



The Sizewell C Project

DCO Requirement 8: Estate Wide Management Plan

Revision: 1.0

December 2022

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1 INTRODUCTION

1.1 Background

- 1.1.1 This Estate Wide Management Plan ('EWMP') for the Estate has been prepared in respect of the Sizewell C Project which has been granted development consent by The Secretary of State. [The Sizewell C \(Nuclear Generating Station\) Order 2022](#) (hereafter referred to as the 'Order') came into force on the 11th August 2022.
- 1.1.2 This plan is supported by **Figures** provided at the end of the document.
- 1.1.3 Level 1 control documents are certified under the DCO or annexed to the Deed of Obligation. All are secured and legally enforceable. Some Level 1 documents are compliance documents and must be complied with when certain activities are carried out. Other Level 1 documents are strategies or draft plans which set the boundaries for a subsequent Level 2 document which is required to be approved by a body or governance group. The obligations in the DCO and Deed of Obligation set out the status of each Level 1 document.
- 1.1.4 This **EWMP** is a Level 1 document and must be complied with through the management of the Estate unless otherwise approved by East Suffolk Council (ESC). This is secured by Requirement 8 of the Order. Any updates to this document must be approved by ESC in accordance with the procedure set out in Schedule 24 of the Order.
- 1.1.5 Where further documents or details require approval, this document states which body or governance group is responsible for the approval and/or must be consulted. Any approvals by ESC, Suffolk County Council (SCC) or the Marine Management Organisation will be carried out in accordance with the procedure in Schedule 24 of the Order. The Deed of Obligation establishes the governance groups and sets out how these governance groups will run and, where appropriate, how decisions (including approvals) should be made. Any updates to these further documents or details must be approved by the same body or governance group and through the same consultation and procedure as the original document or details.
- 1.1.6 Where separate Level 1 or Level 2 control documents include measures that are relevant to the measures within this document, those measures have not been duplicated in this document, but cross-references have been included for context. Where separate legislation, consents, permits and licences are described in this document they are set out in the **Schedule of Other Consents, Licences and Agreements** (Doc Ref. 5.11(D)) [[REP10-023](#)].

1.1.7 For the purposes of this document the term ‘SZC Co.’ refers to NNB Nuclear Generation (SZC) Limited (or any other undertaker as defined by the Order), its appointed representatives and the appointed construction contractors.

1.2 Purpose

1.2.1 The purpose of this EWMP is to provide an overarching framework of how the Estate will be managed to deliver the landscape vision set out within the Sizewell C DCO Application.

1.2.2 The implementation of, and compliance with, the EWMP by SZC Co. is secured pursuant to Requirement 8 of the Order. This revised version has been prepared to clarify requirements for habitat enhancement of the Kenton Hills woodland for bat species, including barbastelle and natterer’s.

2 THE ESTATE

2.1 Existing Site Context

2.1.1 As illustrated on **Figure 1**, the Estate is located on the Suffolk coast, approximately halfway between Felixstowe and Lowestoft. It is approximately 14km south of Southwold, 7km north of Aldeburgh and 2km east of Leiston.

2.1.2 The Estate is approximately 733ha and includes the operational Sizewell B power station site, Upper and Lower Abbey Farms, and Aldhurst Farm as shown on **Figure 2**. The “Estate” is made up of land owned by SZC Co. or EDF Nuclear Generation Limited (ENGL) who are currently both part of the EDF Group. It comprises a variety of land uses including arable farmland, areas of coniferous, deciduous and wet woodland, grazing marshes and reed beds, Sandlings heathland and grassland. The coastal frontage comprises the coastal defence features adjacent to Sizewell B and a shingle beach and dune features.

2.1.3 The Estate and much of the surrounding landscape is of high environmental value. It is located partly within the Suffolk Coast and Heaths Area of Outstanding Natural Beauty (AONB) and the Suffolk Heritage Coast. The Sizewell Marshes Site of Special Scientific Interest (SSSI) is wholly in the Estate and parts of the Minsmere and Walberswick Marshes and Heaths SSSI also lie within the Estate boundary. **Figure 2** shows the extent of landscape and seascape designations within the Estate, while **Figure 3** shows the extent of non-statutory and statutory biodiversity designations.

2.1.4 The Estate is currently managed under a series of voluntary agreements, drawing on expertise from Suffolk Wildlife Trust and other specialists, in accordance with a series of management plans covering specific areas and habitat types within the Estate. These plans are already cognisant of the Sizewell C proposals and include early preparatory works and mitigation measures to support the Application. Further information on the existing management regimes is provided in **Section 3**.

2.2 Estate Vision

2.2.1 SZC Co. and ENGL have agreed an ambitious vision for the future of the Estate to mitigate the effects of the new power station and enhance the character, ecology and amenity of the local landscape. The vision for the Estate is set out in **Chapter 8** of the **Design and Access Statement (DAS)** (Doc Ref. 10.18) [[REP10-055](#), [REP10-056](#) and [REP10-058](#)] (secured pursuant to 24) and includes the replacement of existing arable farmland and plantation woodland with semi-natural landscape habitat types that are characteristic of the local Sandlings and will support a wider range of ecological communities.

