three ‘compensation sites’ at Benhall, Halesworth and Pakenham to establish new fen meadow habitats. These sites aim to offset 0.46 ha of permanently lost fen meadow habitat due to the construction of the main development site;
- installation and rerouting of utilities such as water and gas mains;
- diversion of public rights of way including Bridleway 19 and realignment of highways including B1122 Abbey Road, Lovers Lane and Eastbridge Road;
- security fencing and lighting around the Sizewell C facility boundary;
- flood defences and coastal protection measures;
- water supply and drainage measures, including realignment of Sizewell Drain;
- landscape restoration and water management works;
- a helipad;
- additional parking spaces at Kenton Hills car park; and
- off-site sports facilities at Leiston.

1.2.5 Temporary facilities to support the construction of Sizewell C include:

- temporary facilities at Sizewell C Nuclear Power Station main development site (Planning Inspectorate, 2024);
- earthworks, excavation and site ground preparation works;
- construction related buildings, structures, facilities, plant, equipment, cranes and machinery;
- construction services and utilities;
- temporary crossing over Sizewell Marshes SSSI, prior to the construction of permanent crossing;
- material management areas;
- water resource storage area and desalination plant;
- accommodation campus and leisure facilities for 2,400 construction workers across over 3 and 4 storey buildings, parking for cars, motorcycles, pedal cycles, plant and infrastructure;
- 400 caravans including serviced plots and associated facilities for staff welfare and amenity;
- site transport infrastructure and access roads including a temporary bridge during the construction of the causeway across Sizewell Marshes SSSI; and
- temporary rail infrastructure for the delivering of AILs and construction materials.

A12 Bypass (referred to as the two village bypass) (ID292)

1.2.6 A new bypass to the south of Farnham and Stratford St Andrew to improve safety concerns within the villages and help facilitate HGV transport during the construction and operational phases of the development. The bypass will be open to the public and will comprise a permanent 2.4 km single carriageway road. It will diverge from the A12 via a four-arm roundabout at Parkgate Farm and Stratford Plantation, passing to the south of the villages before re-joining the A12, via a new four-arm roundabout, to the east of Farnham at the A12 and A1094 (Friday Street) junction. The bypass will require associated infrastructure including a bridge across the River Alde, road lighting, drainage retention areas (Planning Inspectorate, 2024).

1.2.7 The development will be constructed in the early years of the Sizewell C Project and is estimated to take up to 24 months (Planning Inspectorate, 2024).

1.2.8 The bypass mostly crosses agricultural land, however it will also (Planning Inspectorate, 2024):

- cross over the River Alde and associated floodplain via an overbridge;
- pass to the south of Nuttery Belt and Pond Wood the latter of which is an ancient woodland;
- pass between Foxburrow Wood (also an ancient woodland) and Farnham Hall;
- intersect Public Rights of Way (PRoW) at the four locations:
  - E-243/001/0;
  - E-243/003/0;
  - E-243/004/0; and

— E-243/006/0.

1.2.9 Once operational, the two village bypass is proposed to be a permanent bypass that would form a new section of the A12.

Yoxford roundabout and other highway improvements (ID293)

1.2.10 A new roundabout linking the A12 and B1122 at Yoxford, 100m north of the existing A12/ B1122 junction. The roundabout would increase capacity of the existing A12 and B1122 junction to minimise disruption during the peak construction phase of the Sizewell C Project on the public road network (Planning Inspectorate, 2024).

1.2.11 To facilitate the construction of the roundabout, additional road improvement works will be required, including (Planning Inspectorate, 2024):

- Realignment of the A12 and B1122 to meet the roundabout as well as required fence lines;
- a new access road to maintain access to the row of houses south of the junction including Pinn's Piece and Rookery Lodge, as well as Public Right of Way (PRoW) E-584/020/0;
- Across the roundabout's central island there would be a partially demountable section allowing for Abnormal Indivisible Loads (AILs) to pass through the proposed Yoxford roundabout; and
- Landscaping and drainage.

1.2.12 The roundabout and associated infrastructure will take approximately nine months to complete.

1.2.13 In addition to Yoxford roundabout, improvements to the highway network are also proposed at the following locations which will take up to six months to complete:

- A1094/B1069 junction south of Knodishall: Improvements of visibility splays and provision of signage and road markings;
- A12/A144 junction south of Bramfield: Provision of central reservation island and waiting area; and
- A12/B1119 junction at Saxmundham: Improvements of visibility splays, alteration of the B1119 at the junction with the A12, and provision of signage and road markings.

Sizewell Link Road (ID295)

1.2.14 The Sizewell link road would comprise a new, permanent, 6.8 kilometre (km) single carriageway road, with a design speed of 60 miles per hour (mph), which begins at the A12 south of Yoxford, and bypasses Middleton Moor and Theberton before joining the B1122. The bypass would reduce the amount of traffic on the existing B1122 through Middleton Moor and Theberton during the peak construction phase of the Sizewell C Project, and beyond. The bypass would open to the public and would be used by SZC Co. during the construction phase of the Sizewell C to transport construction workers arriving by car, buses from both the northern and the southern park and ride sites, and goods vehicles (both light and heavy) delivering freight to the Sizewell C main development site.

