

**SCHEDULE 1****SZC PROJECT SPECIFICATION****1 Interpretation**

- 1.1** Defined terms which are not defined in the licence are set out in Section 11 below.
- 1.2** Unless expressly stated otherwise, use of the words "**including**" and "**include**" is to be construed exhaustively.

**2 Purpose**

- 2.1** This Project Specification sets out those elements which comprise the Project and is used to determine whether or not any such expenditure incurred would constitute Allowable Capital Spend which can be logged to the RAB during the Pre-PCR Phase. Allowable Capital Spend excludes costs that fall within one of the categories of Excluded Capital Spend.
- 2.2** As well as the ability to log certain costs to the RAB, the licensee is entitled to a fast money allowance as part of the Allowed Revenue in respect of certain categories of spend (such as Allowable Operational Spend, Pass-through Costs, FDP contributions and Social Benefits and Communications Costs). Where a category of costs is remunerated through one of the other building blocks in the licence, such costs are treated as Excluded Capital Spend and cannot be logged to the RAB. There shall be no double recovery in respect of such costs.

**3 Project overview**

- 3.1** The Sizewell C project will consist of a 3.34 GWe nuclear power station with two UK EPR reactors to be located in Suffolk, England.
- 3.2** The project will utilise and repurpose as appropriate the execution design, safety case and a large part of the Tier 1 supply chain from the Hinkley Point C project to deliver this.
- 3.3** It is intended that, once operational, the project will generate electricity for approximately 60 years.
- 3.4** The project is a core part of HMG's energy and investment strategy, and critical for achieving Net Zero 2050, increasing energy security within the UK and plans to deploy up to 24GW of new nuclear by 2050.

**4 General Scope**

- 4.1** The works, services, agreements and activities in connection with the delivery of the Project in the Pre-PCR Phase, comprising:
- 4.1.1** Coordination, negotiations, roll-out and management of activities and resources for undertaking the design, engineering, consenting, procurement, construction, testing and commissioning of the Regulated Assets (together with storage and transport of materials, facilities, equipment, plant, goods, services, fuel (excluding nuclear fuel), Initial Spares and waste) and the development, carrying out, coordination, implementation and management of supply chain, logistics, distribution and project delivery between the various contractors, suppliers, third parties, other stakeholders and regulators;

- 4.1.2 preparing, obtaining, negotiating, defending, undertaking works pursuant to, complying with and respecting, maintaining and discharging all responsibilities in relation to, all consents, permissions, permits, licences, approvals, agreements for the Project and all applicable legal and regulatory requirements and payment of any associated financial contributions or charges under the same;
- 4.1.3 provision, maintenance, replacement or extension of bonds, undertakings, warranties, guarantees, letters of credit and collateral warranties required to support the delivery of the Project (together with associated works, equipment and materials);
- 4.1.4 the procurement, design, engineering fabrication, construction (as more particularly described in Sections 6 and 7), supply, installation, inspection, testing (including, without limitation, on-site and factory testing and quality testing), commissioning assurance and acceptance of the Regulated Assets, together with the related works, storage, transportation, the Initial Spares, services, systems, machinery, vehicles, goods, materials and equipment;
- 4.1.5 the acquisition of or securing of appropriate interests or rights in or over land or property or the interference or extinguishment of any existing rights over the land or property either by the licensee or on behalf of the licensee for the construction and/or permanent operation of the Project;
- 4.1.6 provision or replacement of all utilities, media, telecommunications and drainage services for the construction and/or permanent operation of the Project, activation of those supplies and payment of any associated connection fees;
- 4.1.7 surveys, monitoring and instrumentation works and services;
- 4.1.8 studies, trials, investigations, assessments and activities (including, without limitation, those relating to archaeological matters) which are reasonably necessary to ensure the Commercial Operations Date can be achieved;
- 4.1.9 protection, maintenance, repair and rectification of the Regulated Assets and the works, services, goods, materials and equipment throughout the construction, testing and commissioning periods and up to the Commercial Operations Date and any punch list items or defects rectification following the Commercial Operations Date, provided that the project specification only covers those rectification works which are outside the scope of the licensee's supply chain contracts and which are pursued in accordance with Good Industry Practice;
- 4.1.10 development and provision of detailed design documentation, specifications, drawings; as-built construction records; training, maintenance, management, operational and emergency procedures, systems, strategies, programmes, plans, materials and manuals; reports; quality assurance records and protocols; certifications; schedules; data bases; IT systems tools, programmes and upgrades; and all other documentation and systems for the construction, commissioning, operation, maintenance, management and decommissioning of the Project (always excluding any costs which are provided for by other Allowed Revenue building blocks);
- 4.1.11 provision of temporary works and Site operations to support the delivery of the Project, as described in Section 7 including (without limitation) any works undertaken to remove and/ or make-good temporary structures;

- 4.1.12** undertaking the completion, commissioning and acceptance tests and works and services to demonstrate that the Commercial Operations Requirements have been achieved or as reasonably necessary or required to ensure these tests are passed and the provision of training for operation and maintenance;
- 4.1.13** provision of all elements reasonably necessary or required for construction, operational and maintenance access;
- 4.1.14** the detailed works and services described in Sections 5 to 8 (inclusive) below;
- 4.1.15** acquisition, maintenance or security of (including, without limitation, by way of license or sub-license) and payment for such intellectual property rights as are reasonably necessary for the delivery of the Project and carrying out of the Regulated Activities;
- 4.1.16** costs associated with leasing or service agreements which are reasonably necessary or required for the management of the day-to-day activities of the Project, including (without limitation) overhead costs such as rent payments, fit-out costs, facility managements costs and utilities payments;
- 4.1.17** internal costs of the licensee to the extent necessary to support activities which are required for the delivery of the Project up to the Commercial Operations Date, including (but not limited to):
  - (a) payroll and the costs of all staff employed, or otherwise contracted in, by the licensee;
  - (b) development and establishment of company management and data systems, and inventory and spare parts management systems and processes;
  - (c) coordination, governance and project management of contractors, volunteers, staff, sites, stakeholders, third parties and activities;
  - (d) administration, regulation, information technology, legal, security and human resources, welfare facilities, services and equipment;
  - (e) recruitment, training and certification of operational, administrative and maintenance personnel;
  - (f) works and activities for development and operational capability and readiness as a nuclear site licence holder to operate and maintain the nuclear plant;
  - (g) workforce occupational health services and well-being and employment programmes; and
  - (h) governance, reporting and management activities associated with operating the licensee company;
- 4.1.18** entry into such commercial insurance arrangements as may be customary for a Project of this nature and/or as otherwise contemplated by the Supplemental Compensation Agreement for the period up to COD, including, without limitation, payment of associated insurance premia;
- 4.1.19** in the period prior to First Criticality, the costs incurred for the establishment of FundCo and such other costs as FundCo may incur in implementing its obligations and, if applicable, exercising its rights under or in relation to the FDP;