2.2.2 The Vision is described as follows:

[The vision for the Estate is to establish] the Suffolk Coast and Heaths AONB landscape in microcosm by creating a mosaic of some of its most valued landscapes such as extensive Suffolk Sandlings grasslands, areas of farmland, large scale forestry, coastal dunes and shingle ridges and the open sea as well as an appropriate landscape setting for the existing and proposed power station structures, that reflects the way that the existing Sizewell A and Sizewell B structures behave. The design also seeks to reflect a subtle transition from the organised farmland landscape to the west to the more open, expansive and natural coastline and adjacent seascape (DAS, paragraph 8.2.3).

2.2.3 The Vision seeks to deliver a landscape that is resilient to the effects of a changing climate; can be managed in a sustainable, non-intensive manner; and can be adapted over time to respond to changing circumstances, such as climate change and other natural, social and economic pressures.

2.2.4 The vision is illustrated on the **Composite Operational Landscape Masterplan** (shown in **Figure 4**). The landscape proposals are informed by a detailed understanding of the Estate and its surrounding context. They have been developed in consultation with local stakeholders and local authorities and with reference to guidance published, and within the framework of the Sizewell C Design Principles set out in **Chapter 5** of the **MDS DAS** (Doc Ref. 10.18) [[REP10-055](#), [REP10-056](#) and [REP10-058](#)] (secured pursuant to Requirements 17 and 19).

2.3 Delivering the Vision

2.3.1 Sizewell C will be accommodated on the Sizewell C main power station platform, located on land immediately north of the existing Sizewell B power station. Beyond the main power station platform, a larger area of land (including land not within the Estate) is required for temporary developments to support construction of Sizewell C. This includes the accommodation campus and green rail route. The areas of the Estate which are required for the temporary construction works are within the Main Development Site (MDS) which is shown on **Figure 2**.

2.3.2 Following construction of Sizewell C, the temporary elements must be removed and the land within the Estate which had been used for this must be repurposed to deliver new landscapes and habitats as identified within the Estate vision, **illustrative Landscape Masterplan** [[REP10-004](#)] and the **oLEMP** (Doc Ref. 10.22) [[REP10-061](#)]. This must not simply restore the land

within the DCO order limits which has been temporarily used to its current landscape of arable farmland and plantations but seek to create a mosaic of locally rare and threatened characteristic Sandlings and coastal habitats. This will significantly enhance the ecological, landscape and amenity value of the area, complementing the landscapes to the north at the RSPB Minsmere Reserve and National Trusts Dunwich Heath and south of the Sizewell Gap at The Walks and Aldringham Common.

2.3.3 SZC Co. is responsible for the delivery of the vision set out in section 8.2 of the **DAS** (Doc Ref. 10.18) [[REP10-055](#), [REP10-056](#) and [REP10-058](#)], with Requirement 14 securing a landscape and ecology scheme for the main development site which must set out the detailed design of the works and the Landscape and Ecology Management Plan. Some of these areas are already being actively managed in accordance with the **Composite Operational Landscape Masterplan** (shown in **Figure 4**) demonstrating commitment to the Estate vision. This includes advanced planting and habitat creation schemes designed to mitigate the effects of the new power station and trial studies aimed at developing robust methodologies for habitat creation.

2.3.4 In relation to the land within the Estate which sits outside the DCO boundary, SZC Co. must maintain the land and implement the necessary landscaping measures to deliver the vision as shown on the **Composite Operational Landscape Masterplan** (shown in **Figure 4**). This will be delivered through private agreement with ENGL. The principle has been agreed and will be documented as part of the wider commercial transaction between the parties.

3 CONSTRUCTION MANAGEMENT REGIMES

3.1 Estate land within the Order Limits

3.1.1 During the construction period the landscape of the MDS must be managed in accordance with the following plans and documents secured under the Order (in addition to other off-site habitat provisions, e.g. the fen meadow plan:

- the **Code of Construction Practice** (Doc. Ref. 10.2) [[Response to SoS request for information of 31 March 2022](#)] secured by Requirement 2;
- **Terrestrial Ecology Monitoring and Mitigation Plan** (Doc Ref. 10.28) [[REP10-090](#)] secured by Requirement 4;
- **Site Clearance Plans** (Doc Ref. Book 2) [[REP8-022](#)] secured by Requirement 6;
- Landscape and ecology Scheme (Chapter 5, Chapter 8 and Table A.1 of the **DAS** (Doc Ref. 10.18) [[REP10-055](#), [REP10-056](#) and [REP10-058](#)] and the **Approved Plans (Schedule 7** of the Order, such as the **Main Development Site Landscape retention plan** [[REP10-004](#)], secured by Requirement 24;
- the **Associated Development Design Principles** (Doc Ref.10.1) [[REP10-063](#)] (for rail works) secured by Requirement 31;
- the marsh harrier implementation plan (pursuant to Requirement 27); and
- the **Wet Woodland Plan** (Doc Ref. 10.13) (pursuant to Requirement 26).