1.2.15 The link road starts at the A12 south of Yoxford, bypasses Middleton Moor and Theberton villages and joins the B1122 to the west of the Sizewell C main development

site, east of Theberton. The construction of the Sizewell link road will take approximately 24 months. Associated infrastructure will include (Planning Inspectorate, 2024):

- new bridges across the East Suffolk Rail Line and Pretty Road;
- a link road (Middleton Moor link) from the B1122 to the Sizewell link road west of Middleton Moor;
- realignments of Fordley Road, Hawthorn Road, Pretty Road and the B1122 to meet the new road as well as the provision of accesses near Trust Farm, Hawthorn Road and Moat Road;
- diversions/realignments of several PRoW the link road will intersect;
- portal culverts across watercourse crossings - two rivers (referred to as Middleton Watercourse and Theberton Watercourse) as well as three unnamed watercourses would be crossed. Some watercourses are crossed by both the route of the Sizewell link road as well as side roads;
- drainage and landscaping; and
- lighting at the A12 roundabout and the roundabout connecting the Middleton Moor link to the B1122 (Yoxford Road).

Park and Rides (Northern and Southern) (ID296 and ID297)

1.2.16 Two park and ride facilities located at Darsham and Wickham Market villages. The northern park and ride facility (at Darsham) would intercept construction workers travelling on the A12 to the main development site from the north, whilst the southern park and ride (at Wickham Market) would intercept workforce travelling from the south. The park and rides would reduce the amount of additional traffic on local roads and through local villages.

1.2.17 The northern park and ride would be situated to the west of the A12, to the east of the East Suffolk line and to the north of Darsham rail station. Access to the site would be via a new temporary three arm roundabout, with works to Willow Marsh Lane and the temporary realignment of the A12 via the roundabout.

1.2.18 The southern park and ride would be located to the north-east of Wickham Market. Access to the site would be off the slip road from the B1078 which leads to the northbound A12.

1.2.19 Each park and ride facility will be staffed 20 people. The capacity of each park and ride facility includes (Planning Inspectorate, 2024):

- 1,250 car parking spaces;
- 10 van spaces;
- 80 motorbike spaces;
- bus terminus and associated shelters;
- cycle parking for 20 bikes;
- onsite facilities such as toilets and security offices; and
- external areas including roadways, footways, landscaping (including bunds) and drainage infrastructure.

1.2.20 The southern park and ride will also include a Traffic Incident Management Area (TIMA) to enable HGV emergency parking and a postal consolidation building.

1.2.21 Construction is anticipated to take approximately 12 to 18 months, and once completed bus services between the park and ride sites and the main development site would travel on the A12 and the B1122. There would be a maximum of 100 daily bus arrivals and 100 daily bus departures. Buses would operate to accommodate the main development site construction shift pattern. During peak construction, the park and ride facilities would be operational between 05:00 and 01:00.

1.2.22 Once the need for the facilities have ceased, the buildings and associated infrastructure would be removed in accordance with a removal and reinstatement plan.

Rail upgrades to Saxmundham and Leiston Branch Line and Rail extension route (ID298)

1.2.23 The “green rail route” in its entirety comprises a temporary rail extension of the existing Saxmundham to Leiston branch line to a terminal within the main development site.

1.2.24 Part of this temporary rail extension, referred to as the ‘proposed rail extension route’ encompasses 1.8km of the green rail route from a junction with the existing Saxmundham to Leiston branch line up to the proposed B1122 (Abbey Road) level crossing, where it joins the main development site.

1.2.25 In addition to this, rail track upgrades and works on up to eight level crossings would be required on the Saxmundham to Leiston branch line to accommodate the additional freight trains that would operate on the green rail route.

1.2.26 The rail extension route would involve the following (Planning Inspectorate, 2024):

- a temporary automated level crossing on Buckleswood Road;
- diversion of a footpath via the Buckleswood Road level crossing;
- a temporary automated level crossing where the rail extension crosses the B1122 (Abbey Road);
- footpath diversions via the B1122 (Abbey Road) level crossing;
- permanent relocation of the B1122 (Abbey Road) and Lover’s Lane junction (considered as part of the main development site assessment);
- sustainable drainage systems, including swales alongside the track; and
- landscaping including the provision of landscape bunds, security fencing, grassed areas and other areas of proposed planting.

1.2.27 The track replacement on the Saxmundham to Leiston branch line comprises the renewal of the entire length of track from Saxmundham junction up to the Sizewell level crossing. The proposed upgrades would ensure that the existing track would meet Network Rail standards for freight transport.

Location and Boundary

Main Development Site

1.2.28 The location of the development is shown in **Figure 6.4.2.13.A.1 The Sizewell C main development site**.

1.2.29 The Sizewell C main development site is situated 2.47 km north to the Suffolk Onshore Scheme Boundary, immediately north of Sizewell B power station and 5.63 km north of Thorpeness village. The new development will consist of nuclear and conventional islands, cooling water pumphouses, ancillary buildings, marine and terrestrial works, and infrastructure (Planning Inspectorate, 2024).

A12 Bypass

1.2.30 The location of the development is shown in **Figure 6.4.2.13.A.2 A12 Bypass (the 'two village' bypass)**.

1.2.31 The bypass turns off the A12 at Stratford St Andrew village at Parkgate Farm before travelling 2.4 km to Farnham village, re-joining the present A12 at roundabout close to Friday Street junction and the A1094 (Planning Inspectorate, 2024).