- 4.1.20** internal costs of the licensee to the extent necessary to support arrangements with other bodies in the nuclear industry (such as Great British Nuclear) where requested by the Secretary of State for the provision by the licensee of assistance, information, documentation, secondees and existing facilities or collaboration on initiatives as reasonably required to support the growth and operation of the nuclear industry and net zero targets provided this does not have a negative effect on the management or operation of the Regulated Business;
- 4.1.21** costs associated with the construction, commissioning and operation of off-site facilities required wholly or mainly for the delivery of the Project;
- 4.1.22** costs associated with leasing, or otherwise securing access and associated services, to third party off-site facilities required for the delivery of the Project;
- 4.1.23** the engineering and design studies to produce a detailed design of the Heat Infrastructure Project and associated activities up to a maximum cost of [REDACTED]; and
- 4.1.24** provision of such other works, services, equipment, plant, materials, goods, systems, infrastructure, facilities, documentation, schedules and activities which are incidental to or reasonably necessary to ensure the Project can be designed, consented, constructed and commissioned and to ensure the Project can be operated, maintained and decommissioned in accordance with applicable Legal Requirements.

## **5 Design**

### **5.1** The design of the Project in accordance with the following:

- 5.1.1** the UK EPR design and supporting Safety Case for the Project submitted to and approved by the ONR including (without limitation):
  - (a) design studies to support the Safety Case;
  - (b) all agreed amendments to the same to accommodate site-specific requirements, changes to Legal Requirements and following the generic design assessment process;
- 5.1.2** the environment case for the Project (including (without limitation) evidence of best available techniques) submitted to the Environment Agency including (without limitation) all agreed amendments to the same; and
- 5.1.3** such agreements entered into from time to time with consultants, contractors and third parties as required or reasonably necessary to ensure to the design for the Project complies with applicable Legal Requirements.

## **6 Consenting**

### **6.1** Obtaining such consents as necessary to support the achievement of the Commercial Operations Date in accordance with applicable Legal Requirements including (but not limited to):

- 6.1.1** agreements with environmental, planning and regulatory consultees, public bodies, regulators, statutory undertakers and other third parties in respect of the preparation and consultation on applications and the consenting of the Project and any payments or costs thereunder; and

- 6.1.2** agreements with planning, environmental, and other consultants or advisors in respect of the preparation of applications, supporting documentation, assessments and consenting of the Project and any payments or costs thereunder.

## **7 Construction**

The design, consenting, construction, testing and commissioning of the following works under the DCO and the Town and Country Planning Act 1990 as necessary to support the achievement of the Commercial Operations Date:

### **7.1 Main development site: operational infrastructure and Sizewell B relocation works**

#### **7.1.1 Work No 1A<sup>1</sup>**

An electricity generating station with a net electrical output of 3.34 GWe power generated by two nuclear reactor units, including (without limitation) such of the following structures, facilities and infrastructure as required for the construction and operation of the Plant in accordance with the UK EPR GDA, Sizewell C PCSR, Nuclear Site Licence and other permits and consents as may be required in the course of constructing the Plant —

- (a) buildings, structures and plant within the 'Nuclear Islands' for Units 1 and 2, including (without limitation)—
  - (i) two reactor buildings (1HR, 2HR);
  - (ii) two fuel buildings (1HK, 2HK);
  - (iii) two fuel building halls (1HKH, 2HKH);
  - (iv) two boron storage buildings (1HKH, 2HKH);
  - (v) eight safeguard buildings (1HL, 2HL);
  - (vi) two nuclear auxiliary buildings (1HN, 2HN);
  - (vii) two nuclear auxiliary building stacks (1HN, 2HN);
  - (viii) two access towers (1HGW, 2HGW);
  - (ix) radioactive waste storage building (9HQA – combined);
  - (x) radioactive waste process building (9HQB – combined);
  - (xi) radioactive waste treatment building and a unique waste treatment asset in respect of Unit 2 (2HQC);
  - (xii) hot laundry building (9HVL);
  - (xiii) hot workshop, hot warehouse, facilities for decontamination (9HVD);
  - (xiv) effluent tanks and refuelling water tanks (9HXA);
  - (xv) four emergency diesel generator buildings and twelve associated stacks (1HD, 2HD);

---

<sup>1</sup> In this paragraph 7.1.1, references to the WBS building codes are included where these are available.