3.2 Estate land outside the Order Limits

3.2.1 The Estate outside the main development site must (where necessary to deliver the vision) continue to be managed in accordance with the existing management regimes, specifically:

- The Sizewell Estate – management plans to ensure that the land is managed in the most sustainable and effective manner given the constraints presented by the operational requirements of Sizewell B, the new build programme for Sizewell C and third party objectives; there are accurate and current records of baseline information of the Estate and frameworks for producing specific land management objectives, policies and plans.

- Aldhurst Farm – an Aldhurst Farm Ecology and Landscape Management Plan has been approved by ESC under an extant planning permission, and will be updated in the future as required (first updated expected in 2023). This plan presents the management objectives for the establishment phase of habitat creation (up to 10 years from commencement) and defines a number of attributes, targets and management actions (including monitoring and verification measures) to ensure they are delivered. The management objectives set out within the Aldhurst Farm ELMP are aligned to the vision as set out in **Chapter 8** of the **DAS** (Doc Ref. 10.18) [[REP10-055](#), [REP10-056](#) and [REP10-058](#)] and aim to deliver an enhanced recreational, ecological and landscape habitat mosaic which reflects the distinctive land-use, topography and vegetation typologies that are characteristic of the Suffolk Coast and Heaths AONB. These management objectives must continue to be implemented throughout the construction and operation of Sizewell C.
- Reptile mitigation – the **Reptile Mitigation Strategy**, (Appendix C, Part B of the CoCP (Doc Ref. 10.2) [[Response to SoS request for information of 31 March 2022](#)]) sets out the reptile translocation strategy but also sets out long-term commitments to prepare and manage a number of areas across the Estate as reptile receptor areas which will be used to receive reptiles when they are translocated from the footprint of the power station and the temporary construction areas in advance of construction. The areas include former arable fields which have already been converted to acid grassland and heathland and are now being optimised ahead of the translocation exercise.

3.2.2 The spatial extent of these existing management regimes is set out in **Figure 5** and these regimes have been developed collaboratively between ENGL and SZC Co. in cognisance and anticipation of the Sizewell C Project. As above, SZC Co. must ensure their continuation and management going forward through private agreement with ENGL where relevant.

3.2.3 In addition to the above, SZC Co. must further optimise the retained plantation woodlands of Kenton Hills to enhance these areas for foraging bats, in particular barbastelle and Natterer 's. This will include creation of additional rides and edge habitat of benefit to foraging bats. SZC Co. will include this proposed further habitat enhancement in the “Informal Recreation & Green Space Plan” that must be submitted to East Suffolk Council for approval within six months of commencement of Sizewell C under Schedule 11 “Natural Environment” of the Deed of Obligation.

3.2.4 SZC Co. must ensure the creation, continuation and management of these features going forward through private agreement with ENGL where relevant.

4 POST-CONSTRUCTION (OPERATIONAL PHASE) MANAGEMENT REGIMES

4.1 Estate land within the main development site

4.1.1 Following completion of Sizewell C, the areas of the MDS which were used temporarily must be restored in phases in accordance with the landscape and ecology scheme to be approved by ESC under Requirement 24 of the Order. This scheme must set out details of restoration landscape and ecology works, and a landscape and ecology management plan (LEMP). The design should be developed having regard to **Chapter 5** and **Chapter 8** of the **DAS** (Doc Ref. 10.18) [[REP10-055](#), [REP10-056](#) and [REP10-058](#)] and the management arrangements must be in general accordance with the **oLEMP** (Doc Ref. 10.22) [[REP10-061](#)].

4.1.2 The LEMP must provide clear objectives and principles for the establishment and long-term management of the proposed landscape and ecological mitigation. It must include details of new habitats to be created and relevant ongoing monitoring and management arrangements. SZC Co. must discuss the LEMP with the Environment Working Group before submitting it to ESC.