Yoxford roundabout

1.2.32 The location of the development is shown in **Figure 6.4.2.13.A.3 Yoxford Roundabout**.

1.2.33 Located near the A12 and B1122 at Yoxford, 100 m north of the existing A12/ B1122 junction (Planning Inspectorate, 2024).

Sizewell Link Road

1.2.34 The location of the development is shown in **Figure 6.4.2.13.A.4 Sizewell link road**.

1.2.35 The link road will be located between Yoxford on the A12 before travelling 6.8km to southwest of the existing B1122. Along the way it will bypass Middleton Moor and Theberton villages (Planning Inspectorate, 2024).

Park and Rides (Northern and Southern)

1.2.36 The locations of these two developments are shown in **Figure 6.4.2.13.A.5 Northern park and ride** and **Figure 6.4.2.13.A.6 Southern park and ride**.

1.2.37 The park and ride car parks will be located near Darsham and Wickham Market villages adjacent to the A12. Wickham Market park and ride will be adjoined to Willow Marsh Lane (Planning Inspectorate, 2024).

Rail upgrades to Saxmundham and Leiston Branch Line and Rail extension route

1.2.38 The location of the development is shown in **Figure 6.4.2.13.A.7 Rail upgrades to Saxmundham and Leiston Branch Line** and **Rail extension route**.

1.2.39 The Green rail route will travel from the Saxmundham to Leiston line with the junction being 1.5km west of Leiston to the main Sizewell C development to the northeast of the new rail junction (Planning Inspectorate, 2024).

Freight Management Facility at Seven Hills

1.2.40 The proposed Freight Management Facility (FMF) has moved locations after Sizewell C agreeing the lease of Orwell Logistics Park (OLP) in Ipswich. This site is located on the A14 between Ipswich and the Port of Felixstowe (Sizewell C, 2024).

1.2.41 However, a planning application for a temporary water sourcing facility for Sizewell C has been submitted at the original FMF site on Felixstowe Road, Levington, Suffolk (East Suffolk Council, 2023).

Developmental and Construction Timeframes

1.2.42 A decision on Development Consent Order (DCO) application for Sizewell C was made by the Secretary of State for Business, Energy and Industrial Strategy (referred to hereafter as the Secretary of State) on the 20 July 2022 (Planning Inspectorate, 2024).

1.2.43 Construction has commenced and will accelerate over the next five years with the peak construction expected in 2030 (Sizewell C, 2024).

1.3 East Anglia ONE North Offshore Windfarm (ID5)

Description

1.3.1 This is a nationally significant infrastructure project comprising an offshore wind farm and associated infrastructure applied for by Scottish Power Renewables (SPR).

1.3.2 The offshore wind farm would be approximately 37.7 km from the Suffolk coast at its nearest point to Lowestoft and extend across 208 km^2 consisting of 67 turbines with a combined electricity generation capacity of 800 MW, and form an extension to the existing East Anglia ONE array (Scottish Power Renewables, 2021a). It is part of the East Anglia Hub which includes three arrays off the coast of Suffolk. The offshore development will also include up to four offshore electrical platforms and sub-sea cables.

1.3.3 The onshore aspect of the development will include:

Landfall

1.3.4 The landfall of the export cable on Thorpe Beach will utilise Horizontal Directional Drilling (HDD) to install the ducts to avoid any construction works on the beach, and a minimum setback distance of 85 m from the cliff top will allow for natural coastal erosion based on the potential 100-year erosion prediction and will not compromise the integrity of the cliff (Scottish Power Renewables, 2024a).

Onshore Cable

1.3.5 Up to six single core onshore cables will be buried for a maximum of 9 km to connect the landfall with the National Grid Electrical Transmission Network (Scottish Power Renewables, 2024a).

Onshore Substation

1.3.6 A new, 32,300 m^2 onshore substation is proposed at Friston with a height of up to 14 m with lightening protection up to a maximum of 20 m above finished ground level (Scottish Power Renewables, 2021a) and (Scottish Power Renewables, 2024a). The substation will connect the cable to the National Grid Overhead Lines (OHL) network. This will be constructed alongside a new proposed East Anglia TWO substation (see Section 14.4) and National Grid substation (described below) 1 km north of Friston.

National Grid Substation

1.3.7 The National Grid substation will connect into the National Grid 400 kV overhead lines (Scottish Power Renewables, 2024a). The National Grid Substation will either be constructed as part of this development, the East Anglia TWO substation (see section 13.4) or the Proposed Project (i.e. Sea Link).

National Grid OHL Re-alignment

1.3.8 Realignment of National Grid OHLs to connect the new substations for East Anglia ONE North and East Anglia TWO with the main grid network, along with network strengthening and adjustment. This will likely involve an upgrade and modification to the existing OHLs, which will require one additional overhead line pylon (as well as up to three cable sealing end compounds, up to one cable sealing end (with circuit breaker) compound) (Scottish Power Renewables, 2024a).

Public Highway Improvement

1.3.9 A number of road improvements or modifications will be required to facilitate the ingress and egress from the public highways for construction access or at locations on the existing public road network in order to facilitate construction traffic and/or construction-related deliveries (Scottish Power Renewables, 2024a).