- (xvi) two 'type 1' cooling water discharge weir buildings (1HCW, 2HCW); and
- (xvii) two 'type 2' cooling water discharge weir buildings (1HCZ, 2HCZ);
- (b) buildings, structures and plant within the 'Conventional Islands' for Units 1 and 2, including (without limitation) —
  - (i) two turbine halls (1HM, 2HM);
  - (ii) two sky bridges (1HBP, 2HBP);
  - (iii) two conventional island electrical buildings (1HF, 2HF);
  - (iv) two gas insulated switchgear buildings (1HTE, 2HTE);
  - (v) two main transformer platforms (1HTP, 2HTP);
  - (vi) four unit transformer platforms (1HTS, 2HTS);
  - (vii) two auxiliary transformer platforms (1HJA, 2HJA); and
  - (viii) six monopoles (1HTF, 2HTF);
- (c) operational service centre (9HBX);
- (d) four electricity transmission towers / pylons inside the power station's security fence and associated transmission infrastructure (1HTF, 2HTF);
- (e) buildings, structures and plant within the 'cooling water pumphouse and associated buildings' for Units 1 and 2, including (without limitation) —
  - (i) two cooling water pumphouses (1HP, 2HP);
  - (ii) two forebays (1HPF, 2HPF);
  - (iii) two outfall pond buildings (1HCA, 2HCA);
  - (iv) two filtering debris recovery pits (1HCB, 2HCB); and
  - (v) two fire-fighting water distribution buildings (1HOJ, 2HOJ);
- (f) intermediate level waste store (9HHI);
- (g) one interim spent fuel store (9HHK);
- (h) buildings, structures and plant within the Balance of Plant, Associated Developments, Enabling Works, Site Delivery and Establishment Programmes, including (without limitation) —
  - (i) main access control building (9HUA/ 1HW, 2HW);
  - (ii) auxiliary administration building (9HUC);
  - (iii) secondary access control building (0HUA);
  - (iv) permanent emergency response centre, preceded by any temporary emergency response capability as required by the Nuclear Site Licence;

- (v) permanent emergency response energy centre, preceded by any temporary emergency response energy capability as required by the Nuclear Site Licence;
- (vi) meteorological station (9HSM);
- (vii) demineralisation station (9HY);
- (viii) valve room for the demineralisation station (0HYV);
- (ix) auxiliary boilers (9HVB);
- (x) hydrogen storage (9HZN);
- (xi) oxygen storage (1HZO, 2HZO);
- (xii) hydrazine storage (9HZN);
- (xiii) one chlorination plant (9HPH);
- (xiv) service ventilation building;
- (xv) raw water & potable water storage/supply building (9HOR);
- (xvi) degassed water storage tanks (9HYC);
- (xvii) cooling water discharge shaft;
- (xviii) chemical products storage (0HZC);
- (xix) garage for handling materials;
- (xx) oil & grease storage (9HZG);
- (xxi) contaminated tools store (9HHD);
- (xxii) warehouse;
- (xxiii) sewage treatment plant;
- (xxiv) conventional island water tanks (9HYA);
- (xxv) nuclear island water tank (9HYB);
- (xxvi) conventional waste storage (9HHW);
- (xxvii) transit area for very low and low level waste (0HHL);
- (xxviii) service access buildings (0HUB);
- (xxix) battery load banks;
- (xxx) interim spent fuel store equipment storage building (0HHX);
- (xxxi) emergency equipment store (9HHE); and
- (xxxii) tanks and/or storage for any additional chemicals associated with plant operations;
- (i) 132kV substation and associated compound (0HTR);
- (j) off-site delivery check point, associated buildings, structures and plant (9HUT);

- (k) permanent vehicular and pedestrian bridge over Sizewell Marshes SSSI, preceded by a temporary crossing;
- (l) permanent beach landing facility;
- (m) soft coastal defence feature;
- (n) permanent hard coastal defence feature, preceded by a temporary hard coastal defence feature;
- (o) buildings, structures and plant, including (without limitation) a new National Grid substation building, plant, equipment and apparatus, alterations to the existing National Grid substation building, plant, equipment and apparatus, and associated diversion of transmission infrastructure;
- (p) one electricity transmission tower /pylon outside the power station's security fence, and associated transmission infrastructure including (without limitation) overhead line conductors;
- (q) permanent operational parking spaces and outage parking spaces;
- (r) removal of an existing transmission tower / pylon and associated transmission infrastructure;
- (s) realignment of Sizewell Drain and associated works;
- (t) perimeter below-ground cut off-wall, including (without limitation) associated dewatering of the contained area;
- (u) drainage outfall tunnels comprising—
  - (i) combined drainage outfall tunnel (continuing as Work No. 2K); and
  - (ii) temporary marine outfall;
- (v) power station main access road;
- (w) 1,000 temporary car parking spaces and 75 temporary HGV parking spaces;
- (x) temporary freight management facility, 80 HGV parking spaces and associated infrastructure;
- (y) temporary park and ride facility, 600 associated car parking spaces, 20 bus spaces, a terminal area and associated infrastructure;
- (z) temporary water resource storage area;
- (aa) temporary marine bulk import facility;
- (bb) improvement works to Kenton Hills Car Park such as provision of up to 15 additional parking spaces;
- (cc) flood mitigation area and associated habitat;
- (dd) serviced pitches for caravans and temporary car parking spaces;
- (ee) bat barn;
- (ff) temporary junction onto King George's Avenue;



- (gg) temporary junction onto Valley Road;
- (hh) temporary junction onto Lovers Lane;
- (ii) temporary desalination plant and associated infrastructure;
- (jj) temporary desalination plant outfall tunnel (continuing as Work No. 2O); and
- (kk) temporary desalination plant intake tunnel (continuing as Work No. 2M).

The location of the above works is shown on sheet nos 1-5 and 7-8 of the Works Plans.

#### 7.1.2 Work No. 1B

New permanent roundabout at B1122 Abbey Road including (without limitation) one site access point, plus a second temporary site access point using an additional temporary arm.

The location of the above works is shown on sheet nos 1 and 8 of the Works Plans.

#### 7.1.3 Work No. 1C

Works associated with Lovers Lane, to include (without limitation) —

- (a) realignment of the junction of the B1122 Abbey Road and Lovers Lane;
- (b) realignment of Lovers Lane;
- (c) provision of a mammal culvert under Lovers Lane; and
- (d) creation of a right turn into Leiston Household Waste Recycling Centre.