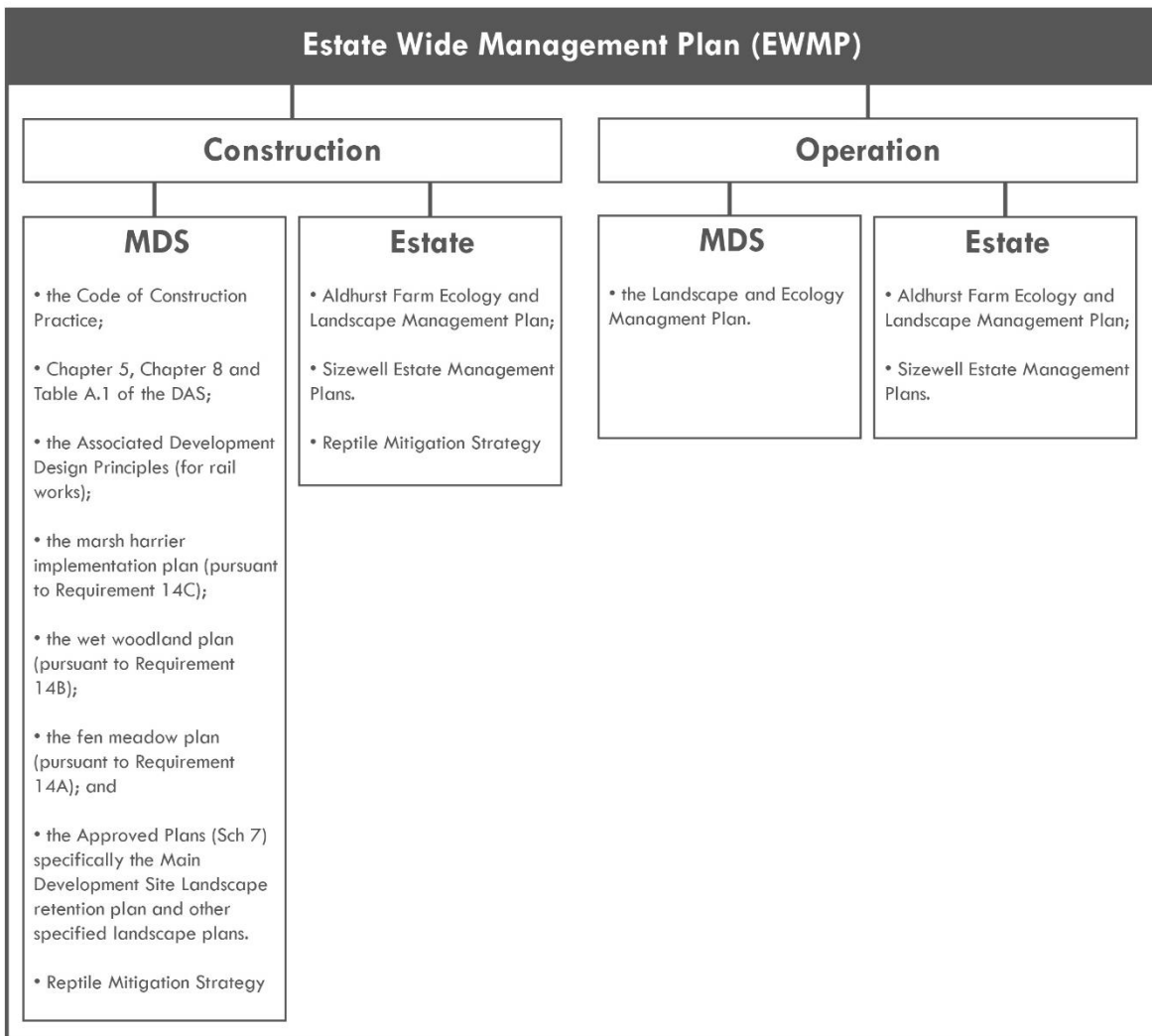
4.2 Estate land outside the main development site

4.2.1 During operation of the Sizewell C Project, the land within the Estate outside the MDS must continue to be managed as set out in **section 3.2**. This commitment is made through Requirement 8 of the Order and secures with confidence that which is currently the subject of voluntary agreements.