Location and Boundary

1.3.10 The East Anglia ONE North Offshore Windfarm area is approximately 37.7 km from the Suffolk coast at its nearest point to Lowestoft (Scottish Power Renewables, 2024a). Part of the onshore components of the East Anglia ONE North Offshore Windfarm are located within the Suffolk Onshore Scheme Boundary. The location of this development is shown in **Figure 6.4.2.13.A.8 East Anglia ONE North Offshore Windfarm.**

Export Cable Landfall Location

1.3.11 The two planned export cables will make landfall immediately north of the village of Thorpeness on the Thorpe Ness beach (Scottish Power Renewables, 2024a).

Onshore Cable

1.3.12 The onshore boundary extends 9 km inland west of Grove Road, approximately 0.97 km from the village of Knodishall (Scottish Power Renewables, 2024a). These sections and the overall project onshore boundary and Order Limits are detailed in **Application Document 2.2.2 Suffolk Location Plan**.

Onshore Substation

1.3.13 The East Anglia ONE North substation will be situated approximately 1km north of Friston village immediately northwest of Grove Road (Scottish Power Renewables, 2024a). It will be constructed alongside the proposed East Anglia TWO substation and the National Grid substation, both at Friston.

Developmental and Construction Timeframes

1.3.14 The DCO was made by the Secretary of State on the 31 March 2022 (Planning Inspectorate, 2022a). Construction is expected to commence in 2025 with the peak

construction period starting in 2027. The project aims to be operational by the end of 2027/2028.These project timeframes have been based on information provided by National Grid through their discussions with other developers.

1.4 East Anglia TWO Offshore Windfarm (ID6)

Description

1.4.1 A nationally significant infrastructure project comprising an offshore wind farm and associated infrastructure applied for by SPR.

1.4.2 The offshore wind farm would be approximately 32.6 km from the Suffolk coast at its nearest point off Southwold and 37.5 km to Lowestoft, and extend across 218.4 km^2 consisting of up to 75 turbines with a combined electricity generation capacity of up to 960 MW. The offshore development will also include up to four offshore electrical platforms and sub-sea cables (Scottish Power Renewables, 2024c).

1.4.3 The onshore aspect of the development will include:

Landfall

1.4.4 The landfall on Thorpe Ness beach will utilise HDD to install the ducts to avoid any construction works on the beach, and a minimum setback distance of 85 m from the cliff top will allow for natural coastal erosion based on the potential 100-year erosion prediction and will not compromise the integrity of the cliff (Scottish Power Renewables, 2024c).

Onshore Cable

1.4.5 Up to six single core onshore cables will be buried for a maximum of 9 km to connect with the National Grid Electrical Transmission Network (Scottish Power Renewables, 2024c).

Onshore Substation

1.4.6 A new, 32,300 m^2 onshore substation with a height of up to 14 m with external electrical apparatus being up to 14 m high (Scottish Power Renewables, 2024c). The substation will connect the cable to the National Grid OHL network. It will be constructed adjacent to the proposed East Anglia One North Substation (see Section 14.3) and National Grid substation (described below) 1km north of Friston.

National Grid Substation

1.4.7 The National Grid substation will connect into National Grid 400 kV overhead lines. The National Grid Substation will either be constructed as part of this development, the East Anglia ONE North substation (see section 13.3) or the Proposed Project (Sea Link).

National Grid OHL Re-alignment

1.4.8 Realignment National Grid OHLs to connect the new substations for East Anglia ONE North and East Anglia TWO with the main grid network, along with network strengthening and adjustment. This will likely involve an upgrade and modification to the existing OHLs, which will require one additional overhead line pylon (as well as up to

three cable sealing end compounds, up to one cable sealing end (with circuit breaker) compound) (Scottish Power Renewables, 2024c).

Public Highway Improvement

1.4.9 A number of road improvements or modifications will be required to facilitate the ingress and egress from the public highways for construction access or at locations on the existing public road network in order to facilitate construction traffic and/or construction-related deliveries (Scottish Power Renewables, 2024c).

Location and Boundary

1.4.10 The East Anglia TWO Offshore Windfarm is located approximately 32.6 km from the Suffolk coast at its nearest point off Southwold and 37.5 km to Lowestoft and crosses the Suffolk Coasts and Heaths Area of Outstanding Natural Beauty (AONB) (Scottish Power Renewables, 2024c). Part of the onshore components of the East Anglia Two Offshore Windfarm are located within the Suffolk Onshore Scheme Boundary. The location of this development is shown in **Figure 6.4.2.13.A.9 East Anglia TWO Offshore Windfarm**.

Export Cable Landfall Location

1.4.11 The two planned export cables will make landfall immediately north of the village of Thorpeness on the Thorpeness beach (Scottish Power Renewables, 2024c).

Onshore Cable

1.4.12 The onshore boundary extends 9 km inland west of Grove Road, approximately 0.97 km from the village of Knodishall (Scottish Power Renewables, 2024c). The overall project onshore boundary and Order Limits are detailed in **Application Document 2.2.2 Suffolk Location Plan**.

Onshore Substation

1.4.13 The East Anglia TWO substation will be situated approximately 1 km north of Friston village immediately northwest of Grove Road (Scottish Power Renewables, 2024c). It will be constructed alongside the proposed East Anglia ONE North substation and the National Grid substation, both at Friston.

National Grid OHL Realignment

1.4.14 The new and reconstructed pylons and OHL will be situated to facilitate the increased substation infrastructure north of Friston.