The location of the above works is shown on sheet nos 3, 7 and 8 of the Works Plans.

#### 7.1.4 Work No. 1D and 1E

Works associated with the relocation of certain Sizewell B power station facilities [REDACTED]  
[REDACTED] to include—

- (a) outage store building;
- (b) outage laydown area;
- (c) training centre;
- (d) up to 112 operational car parking spaces and access roads;
- (e) up to 576 outage car parking spaces;
- (f) visitor centre;
- (g) administrative buildings such as workshops, civils store, office accommodation and general store;
- (h) storage, canteen and welfare facilities;
- (i) outage car park access roads; and
- (j) any other works requested by SZC [REDACTED]  
[REDACTED] provided that:
  - (i) such works are directly required for the construction of the Project;

- (ii) the Independent Technical Adviser has confirmed that the costs have been incurred in compliance with the standards of Good Industry Practice and the costs have been approved by the Authority in its discretion.

The location of the above works is shown on sheet nos 2, 4 and 5 of the Works Plans.

## **7.2 Main development site: cooling water infrastructure, drainage outfall, desalination intake and outfall infrastructure**

### **7.2.1 Work No. 2A**

A cooling water intake tunnel for seawater extraction, commencing at Work No. 1A and terminating at Work No. 2B, including (without limitation) earthworks and tunnelling (Unit 1).

### **7.2.2 Work No. 2B**

Two intake heads and vertical shafts for seawater extraction including (without limitation) excavation and capital dredging works (Unit 1).

### **7.2.3 Work No. 2C**

A second cooling water intake tunnel for seawater extraction commencing at Work No. 1A, and terminating at Work No. 2D, including (without limitation) earthworks and tunnelling (Unit 2).

### **7.2.4 Work No. 2D**

Two intake heads and vertical shafts for seawater extraction, including (without limitation) excavation and capital dredging works (Unit 2).

### **7.2.5 Work No. 2E**

A cooling water outfall tunnel for seawater return, commencing at Work No. 1A and terminating at Work No. 2F, including (without limitation) earthworks and tunnelling.

### **7.2.6 Work No. 2F**

Two outfall heads and vertical shafts for seawater return including (without limitation) excavation and capital dredging works.

### **7.2.7 Work No. 2G**

A fish return tunnel, commencing at Work No. 1A and terminating at Work No. 2H, including (without limitation) earthworks and tunnelling.

### **7.2.8 Work No. 2H**

A fish return outfall head and vertical shaft, (without limitation) including excavation and capital dredging works.

### **7.2.9 Work No. 2I**

A second fish return tunnel, commencing at Work No. 1A and terminating at Work No. 2J, including (without limitation) earthworks and tunnelling.

**7.2.10 Work No. 2J**

A second fish return outfall head and vertical shaft including (without limitation) excavation and capital dredging works.

**7.2.11 Work No. 2K**

A combined drainage outfall tunnel, commencing at Work No. 1A and terminating at Work No. 2L, including (without limitation) earthworks and tunnelling.

**7.2.12 Work No. 2L**

A combined drainage outfall head and vertical shaft, including (without limitation) excavation and capital dredging works.

**7.2.13 Work No. 2M**

An intake tunnel for the temporary desalination plant, commencing at Work No. 1A and terminating at Work No. 2N, including (without limitation) earthworks and tunnelling.

**7.2.14 Work No. 2N**

An intake head and shaft for seawater extraction for the temporary desalination plant, including (without limitation) excavation and capital dredging works.

**7.2.15 Work No. 2O**

An outfall tunnel for the temporary desalination plant, commencing at Work No. 1A and terminating at Work No. 2P, including (without limitation) earthworks and tunnelling.

**7.2.16 Work No. 2P**

Outfall tunnel diffusers and shaft for brine water return for the temporary desalination plant, including (without limitation) excavation and capital dredging works.

The location of the above works is shown on sheet nos 2, 4, 5 and 6 of the Works Plans.

**7.3 Main development site: accommodation campus****7.3.1 Work No. 3**

A temporary accommodation campus, to include (without limitation) —

- (a) all fixtures and fittings;
- (b) accommodation buildings, such as bed spaces, associated structures and plant, and blue badge parking spaces and drop off areas;
- (c) multi-storey parking, associated structures and plant;
- (d) buildings, structures and plant including (without limitation)—
  - (i) welfare, administration and amenity buildings;
  - (ii) surface vehicle parking area;
  - (iii) motorcycle parking spaces;
  - (iv) cycle parking spaces;

- (v) bus stops and associated infrastructure;
- (vi) campus servicing area; and
- (vii) combined heat and power plant or alternative form of generation such as ground or heat source pumps; and
- (e) demolition/removal of any temporary structures and landscape works.

The location of the above works is shown on sheet nos 1 and 8 of the Works Plans.

## **7.4 Rail infrastructure**

### **7.4.1 Work No. 4A**

Works associated with the construction of Work No. 4B(a) (green rail route), to include (without limitation) —

- (a) formation of new railway embankments, cuttings and all necessary earthworks (including (without limitation) removal of topsoil and subsoil) and associated rail infrastructure;
- (b) formation of trenches and installation of utilities; drainage works including (without limitation) swale forming part of the sustainable drainage system;
- (c) temporary realignment of Buckleswood Road;
- (d) construction of a temporary automated level crossing on Buckleswood Road and associated road modifications;
- (e) construction of temporary automated level crossing on B1122 Abbey Road and associated road modifications;
- (f) landscaping including (without limitation) the provision of landscape bunds, grassed areas and other areas of proposed planting; and
- (g) demolition/removal of any temporary structures and landscape works.