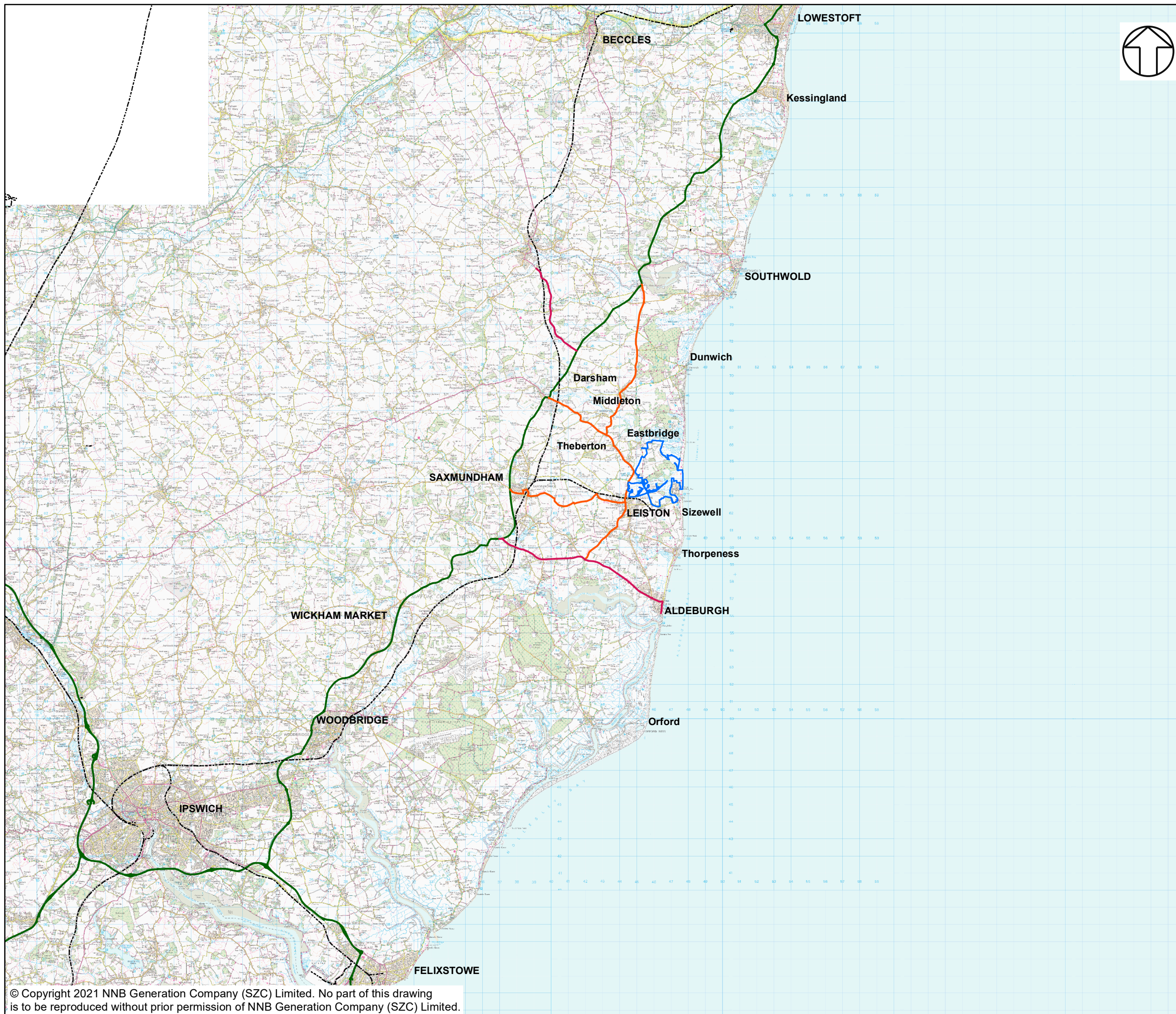
5 MANAGEMENT FRAMEWORK SUMMARY

5.1.1 **Figure 6** shows the hierarchy of the EWMP in relation existing and forthcoming management plans. SZC Co. must review its management plans regularly and amend them where necessary to deliver the Estate vision as set out in **Section 2.2** of this plan.

Figure 6: Management Plan Framework



FIGURES 1 – 5



NOTES

KEY

- ESTATE BOUNDARY
- PRIMARY ROAD
- A ROAD
- B ROAD
- RAILWAY LINE

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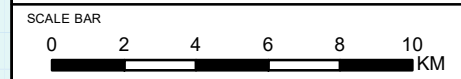


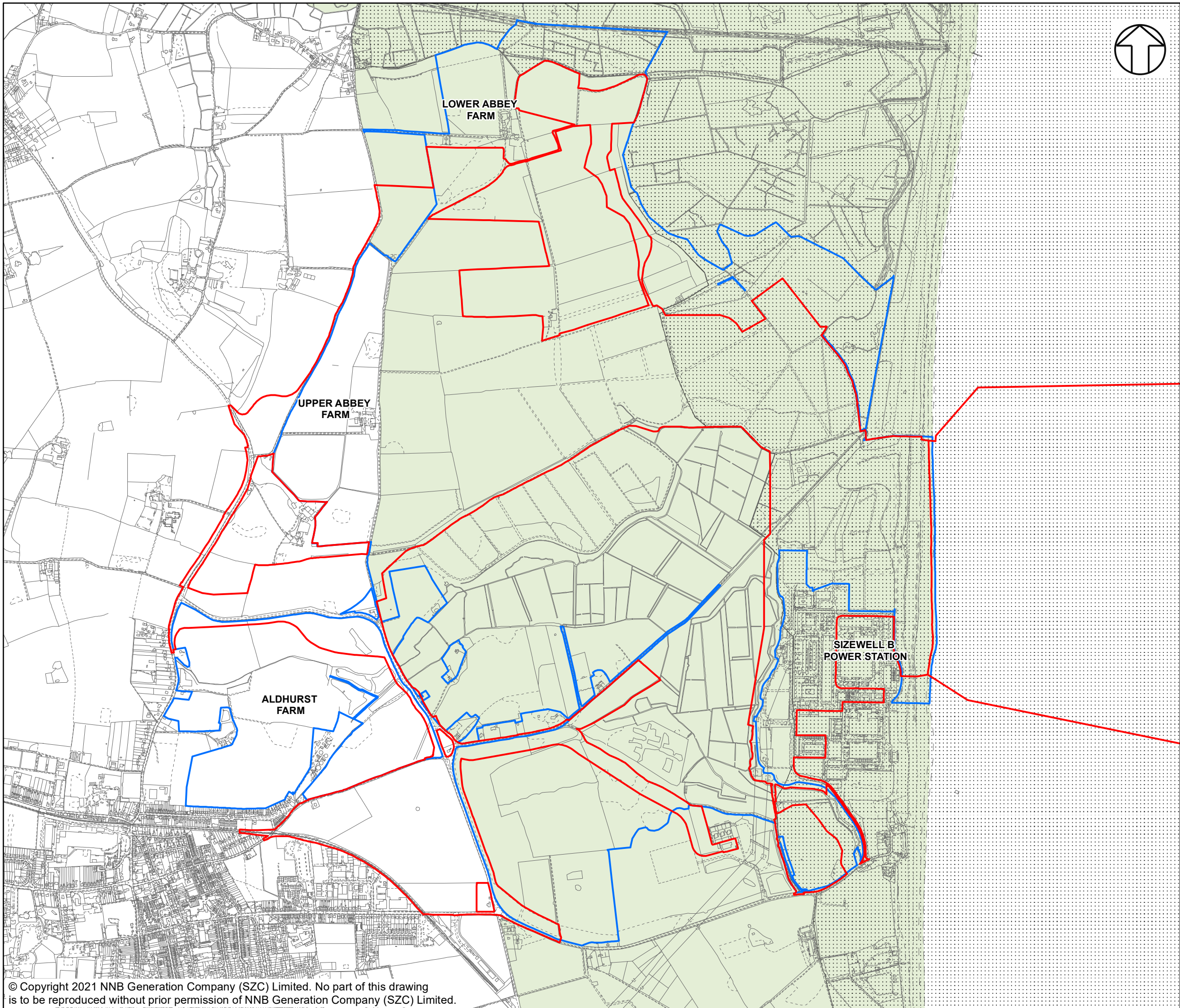
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 LOCATION PLAN