Developmental and Construction Timeframes

1.4.15 The DCO application was made by the Secretary of State on the 31 March 2022 (Planning Inspectorate, 2022b). Construction is expected to commence in 2025 with the peak construction period starting in 2027. The project aims to be operational by the end of 2027/2028.These project timeframes have been based on information provided by National Grid through their discussions with other developers.

1.5 High Lodge Leisure (ID221)

Description

1.5.1 The redevelopment of the golf course and vacant paddock land at the existing High Lodge Leisure. The new development will include (High Lodge Leisure, 2024):

- 170 holiday lodges;
- 3 tree houses;
- new facilities building;
- maintenance and housekeeping building; and
- car parking and associated road works.

Location and Boundary

1.5.2 The location of this development is shown in **Figure 6.4.2.13.A.11 High Lodge Leisure** and is located 7.56 km north of the Suffolk Onshore Scheme Boundary.

Developmental and Construction Timeframes

1.5.3 Planning permission was granted by East Suffolk Council on the 23 February 2021 (High Lodge Leisure, 2024).

1.6 Croft Farm land and buildings (ID228)

Description

1.6.1 The conversion of agricultural land and part of an agricultural building into a 30 caravan capacity site with associated facilities such as toilets, showers and reception facilities (East Suffolk Council, 2021a).

Location and Boundary

1.6.2 The location of this development is shown in **Figure 6.4.2.13.A.12 Croft Farm land and buildings** and is located 1.67 km west of the Suffolk Onshore Scheme Boundary.

1.6.3 The development of the caravan site at Croft Farm is near the village of Snape (East Suffolk Council, 2021a).

Developmental and Construction Timeframes

1.6.4 Planning permission was granted by East Suffolk Council on the 8 October 2021 (East Suffolk Council, 2021a).

1.7 Park Farm Solar Farm (ID233)

Description

1.7.1 Erection of a solar photovoltaic (PV) array, with a total export capacity of up to 21 MW. Each of the solar panels will be mounted on a fixed panel system. Relevant associated infrastructure includes such as transformers, private switchgear and Distribution Network Operators (DNO) switchgear (East Suffolk Council, 2024a).

Location and Boundary

1.7.2 The location of this development is shown in **Figure 6.4.2.13.A.13 Park Farm Solar Farm** and is located 10.41 km southwest of the Suffolk Onshore Scheme Boundary.

1.7.3 The land that will be developed is owned by Park Farm, IP13 0NW. It is located next to Loudham Road, 1.5 km southeast of Wickham, Suffolk and east of the A12 road (East Suffolk Council, 2024a).

Developmental and Construction Timeframes

1.7.4 The planning application was submitted to East Suffolk Council on the 10 December 2021 and permission was granted on 17 June 2024 (East Suffolk Council, 2024a).

1.8 Residential Development, Brightwell Lakes (ID240)

Description

1.8.1 Outline planning permission for up to 2000 residential properties and additionally includes a school across a 5 ha site, green infrastructure, outdoor play areas, an 8 ha sports ground and public footpaths and cycleways (East Suffolk Council, 2018a). In total, the site will cover 113.3 ha (East Suffolk Council, 2018a) and it will be developed by Taylor Wimpey. The construction of the residential development will happen in phases.

Location and Boundary

1.8.2 The location of this development is shown in **Figure 6.4.2.13.A.15 Residential Development, Brightwell Lakes** and is located 21.47 km south of the Suffolk Onshore Scheme Boundary.

1.8.3 The first phase development has commenced and is spread across two sites. This includes the ‘Auster Place’ site next to the A12 road and southeast of Adastral Business Park (195 homes) and the ‘Deben Park’ site on Ipswich Road (122 homes) (Taylor Wimpey, 2024).

Developmental and Construction Timeframes

1.8.4 Construction of Phase 1 of the application, comprising 371 homes was launched in Autumn 2023 (Taylor Wimpey, 2024) and construction is ongoing.

1.9 Residential Development, Darsham Station (ID245)

Description

1.9.1 The erection of up to 110 residential dwellings, public open space and associated infrastructure (East Suffolk Council, 2024b).

Location and Boundary

1.9.2 The location of this development is shown in **Figure 6.4.2.13.A.16 Residential Development, Darsham Station** and is located 6.56 km southwest of the Suffolk Onshore Scheme Boundary.

1.9.3 The residential development is planned to be undertaken on arable land 200 m south of Darsham Station on the A12 road (East Suffolk Council, 2024b).

Developmental and Construction Timeframes

1.9.4 The full planning application was submitted on the 25 August 2021 and the application was permitted on the 15 August 2024 (East Suffolk Council, 2024b).

1.10 Solar Farm, Parham, Suffolk (ID248)

Description

1.10.1 This is the development of a 74 ha photovoltaic solar farm and associated infrastructure such as perimeter fences and Closed-Circuit Television (CCTV) cameras. The development also includes an underground 3 km cable connecting to a substation southwest of Parham, Suffolk. The site will be developed by Low Carbon Park 3 (East Suffolk Council, 2021b).

Location and Boundary

1.10.2 The location of this development is shown in **Figure 6.4.2.13.A.17 Solar Farm, Parham, Suffolk**. The land that will be developed across 6 agricultural fields totaling 74 ha, north and south of New Road, east of Silverlace Green, Parham, Suffolk (East Suffolk Council, 2021b).

Developmental and Construction Timeframes

1.10.3 The planning application was submitted to East Suffolk Council on the 1 March 2021. Planning Permission was subsequently granted on 13 October 2021 (East Suffolk Council, 2021b). At least part of this development has already been constructed.