### **7.4.2 Work No. 4B**

Temporary rail infrastructure ('green rail route') to include (without limitation)-

- (a) a single-track railway line (approximately 4.51km in length) commencing at a new junction with the existing Saxmundham to Leiston branch line at a point approximately 500 metres east of Saxmundham Road Level Crossing and approximately 230 metres south of Buckle's Wood, passing southwest to northeast and terminating within the main development site (Work No. 1A);
- (b) sidings, vehicle inspection buildings, security footbridge and material handling areas; and
- (c) demolition/removal of any temporary structures and landscape works.

The location of the above works is shown on sheet nos 1,2,3,7 and 8 of the Works Plans.

### **7.4.3 Work No. 4C**

Works to the Saxmundham to Leiston branch line, to include (without limitation) —

- (a) upgrades to the existing junction of the Saxmundham to Leiston branch line and the East Suffolk line including (without limitation) the provision of an additional crossover;
- (b) track replacement; and
- (c) upgrades to up to nine existing level crossings at Bratts Black House, Snowdens, Buckle's Wood, Summerhill, Knodishall, West House, Saxmundham Road, Leiston, and Sizewell.

The location of the above works is shown on sheet nos. 3,7,9 and 10 of the Works Plans.

#### **7.4.4 Work No. 4D**

Temporary rail spur off the Saxmundham to Leiston branch line to provide a rail siding in land east of Eastlands Industrial Estate, to include (without limitation) —

- (a) earthworks, including (without limitation) embankments, cuttings and retaining structures;
- (b) railway tracks, sidings, vehicle inspection buildings and material handling areas; and
- (c) demolition/removal of any temporary structures and landscape works.

The location of the above works is shown on sheet nos. 3 and 10 of the Works Plans.

### **7.5 Sports facilities**

#### **Work No. 5**

Landscape works including (without limitation) one 3G Pitch and two multi-use games courts, with associated fencing and floodlighting.

The location of the above works is shown on sheet no. 11 of the Works Plans.

### **7.6 Fen meadows and marsh harrier habitat**

#### **7.6.1 Work No. 6**

(Fen meadow habitat, Halesworth): Landscape and ecological works including (without limitation) earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 12 of the Works Plans.

#### **7.6.2 Work No. 7**

(Fen meadow habitat, Benhall): Landscape and ecological works including (without limitation) earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 13 of the Works Plans.

#### **7.6.3 Work No. 18**

(Fen meadow habitat, Pakenham): Landscape and ecological works including (without limitation) earthworks, drainage and associated water control structures.

The location of the above works is shown at sheet no. 28 of the Works Plans.

## 7.7 Northern park and ride

### 7.7.1 Work No. 9

- (a) A temporary park and ride facility with car parking spaces (excluding pick-up spaces, minibus/van/bus spaces, motorcycle spaces and bicycle spaces), to include (without limitation)—
  - (i) earthworks including (without limitation) ground levelling, creation of spoil bunds and temporary stockpiling; utilities trenches; surface water drainage system including (without limitation) infiltration basins and swales; foul water drainage system;
  - (ii) internal access roads;
  - (iii) landscape works including (without limitation) the provision of ecological habitat, hardstanding, and vehicle, motorcycle and bicycle parking areas;
  - (iv) bus terminus area, bus stops and shelters and associated structures;
  - (v) buildings including (without limitation) amenity / welfare, administration, and security;
  - (vi) CCTV poles and mountings, lighting poles and fittings;
  - (vii) perimeter and internal fencing, signage, secured entrance gates, barriers and ecological fencing; and
  - (viii) demolition / removal of any temporary structures and landscape works and restoration works.
- (b) Highway works including (without limitation) a roundabout, realignment of a section of the A12 and Willow Marsh Lane; realignment of private access track; revised kerbs, road markings, new highway signage, footways and paved areas; and site reinstatement, such as landscaping and reinstatement of the existing A12 alignment following cessation of operational use of Work No 9(a).

The location of the above works is shown on sheet no. 15 of the Works Plans.

## 7.8 Southern park and ride

### 7.8.1 Work No. 10

- (a) A temporary park and ride facility with car parking spaces (excluding pick-up spaces, minibus/van/bus spaces, motorcycle spaces and bicycle spaces), to include (without limitation) —
  - (i) earthworks including (without limitation) ground levelling, creation of spoil bunds and temporary stockpiling; utilities trenches; surface water drainage system including (without limitation) pumping station and infiltration basins, swales and underground attenuation; foul water drainage system;
  - (ii) internal access routes;

- (iii) landscape works; including (without limitation) the provision of ecological habitat, hardstanding, and vehicle, motorcycle and bicycle parking areas;
  - (iv) bus terminus area, bus stops and shelters and associated structures;
  - (v) traffic incident management area;
  - (vi) buildings including (without limitation) amenity / welfare, administration, and security;
  - (vii) CCTV poles and mountings, lighting poles and fittings;
  - (viii) perimeter and internal fencing, signage, secured entrance gates, barriers and ecological fencing; and
  - (ix) demolition / removal of any temporary structures and landscape works and restoration works.
- (b) Highway works, including (without limitation) revised kerbs, road markings, new highways signage, to the B1078, the northbound slip road between B1078 and the A12, and the A12 northbound carriageway.

The location of the above works is shown on sheet no. 16 of the Works Plans.

## **7.9 Two village bypass**

### **7.9.1 Work No. 11A**

Works associated with the construction of Work No. 11B and Work No. 11C, to include (without limitation)—

- (a) site preparation works including (without limitation) construction hoardings, perimeter enclosure, ecological fencing and security, construction related buildings, structures, plant, machinery and construction lighting;
- (b) earthworks including (without limitation) creation of acoustic bunds, utilities trenches, surface water drainage system including (without limitation) balancing ponds and landscape works, including (without limitation) ecological works;
- (c) access roads, tracks and hardstanding;
- (d) construction of bridges and civil structures;
- (e) highway works such as kerbs, footways and paved areas;
- (f) traffic signal poles and fittings;
- (g) lighting poles and fittings; and
- (h) perimeter fencing, ecological fencing, animal corrals, signage, gates and barriers.