DRAWING NO:
 FIGURE 1

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NOTES

KEY

- ESTATE BOUNDARY
- SIZEWELL C MAIN DEVELOPMENT SITE BOUNDARY
- HERITAGE COAST
- AREA OF OUTSTANDING NATURAL BEAUTY (AONB)

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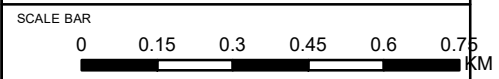


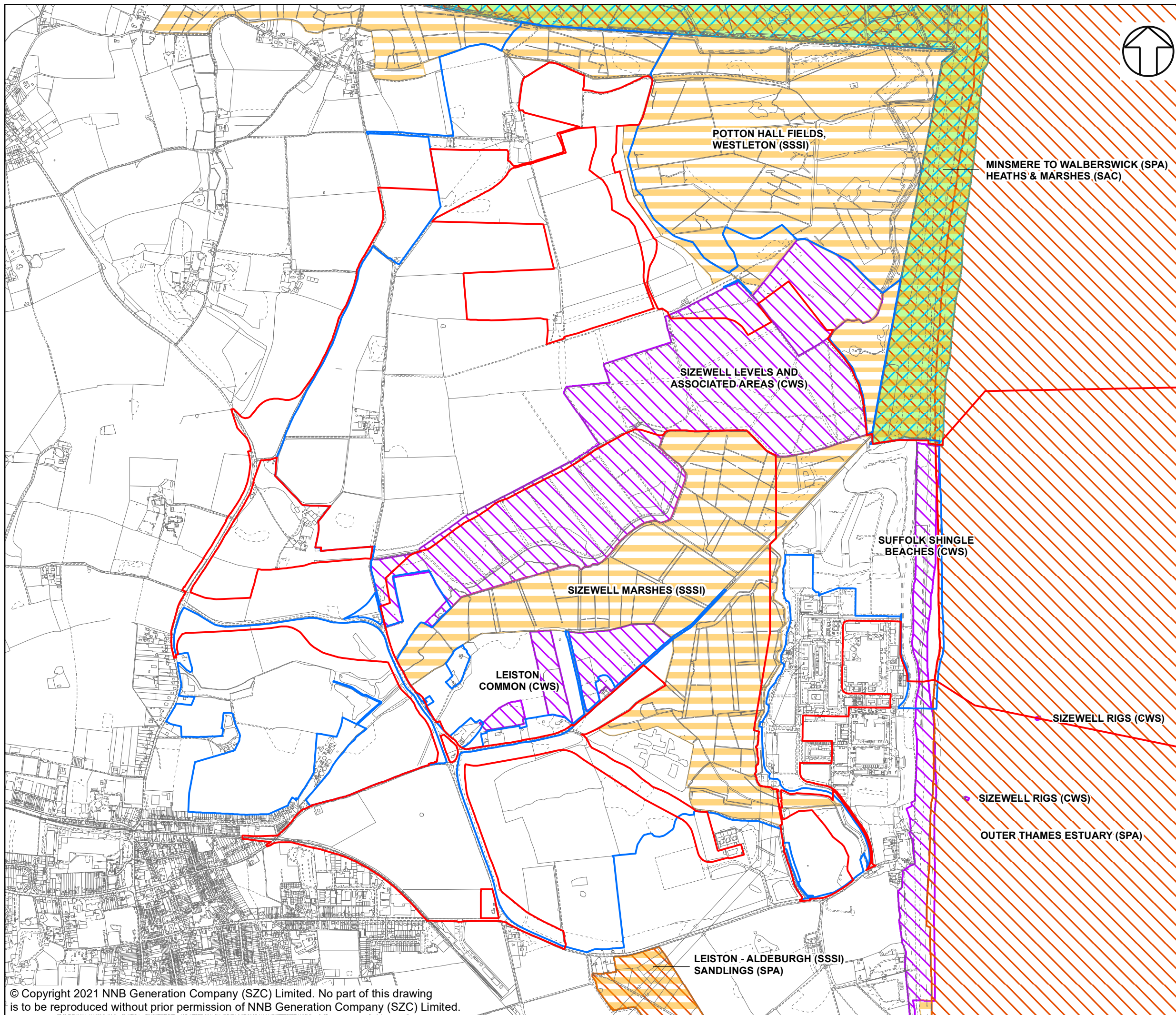
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 ESTATE WIDE MANAGEMENT PLAN