1.11 Reservoir, Grange Farm (ID263)

Description

1.11.1 This development is a proposed reservoir on land owned by Grange Farm at Westleton (East Suffolk Council , 2022a).

Location and Boundary

1.11.2 The location of this development is shown in **Figure 6.4.2.13.A.18 Proposed reservoir, Grange Farm**.

1.11.3 The site of the proposed reservoir is on land owned by Grange Farm, Westleton. It will be located immediately south of The Wildness wood between Yoxford Road to the south and Darsham Road to the north.

Developmental and Construction Timeframes

1.11.4 An EIA was considered as not required by East Suffolk Council, in response to a request for a screening opinion, on the 16 August 2022 (East Suffolk Council , 2022a). No further details on this development are available and no construction timeframe is currently available.

1.12 Saxmundham to Peasenhall Water Mains Installation (ID266)

Description

1.12.1 This development would be a 250 mm diameter water pipeline running 7.7 km between Lodgewood Water Tower, Peasenhall to Saxmundham Water Tower (East Suffolk Council, 2018b). It is being developed by Essex and Suffolk Water.

Location and Boundary

1.12.2 The location of this development is shown in **Figure 6.4.2.13.A.19 Saxmundham to Peasenhall Water Mains Installation**.

1.12.3 The route for the water pipeline travels 7.7 km from Lodgewood Water Tower, Peasenhall to Saxmundham Water Tower (East Suffolk Council, 2018b).

Developmental and Construction Timeframes

1.12.4 An EIA was considered as not required by East Suffolk Council in response to a request for a screening opinion on the 8 August 2018 (East Suffolk Council, 2018b). No construction timeframe is currently available.

1.13 Sizewell B Relocated Facilities (ID270 and ID271)

Description

1.13.1 Sizewell B Nuclear Power Station (referred to hereafter as Sizewell B) is an existing pressurised water nuclear reactor (PWR) with a combined energy generation capacity of 1198MW developed and managed by EDF Energy Nuclear Generation Limited (EDF Energy (NGL)) (Ref 2.40). EDF Energy (NGL) sought permission for the relocation of existing facilities at Sizewell B that are currently located on the proposed Sizewell C nuclear power station site or otherwise impacted as a consequence of the relocation of the facilities from the proposed Sizewell C land (EDF, 2024) and (EDF Energy, 2024).

1.13.2 The facilities to be relocated and consolidated are ancillary to the process of electricity generation at Sizewell B and have a broad range of functions, including industrial,

workplace, education, cultural and infrastructure. The application also included felling of coronation wood (to accommodate some of the relocated facilities including the training centre, visitor centre and some of the car parking) and a landscape scheme on Pillbox Field to the south of Sizewell B (EDF, 2024) and (EDF Energy, 2024).

Location and Boundary

1.13.3 The location of this development is shown in **Figure 6.4.2.13.A.20 The Sizewell B Relocated Facilities**.

1.13.4 Sizewell B is located 5.63km north of Thorpeness village and 6.6km of Leiston village.

1.13.5 All relocated facilities except for the Outage Store are located immediate west of the Sizewell A Complex on already developed Sizewell A land or on the former Coronation Wood.

1.13.6 The Outage Store is located between the main Sizewell A and Sizewell B Nuclear Power Stations, south of the Sizewell B Turbine Hall (EDF, 2024) and (EDF Energy, 2024), within the NSL boundary.

1.13.7 Pillbox Field is located south of Sizewell A complex.

Developmental and Construction Timeframes

1.13.8 Works on the new facilities commenced with the felling of Coronation Wood in 2021 and construction of the new facilities is ongoing. Demolition of the redundant facilities is likely to occur in 2025.

1.14 Town Farm Solar Farm (ID277)

Description

1.14.1 A planned development for a 21MW electricity generation capacity photovoltaic solar farm developed by BSR Energy. It will also include associated infrastructure including transformers, private switchgear and DNO switchgear (East Suffolk Council, 2024c).

Location and Boundary

1.14.2 The location of this development is shown in **Figure 6.4.2.13.A.21 Town Farm Solar Farm**.

1.14.3 The land that will be developed is owned by Town Farm, IP17 2RJ. It is located 2.8km north of Saxmundham and west of the A12 road (East Suffolk Council, 2024c).

Developmental and Construction Timeframes

1.14.4 The planning application was submitted to East Suffolk Council on the 08 December 2021. Planning Permission was subsequently granted on 05 January 2024 (East Suffolk Council, 2024c).

1.15 UKZ139 BC Wissett Solar Farm (ID279)

Description

1.15.1 An EIA screening opinion request for a planned development for a 21MW electricity generation capacity photovoltaic solar farm (East Suffolk Council, 2021c). The solar farm will cover 87.5ha of farmland and includes solar panels and associated infrastructure including security equipment, switchgear and transformers. A 10MW energy storage system across 10 containers will also be included.

Location and Boundary

1.15.2 The location of this development is shown in **Figure 6.4.2.13.A.22 UKZ139 BC Wissett Solar Farm**.

1.15.3 The development across on 87.5 ha of agricultural land north of Grey's Lane, Halesworth, Suffolk, IP17 0JR. It is 1.8 km north of Wissett Village.