### **7.9.2 Work No. 11B**

A bypass of Farnham and Stratford St Andrew, to include (without limitation)—

- (a) a road commencing at a new four-arm roundabout to the east of Parkgate Farm and Stratford Plantation and terminating at a new four-arm roundabout to replace the

existing junction of the A12 with the A1094 (Friday Street), and a bridge crossing of the River Alde;

- (b) associated realignments and tie-ins of existing roads bi-sected by the bypass and other existing roads adjoining the bypass; and
- (c) new and altered private means of access.

#### **7.9.3 Work No. 11C**

A footbridge over the bypass (Work No. 11B(a)) east of Farnham Hall.

The location of the above works is shown on sheet nos 17 and 18 of the Works Plans.

### **7.10 Sizewell link road**

#### **7.10.1 Work No. 12A**

Works associated with the construction of Work No. 12B, Work No. 12C and Work No. 12D, to include (without limitation)—

- (a) site preparation works including (without limitation) construction hoardings, perimeter enclosure, ecological fencing and security, construction related buildings, structures, plant, machinery and construction lighting;
- (b) earthworks including (without limitation) creation of acoustic bunds, utilities trenches, surface water drainage system including (without limitation) flood relief basins and landscape works, including (without limitation) ecological works;
- (c) access roads, tracks and hardstanding;
- (d) construction of bridges and civil structures;
- (e) highway works such as kerbs, footways and paved areas;
- (f) traffic signal poles and fittings;
- (g) lighting poles and fittings; and
- (h) perimeter fencing, ecological fencing, animal corrals, signage, gates and barriers.

#### **7.10.2 Work No. 12B**

A bypass of Middleton Moor and Theberton, to include (without limitation)—

- (a) a road commencing at a new three-arm roundabout located 180m north of The Red House Farm and terminating at a new three arm roundabout on the B1122 (west of the main development site), and a bridge over the East Suffolk line;
- (b) associated realignments and tie-ins of existing roads bi-sected by the bypass and other existing roads adjoining the bypass; and
- (c) new and altered private means of access.

#### **7.10.3 Work No. 12C**

A motorised user bridge over Work No. 12B(a), connecting to Pretty Road on either side.



**7.10.4 Work No. 12D**

- (a) A junction to Moat Road to maintain access to properties such as Theberton Grange and Moat House.
- (b) Realignment of the road to Theberton Grange for 300m to join George Road.

The location of the above works is shown on sheet nos. 18, 19, 20, 21 and 22 of the Works Plans.

**7.11 Freight management facility****7.11.1 Work No. 13**

- (a) A temporary freight management facility with HGV parking spaces (excluding HGV screen and search lanes, staff and visitor car parking, minibus/van/bus spaces, motorcycle spaces and bicycle spaces), to include (without limitation)—
  - (i) earthworks including (without limitation) ground levelling, creation of spoil bunds and temporary stockpiling; utilities trenches; surface water drainage system including (without limitation) infiltration system, swales and underground attenuation areas; foul water drainage system;
  - (ii) internal access routes;
  - (iii) landscape works; including (without limitation) the provision of ecological habitat, hardstanding, and vehicle, motorcycle and bicycle parking areas;
  - (iv) amenity, welfare and security buildings; and
  - (v) demolition / removal and site reinstatement including (without limitation) landscaping following cessation of operational use;
- (b) Highway works to Felixstowe Road such as widening of the highway and temporary site access.

The location of the above works is shown on sheet no. 23 of the Works Plans.

**7.12 Yoxford roundabout and other highway improvement works****7.12.1 Work No. 14A (Yoxford roundabout)**

Work associated with the construction of Work No. 14B, to include (without limitation)—

- (a) earthworks including (without limitation) creation of landscape planting, utilities trenches and surface water drainage system;
- (b) access roads and hardstanding; and
- (c) kerbs, footways and paved areas.

The location of the above works is shown on sheet no. 24 of the Works Plans.

**7.12.2 Work No. 14B**

(Yoxford roundabout): Carriageway widening and surface treatment to create a new three arm roundabout with realignment of the existing A12 and B1122 and removal of the existing A12 and B1122 ghost island junction, the location of which is shown on sheet no. 24 of the Works Plans.

**7.12.3 Work No. 15**

(A12/B1119 junction at Saxmundham): Improvements to the A12 and B1119 junction to include (without limitation) maintenance of vegetation along the highway boundary, alteration of the B1119 at the junction with the A12 and provision of additional or alterations to existing signage and road markings, the location of which is shown on sheet no. 25 of the Works Plans.

**7.12.4 Work No. 16**

(A1094/B1069 junction south of Knodishall): Improvements to the A1094 and B1069 junction to include (without limitation) maintenance of vegetation along the highway boundary and provision of additional or alterations to existing signage and road markings, the location of which is shown on sheet no. 26 of the Works Plans.

**7.12.5 Work No. 17**

(A12/A144 junction south of Bramfield): Improvements to the A12 and A144 junction to include (without limitation) provision of central reservation island and waiting area on the A12, widening of the A12, provision of pedestrian walkways and dropped kerbs and provision of a verge, the location of which is shown on sheet no. 27 of the Works Plans.