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 THE ESTATE, INCLUDING LANDSCAPE
 AND SEASCAPE DESIGNATIONS

DRAWING NO:
 FIGURE 2








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NOTES

KEY

-  ESTATE BOUNDARY
-  SIZEWELL C MAIN DEVELOPMENT SITE BOUNDARY
-  SITE OF SPECIAL SCIENTIFIC INTEREST (SSSI)
-  SPECIAL PROTECTION AREA (SPA)
-  COUNTY WILDLIFE SITE
-  RAMSAR
-  SPECIAL AREA OF CONSERVATION (SAC)

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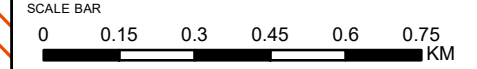


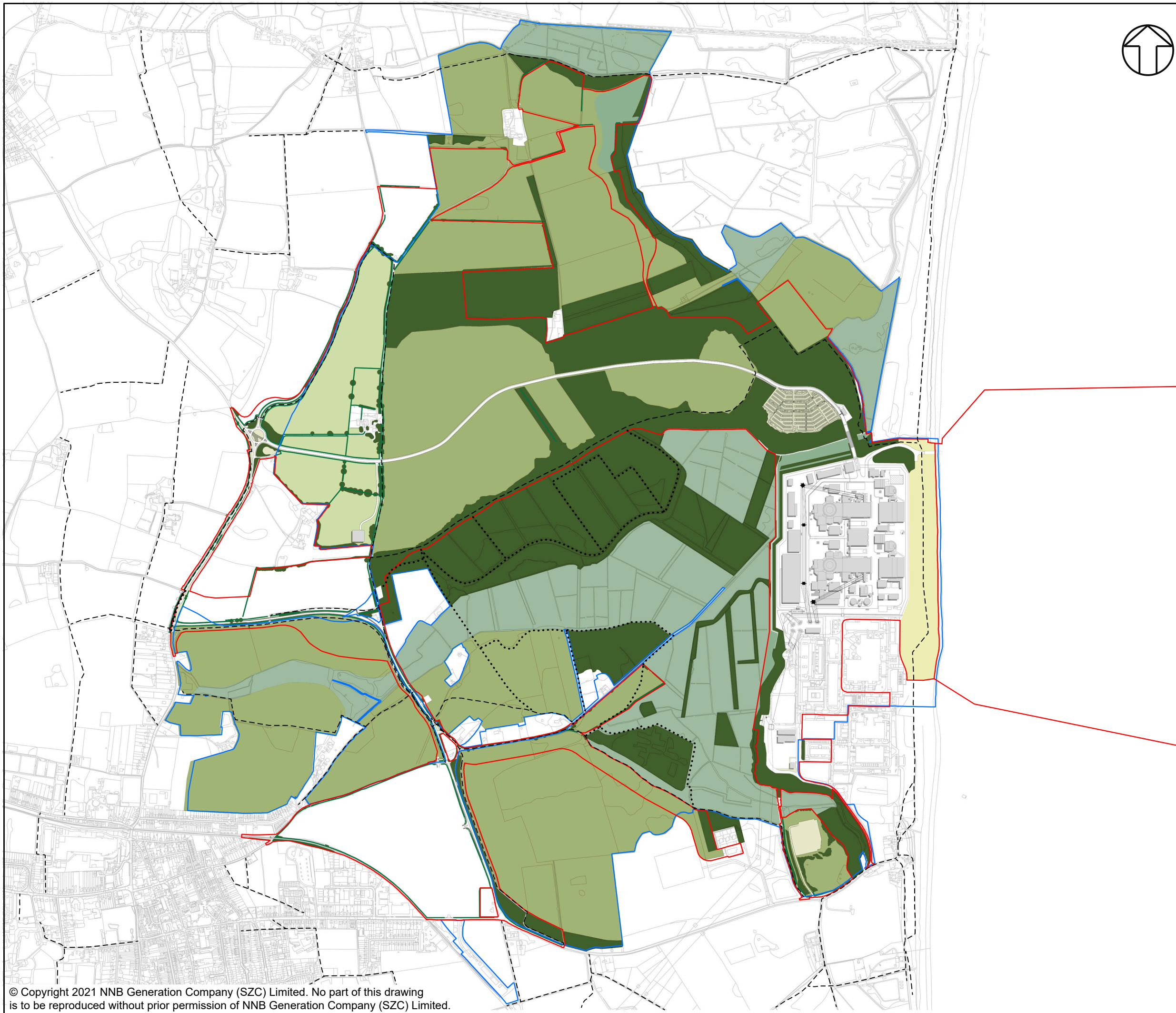
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 BIODIVERSITY DESIGNATIONS