Developmental and Construction Timeframes

1.15.4 Upon the submission of the screening opinion a further EIA was considered as not required by East Suffolk Council on the 19 November 2021 (East Suffolk Council, 2021c). Further information of the progress of this development nor the construction timeframe could be found.

1.16 Brundish Manor Solar Farm (ID285)

Description

1.16.1 A planned development for the siting of a 45 kV photovoltaic solar array in paddock developed by Greensmart Renewables Ltd. It includes 180 photovoltaic solar panels and associated infrastructure (Babergh and Mid Suffolk District Councils, 2021).

Location and Boundary

1.16.2 The location of this development is shown in **Figure 6.4.2.13.A.23 Brundish Manor Solar Farm**.

Developmental and Construction Timeframes

1.16.3 The planning application was granted by Mid Suffolk Council on the 18 February 2021 (Babergh and Mid Suffolk District Councils, 2021). No available information available regarding the solar farm's construction timeframe.

1.17 LionLink Offshore Interconnector (ID287)

Description

1.17.1 Formally known as EuroLink, a Multi-Purpose Interconnector (MPI) connecting the Netherlands and the UK developed by National Grid Ventures (NGV). The aim will be to increase transfer in offshore wind electricity generation and improve grid capacity in

both countries to achieve this (National Grid Ventures, 2022). This aims to advance key NGV and UK Government goals including transitioning to Net Zero by 2030, enhancing energy security and affordability. The onshore scope of the development in Suffolk (Lionlink, 2024) includes:

- a landfall site;
- an underground HVDC cable corridor from the landfall site to the converter station;
- a converter station;
- a High Voltage Alternating Current (HVAC) cable corridor from the converter station to the substation; and
- at the substation, the LionLink project will connect to the National Electricity Transmission System.

1.17.2 In the first round of non-statutory consultation, four potential options were being considered for the landfall between onshore and offshore cables (E- H) between Southwold and Thorpeness (National Grid, 2022a) and (National Grid, 2022b). In the second round of non-statutory consultation two emerging preferences were listed (Landfall F and G2) (Lionlink, 2024).

1.17.3 Buried HVDC cables will connect the landfall to an onshore converter station site and then buried HVAC will connect from the converter station to the substation proposed in Friston (which would be brought forward as part of the Proposed Project, the East Anglia One North Offshore Windfarm Scheme/East Anglia Two Offshore Windfarm and LionLink) (National Grid, 2022a).

1.17.4 Four options were being considered for the location of the converter station (National Grid , 2022c), however in the second round of non-statutory consultation site 3 was listed as the emerging preference (Lionlink, 2024).

1.17.5 Works would be required to the proposed Friston Substation (which would be brought forward as part of the Proposed Project or the East Anglia One North Offshore Windfarm Scheme/East Anglia Two Offshore Windfarm) to facilitate a connection for this NGV Scheme which will likely require an extension to the proposed substation.

Location and Boundary

1.17.6 The location of this development is shown in **Figure 6.4.2.13.A.24 LionLink Offshore Interconnector**.

1.17.7 The development boundaries are constituted of multiple siting options as the current stage of development.

HVDC Landfall Siting Options

1.17.8 The location of the landfall site is still to be decided. There are two potential HVDC landfall sites being assessed from Southwold in the north to Thorpeness in the south: (Lionlink, 2024)

- Site F- A 2ha area approximately 1.6 km north of North Road, Southwold; and
- Site G2- An alternative to the original site G, located in Walberswick.

Onshore HVDC and HVAC cables and Converter station

1.17.9 The proposed cable corridor search area spans between Aldeburgh Road in the south to Site F, Southwold (Lionlink, 2024).

1.17.10 In the second round of non-statutory consultation, Site 3 was the emerging preference for the location of the converter station and is a 5 ha area south of B1119 in Saxmundham (Lionlink, 2024).

Developmental and Construction Timeframes

1.17.11 The first round of non-statutory consultation and community engagement closed on the 18 December 2022. The second round of non-statutory consultation was undertaken between September 2023 – November 2023. This includes the addition of an alternative landfall at Walberswick and alternative route corridor to the north of Walberswick (Lionlink, 2024).

1.17.12 NGV proposes to submit an application for development consent in 2026, with construction to commence between 2027 and 2030. This is based on information provided by NGV.

1.18 Norwich to Tilbury (ID288)

Description

1.18.1 Formerly known as East Anglia Green Energy Enablement (GREEN) project, this development comprises the construction and operation of new electricity transmission reinforcement over a distance of approximately 183 km and a new connection substation (National Grid Electricity Transmission, 2024) and (National Grid, 2023).

1.18.2 The current proposals comprise mostly of overhead line and pylons, along with some underground cables from Flowton to Bramford substation, from the Capel St Mary area through the Dedham Vale AONB and continuing to the proposed new substation near Lawford, and in the Great Horkesley and Fairstead areas.

1.18.3 Cable Sealing End (CSE) compounds would be required to connect sections of underground cable with the overhead lines. Each CSE compound would be fenced and would contain electrical equipment, support structures, a small control building and a permanent access track.

1.18.4 The new substation would contain high voltage electrical equipment, such as transformers, circuit breakers and shunt reactors, support structures and control buildings.

1.18.5 Work would be required at the existing 400,000 volt (400 kV) substations at Norwich, Bramford and Tilbury.

1.18.6 Other ancillary activities would be required to facilitate the construction and operation of the project. These include, but are not limited to, temporary use of land to facilitate construction activities including working areas for construction equipment and machinery, site offices, welfare, storage and access; and land required for mitigation, compensation and enhancement of the environment.