**7.13 Other Associated Development**

**7.13.1** And in connection with Work No. 1, 2, 3, 4, 5, 6, 7, 9, 10, 11, 12, 13, 14, 15, 16, 17 and 18 of the DCO to the extent that they do not otherwise form part of any such work, the following further works in connection with the construction, operation and maintenance of the Project within the Order Limits, being associated development within the meaning of section 115(2) of the 2008 Act (Development for which development consent may be granted)—

- (a) earthworks and excavations (including (without limitation) tunnelling, soil stripping and storage, site levelling, vegetation clearance, spoil screening / storage for re-use on site and remediation); provision of spoil retaining structures, bunds and ground terracing to formation levels; and site ground preparation works including (without limitation) land remediation, vegetation clearance and groundwater de-watering;
- (b) provision, protection, diversion and relocation of surface drainage systems (including (without limitation) swales, ditches, culverts, outfalls, ponds, basins and water treatment and pumping); foul water drainage systems (including (without limitation) pipework, sewage treatment plant, pumps and outfalls); utilities, such as electricity, telecommunications, water and power supplies (including (without limitation) substations, switchgear and transformers); cables, pipes, shafts, trenches tunnels and associated access points; and associated protective works for such infrastructure (including (without limitation) footbridges, barriers and grates);
- (c) construction and provision of building compounds, external building plant and equipment, stacks and chimneys, access structures (including (without limitation) ladders, stairs and platforms) aeries and communication plant and equipment;
- (d) works to create temporary or permanent landscaping (such as temporary or permanent mounds); drainage and flood compensation (such as flood attenuation works); finished ground levels; means of enclosure; and reinstatement/replacement

- of, or construction of, boundary walls and security fences (including (without limitation) gates and retaining walls);
- (e) establishment of temporary construction areas and compounds at each Works site to include (without limitation), as necessary—
- (i) demolition and site clearance (including (without limitation) of existing buildings, vegetation, walls, fences, planters, breaking of hardstanding and other above and below ground structures);
  - (ii) site hoardings (including (without limitation) perimeter enclosures and security fencing) and provision of construction and traffic signage and notices;
  - (iii) temporary vehicle parking;
  - (iv) formation of construction vehicle access routes and provision of temporary gated or other site access routes and other works to streets;
  - (v) construction-related buildings, structures, facilities (including (without limitation) storage and manufacturing warehouse and temporary structures), plant, equipment, cranes, machinery (including (without limitation) concrete batching, concrete silos and construction bridges) and temporary bridges and access routes (including (without limitation) internal haulage routes); and
  - (vi) provision of construction services and utilities, such as electricity, telecommunications, water and power supplies (including (without limitation) substations) including (without limitation) means of enclosure, and construction lighting;
- (f) provision of permanent and temporary hard-standing areas; welfare/office accommodation, workshops and stores; secure entrances; structures and plant; site access points; security kiosks and buildings, perimeter and internal fencing; gates, barriers and bollards; vehicle and bicycle parking areas; vehicular and pedestrian access routes and internal roads; storage and handling areas; signage; CCTV poles and mountings; lighting poles and fittings; facilities and equipment for processing of excavated and construction materials; treatment enclosures; and any other temporary and permanent works required;
- (g) in connection with the marine works, dredging and the provision of buoys, beacons, fenders and other navigational warning or ship impact protection works;
- (h) new footpaths; walls and fencing; and planting;
- (i) amenity buildings; parking areas; and associated post-operation phase work;
- (j) perimeter and internal fencing (including (without limitation) ecological fencing where necessary); pedestrian connections; and signage; secured entrances, gates and barriers;
- (k) the following works relating to highways streets and rights of way—

- (i) alteration of layout of a street including (without limitation) widening the carriageway of a street, altering the level of any kerb footway, cycleway or verge within a street and surface treatments;
- (ii) relocation and provision of street lighting;
- (iii) works to place, alter, remove or maintain street furniture, transport infrastructure and apparatus, including (without limitation) the provision of temporary bus lay-bys;
- (iv) relocation and provision of road traffic signs and markings; and
- (v) diversions or modifications (both temporary and permanent) of existing vehicle and pedestrian access routes (such as footpaths and cycleways) and subsequent reinstatement of existing routes, and works to create permissive rights of way;
- (l) the following works relating to rail infrastructure —
  - (i) ramps and means of access;
  - (ii) traffic signs, traffic signals and road markings; and
  - (iii) lighting, electrical equipment and signalling works;
- (m) works to trees, hedges and shrubs;
- (n) habitat creation and management;
- (o) permanent and temporary works for the benefit or protection of land or structures affected by the authorised development (including (without limitation) diversion or provision of utilities apparatus, private means of access and protective, survey and monitoring works to land, buildings and other structures);
- (p) rock protection (anti-scour protection); and
- (q) such other works as may be necessary or expedient for the purposes of or in connection with the construction, operation and maintenance of the Project which do not give rise to any materially new or materially different environmental effects from those assessed as set out in the environmental information, except that this paragraph will not apply to Work Nos. 3, 4A, 4B, 4D, 9, 10 or 13 once the decommissioning or restoration of those Works has commenced.

**7.14** In connection with the Project, the following works or uses consented under the Town and Country Planning Act 1990 incidental to or reasonably necessary to construct and/or facilitate the Project:

**7.14.1** the relocation of Sizewell B facilities comprising the following works:

- (a) the demolition of some existing structures and redevelopment to include a training centre and interim visitor centre, an outage store, lay down area, car and cycle parking, landscaping, associated infrastructure (such as utilities, plant and highway works), tree felling and other relevant works; and
- (b) up to 9,500 square metres footprint to provide administration, storage, welfare and canteen facilities and a visitor centre of up to 1,000 square metres footprint;