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NOTES

KEY

- ESTATE BOUNDARY
- SIZEWELL C MAIN DEVELOPMENT SITE BOUNDARY
- MIXED WOODLAND
- DRY SANDLING GRASSLAND
- SEMI-IMPROVED GRASSLAND
- AMENITY LANDSCAPE
- WETLAND HABITAT
- VEGETATED DUNES AND SHINGLE BEACH
- PUBLIC RIGHTS OF WAY
- PERMISSIVE ROUTES

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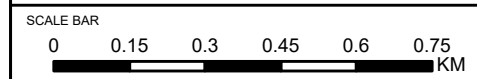


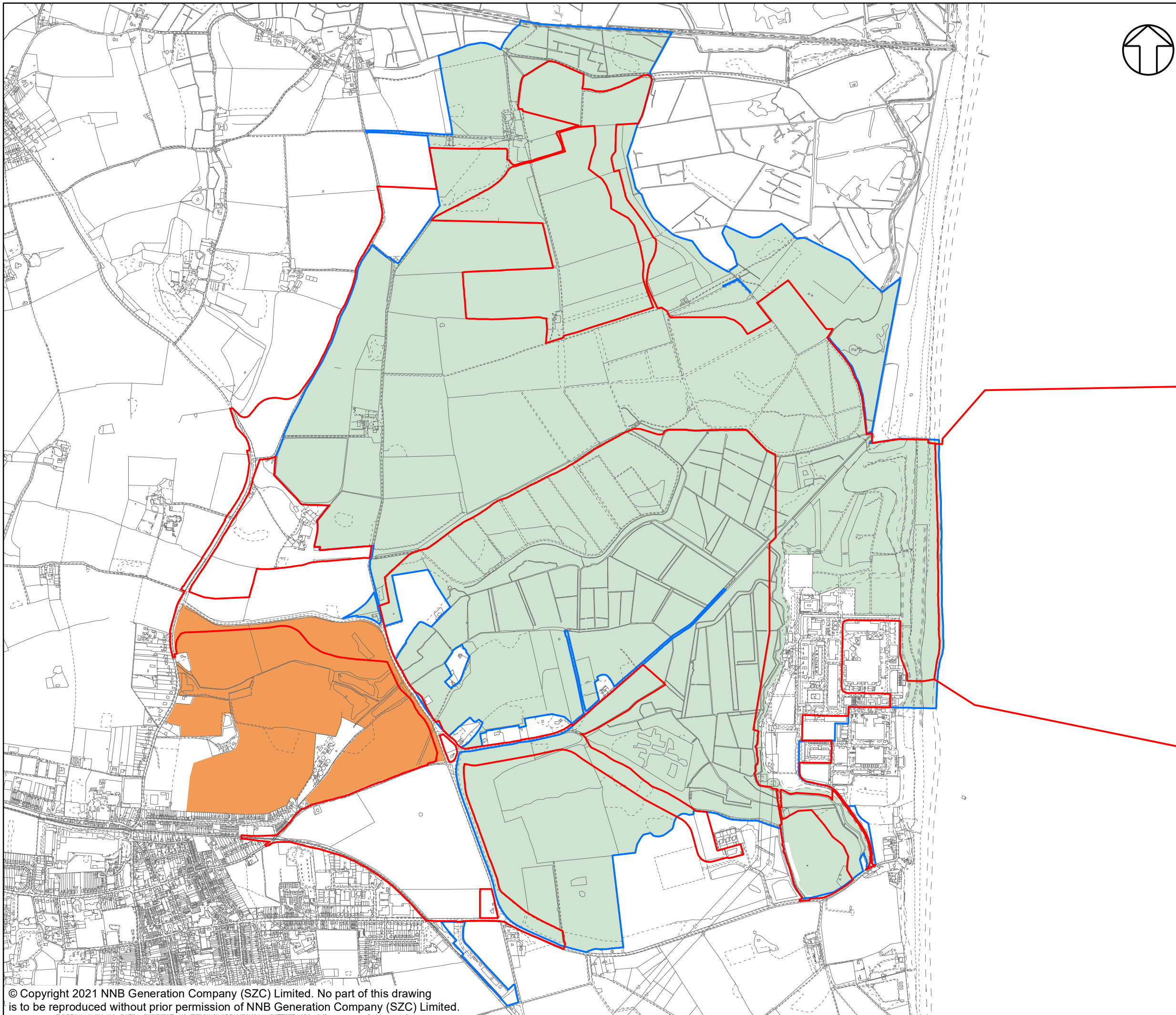
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 COMPOSITE OPERATIONAL
 LANDSCAPE MASTERPLAN (INDICATIVE)

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 FIGURE 4

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NOTES

KEY

- ESTATE BOUNDARY
- ALDHURST FARM ECOLOGY AND LANDSCAPE MANAGEMENT PLAN (ALDHURST FARM ELM)
- SIZEWELL ESTATE MANAGEMENT PLANS

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 EXISTING MANAGEMENT REGIMES

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 FIGURE 5

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