Location and Boundary

1.18.7 The location of this development is shown in **Figure 6.4.2.13.A.25 Norwich to Tilbury**.

1.18.8 The main OHL will run between Norwich main substation to the Norfolk to Tilbury main substation, Essex (National Grid Electricity Transmission, 2024) and (National Grid, 2023). The route of the OHL through Mid Suffolk is 29.36 km from the Suffolk Onshore Scheme Boundary.

Developmental and Construction Timeframes

1.18.9 The first round of non-statutory consultation finished in June 2022 and a second round non-statutory consultation finished in August 2023. It is anticipated that an application for development consent will be submitted in 2025 with decision expected in 2026. Construction expected between 2027 and 2031 (National Grid Electricity Transmission, 2024).

1.19 South Saxmundham Garden Neighbourhood (ID291)

Description

1.19.1 This is a strategic allocation for 800 homes plus employment/community facilities included within the Suffolk Coastal Local Plan, which was adopted in September 2020. The plan aims to outline the environmentally and socioeconomically responsible development of land in Saxmundham Parish between 2022 and 2037 (East Suffolk Council , 2020b).

Location and Boundary

1.19.2 The location of this development is shown in **Figure 6.4.2.13.A.26 South Saxmundham Garden Neighbourhood**.

1.19.3 The local development plan encompasses the Saxmundham Parish Boundary. A 66.6ha area south of Saxmundham village was identified as the primary area for planned housing development in the parish (East Suffolk Council , 2020b).

Developmental and Construction Timeframes

1.19.4 The strategic allocation of the housing aims to complete the development by 2037 (East Suffolk Council , 2020b). Currently no planning application has been submitted by a developer to East Suffolk Council.

1.20 Sizewell A Power Station (ID 305)

Description

1.20.1 Sizewell A was Sizewell's first nuclear power station. It operated from 1966 to 2006 and is no longer in use. The work will consist of the Demolition of the Turbine Hall and Electrical Annex at the Sizewell A nuclear licensed site. 15,340 square metres of internal floorspace will be removed (East Suffolk Council , 2024d).

Location and Boundary

1.20.2 Sizewell A Power Station is located on Sizewell Power Station Road, Sizewell, Leiston Suffolk, IP16 4UE (East Suffolk Council , 2024d). The location of this development is shown in **Figure 6.4.2.13.A.27 Sizewell A Power Station** and is 4.7 km from the Suffolk Onshore Scheme Boundary.

Developmental and Construction Timeframes

1.20.3 Development must commence within 3 years of the decision date of 13 August 2024 (East Suffolk Council , 2024d).

1.21 Cockfield Hall Estate (ID 307)

Description

1.21.1 The Cockfield Hall Estate development is the creation of a water body to be used for irrigation of new forestry plantations, habitat creation, sustainable drainage and recreational use as part of the wider tourism development. A planning application was submitted for the works, which form part of a comprehensive masterplan for the estate. The site area is 142,108 square metres (East Suffolk Council , 2023).

Location and Boundary

1.21.2 Cockfield Hall Estate, Station Road, Yoxford, Suffolk, IP17 3ET. The estate is situated to the east of Yoxford Wood and to the North or Hill Farm (East Suffolk Council , 2023). The location of this development is shown in **Figure 6.4.2.13.A.28 Cockfield Hall Estate** and is 7.09 km from the Suffolk Onshore Scheme Boundary.

Developmental and Construction Timeframes

1.21.3 The planning application is currently awaiting a decision. Development must commence within 3 years of the decision date should it be approved (East Suffolk Council , 2023).

1.22 Marsh View Farm (ID321)

Description

1.22.1 This development is for the installation of an array of solar photovoltaic panels in a field to the rear of the farmhouse at Marsh View Farm, Westleton Road, Darsham (East Suffolk Council, 2024e).

Location and Boundary

1.22.2 Marsh View Farm, Westleton Road, Darsham, Saxmundham, Suffolk, IP17 3BP (East Suffolk Council, 2024e). The location of this development is shown in **Figure 6.4.2.13.A.29 Marsh View Farm** and is 6.14 km from the Suffolk Onshore Scheme Boundary.

Developmental and Construction Timeframes

1.22.3 Development must commence within 3 years of the decision date of 12 February 2024 (East Suffolk Council, 2024e).

1.23 A12 Major Road Network Improvement Scheme, Seven Hills to Woods Lane (ID520)

Description

1.23.1 The A12 Major Road Network (MRN) Improvement Scheme (Seven Hills to Woods Lane) comprises:

- Improvements to seven roundabout junctions along the A12 between the A14 and Woods Lane;
- improvements to a number of associated minor road junctions;
- widening of the A12 at Woodbridge to dual carriageway; and
- improvements to facilities for pedestrians, cyclists and bus users.

Location and Boundary

1.23.2 A12 from Seven Hills to Woods Lane, Suffolk. The development boundary is shown in **Figure 6.4.2.13.A.30 14.25 A12 Major Road Network Improvement Scheme, Seven Hills to Woods Lane** and is 16.42 km from the Suffolk Onshore Scheme Boundary.

Developmental and Construction Timeframes

1.23.3 An EIA scoping opinion request was submitted under the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (‘the EIA Regs’).

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