- 7.14.2** the creation of the 'Wild Aldhurst' habitat comprising the following works:
- (a) the creation of approximately 6ha of wetland habitat, including (without limitation) wet reedbed, open-water and perimeter ditches within 4 ground water basins together with marginal drier reed habitat;
  - (b) excavation of soils to create the basins, would be used across the wider site to establish a landscape including (without limitation) grassland, heathland, scrub and scattered trees; and
  - (c) other associated works such as realignment of the existing watercourse, the relocation of groundwater abstraction boreholes, a new pump house and fencing.
- 7.14.3** geotechnical trials for the enabling works of the Project comprising (without limitation) up to 16 ground anchor trials, 1.04 ha in total (of which 0.54 ha is above ground) and deep soil mixing trial area comprising total area of 0.52 ha, together with welfare and compound areas to support the works and access;
- 7.14.4** the creation of two new artificial badger setts at Kenton Hills;
- 7.14.5** the creation of wetland habitat for wildlife (marsh harriers) on land in the vicinity of lower abbey farm within the EDF Sizewell Estate;
- 7.14.6** a change of use of nos 5 and 6 Ash Wood Cottages from residential (Use Class C3) to office use (Use Class E) for a temporary period of 3 years;
- 7.14.7** development of a temporary "Water Sourcing Facility" comprising a pipeline connection to a mains water supply, three water tanks and pumping infrastructure, HGV and car parking, mobile welfare building and security kiosk, site access and internal road layout construction compound, landscaping, drainage infrastructure and security features (fencing, CCTV, lighting, gates and barriers);
- 7.14.8** Wild Aldhurst enhancements comprising a visitor centre, car park, bird hide and other enhancements;
- 7.14.9** listed building works to Upper Abbey Farm;
- 7.14.10** the creation of replacement habitat for natterjack toads outside of the DCO Order Land;
- 7.14.11** the widening of the Saxmundham Road Level Crossing;
- 7.14.12** 132kv supply to be routed outside the DCO Order Land;
- 7.14.13** temporary use for hydrogen bus refuelling facility and maintenance depot;
- 7.14.14** the creation of replacement habitat for natterjack toads outside of the DCO Order Limits; and
- 7.14.15** any such other works, facilities, infrastructure as may be necessary or expedient for the construction, operation and maintenance of the Regulated Assets.

## 8 Ancillary works and activities

### 8.1 In connection with the Project, the following ancillary works and activities:

- 8.1.1 Provision of works, services, facilities, payments and infrastructure for the College on the Coast being developed to support training and key skills necessary for the delivery of the Project;
- 8.1.2 Subject to obtaining necessary board approvals, the licensee's contribution [REDACTED] to the funding of the Benacres emergency coastal defence works (being works necessary to mitigate disruption to the delivery of the Project); and
- 8.1.3 Provision of infrastructure for hydrogen and hydrogen buses provided for the transport of staff, visitors and contractors.

## 9 Exclusions

With the exception of such infrastructure expressly covered by Section 8, the engineering and design studies covered by paragraph 4.1.23 and the heat extraction valve(s) which form part of the Plant design to provide future optionality for transport and the use of heat from the Plant for purposes other than primary electricity generation, any other Works and services conducted at or around the Site which do not relate to the Regulated Activities do not form part of this Project Specification and are Excluded Project Spend.

## 10 Amendments

- 10.1 The works described in Section 7 are deemed to be amended to reflect such amendments to the DCO as have been notified to the Authority and the Secretary of State to the extent that any such amendment to the DCO relates to one or more of the works described in Section 7 (as at the Licence Modification Date) or otherwise relates to works, services or activities required for the purposes of the Regulated Activities.

## 11 Definitions

- 11.1 Defined terms in this Schedule have the following meanings:

**"3G Pitch"** means third generation artificial grass pitches that are specifically designed to meet the needs of football and rugby by more closely replicating the playing characteristics of natural turf than historic artificial grass pitches;

**"Ash Wood Cottages"** means those properties undergoing change of use for a temporary period of 3 years and in connection with the construction of SZC;

**"Associated Developments"** means those works as stipulated under the DCO as required by the Deed of Obligation and to support construction logistics;

**"Balance of Plant"** means those structures, facilities, processes and materials which exist outside of the Nuclear and Conventional Islands, that are required for safe and efficient operations of the Project;

**"Benacres"** means the flood defence works (outside of the DCO scope) on the A12 at the Benacre area;

**“College on the Coast”** means the over-16s training facilities for a range of skills across construction areas;

**“DCO”** means the Sizewell C (Nuclear Generating Station) Order 2022 granting development consent for the Project (as amended from time to time);

**“DCO Order Land”** means the land within the Order Limits as shown on the plans certified as such by the Secretary of State under article 82 (certification of plans, etc) and identified in Schedule 3 (Land Plans) of the DCO;

**“Deed of Obligation”** means the deed entered into by SZC, Suffolk County Council and East Suffolk Council (as amended) pursuant to powers so enabling;

**“EDF Sizewell Estate”** is the previous name for the land used by SZC during construction;

**“Enabling Works”** means those preliminary activities required to facilitate the construction of the project;

**“Establishment Programmes”** means the creation of the major delivery sites: ancillary construction area, temporary construction area, and main construction area, and other sites to support delivery across the project, such as logistics, accommodation and storage;

**“Heat Infrastructure Project”** means the physical infrastructure to transport a portion heat (steam) from the Conventional Island to the site boundary for 3rd party use;

**“HVAC”** means heating, ventilation and air conditioning;

**“Kenton Hills”** means the area featuring bridleway under the Deed of Obligation;

**“MEH”** means mechanical, electrical and HVAC;

**“Order Limits”** means the limits shown on the works plans annexed to the DCO which the authorised development may be carried out;

[REDACTED]

**“Site Delivery”** means the key programme that enables the main civil works by delivering Associated Developments, advance works, Site Establishment, Site operations and SZB relocated facilities;

**“Site Establishment”** means the creation of the main construction area, the temporary construction area, the ancillary construction area, and any further sites which support the delivery and operation of the Project;

**“Sizewell C PCSR”** means the pre-construction safety report which (as at the Licence Modification Date) is expected to be submitted by the licensee to the Office for Nuclear Regulation in 2026;

**“staff”** means current and prospective employees, secondees and contractors who are employed or contracted in by the licensee to work on the Project;

**“UK EPR GDA”** means the generic design assessment in respect of the UK EPR design granted acceptance by the Office for Nuclear Regulation in December 2012;

**“Upper Abbey Farm”** means the area with grade 2 listed buildings;

**“WBS”** means the works breakdown structure codes under the UK EPR design;

**“works”** means all physical works contemplated in this schedule, whether temporary or permanent;  
and

**“Works Plans”** means the Works Plans identified in Schedule 4 of the DCO.