



Sizewell C Community Forum

Thursday 27th March 2025

High Lodge Leisure, Hinton, Nr Darsham, Suffolk IP17 3QT

Agenda

1. Welcome and Introduction of the Chair and Panel – *(Chair)*
2. Sizewell C Managing Director's Update – *(Julia Pyke)*
3. Community Relations – *(Marjorie Barnes)*
4. Cotswold Archaeology presentation - *(Alexander Bliss)*
5. Project Look Ahead for 2025 & Key Milestones – *(Damian Leydon)*
6. Landscaping and Ecology *(Dr Steven Mannings and Luke Stevens)*
7. Q&A – via Town and Parish Council Representative – *(Chair)*
8. Dates of Future Meetings – *(Chair)*

Item 1: Welcome, Introductions and Matters Arising

Sizewell C Panel

Julia Pyke - Managing Director

Damian Leydon - Site Delivery Director

Richard Bull - Head of Planning

Marjorie Barnes - Head of Regional External Affairs & Development

Dr Steve Mannings - Water, Ecology and Land

Luke Stevens - Land Manager

Alexander Bliss - Cotswold Archaeology

Sizewell C Stakeholder Guests / Observers

Member of Parliament

Jenny Riddell-Carpenter, MP for Suffolk Coastal

Jess Asato, MP for Lowestoft

Adrian Ramsay, MP for Waveney Valley

Patrick Spencer, MP Central Suffolk and North Ipswich

Council Representatives

Cllr Richard Smith, Suffolk County Council

Cllr TJ Haworth-Culf, Suffolk County Council

Cllr Katie Graham, East Suffolk Council

Cllr Tom Daly, East Suffolk Council

Cllr Sarah Whitelock, East Suffolk Council

External Stakeholders

Simon Barlow – Project Manager, Environment Agency

Angela Ramsay – Office for Nuclear Regulation

Sally Longmate – CEO, Suffolk Association of Local Councils

Hannah Bloom – Chief Executive, Suffolk Community Foundation

Caroline Botwood – DESNZ Director

Simon Amstutz - Suffolk & Essex Coast & Heaths National Landscape

Community 'you said, we did' Report

October 2024 - March 2025



OCTOBER 2024

Assurance that Sizewell C will continue to route traffic onto Lover's Lane and not through Leiston.

Sizewell C work with Sizewell B to manage the impact, particularly around car parking.

Statement provided from Suffolk Constabulary to outline speed enforcement responsibilities.

Sizewell C using the ACA car parking to allow more parking at MCA for the Sizewell B outage. Staff will move from the ACA to the MCA via regular bus services.

NOVEMBER 2024

Commitment to ensure comms are provided to the peninsula relating to Melton Level Crossing works.

Timeline sequencing will be provided when details are available.

JANUARY 2025

Sizewell C has made a commitment to invite project specialists to forums to provide updates where appropriate.

Sizewell C has made a commitment to produce updated drone footage to be shared at each MDS forum.

Sizewell C recognises the importance of timely comms and will increase the use of newsletters, forums and local publications

FEBRUARY 2025

Oxford Cotswold Archaeology is developing a programme of exhibitions to showcase some of the site finds. Dates to be shared in due course.

Yoxmere Fisherman and all six Tide Collection Magazines will be publishing community updates.

Item 2: Sizewell C Managing Director's Update

Julia Pyke, Managing Director

Item 3: Community Relations

Marjorie Barnes, Head of Regional External Affairs and Development

Keeping communities updated

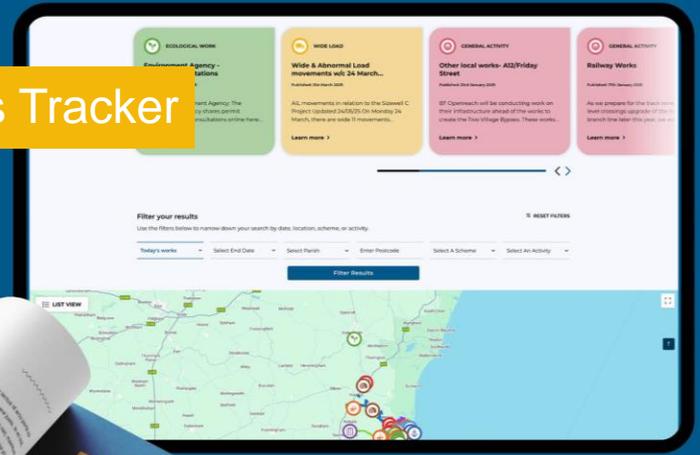


Parish emailer

Parish/forum meetings



Works Tracker



Newsletter



Parish magazines

Delivering on our obligations

The Deed of Obligation (DoO) sets out extensive financial commitments, the majority of which came into effect following First Commencement



Payment Context

- Under the DoO, SZC is **obligated to pay c£160m** (in 2021 monies) to the Local Authorities and other external bodies
- These payments are grouped under **Schedules** in the Deed and categorised as either **standard** (a set amount scheduled for a specific date) or **contingent** (a maximum amount up to which the recipients of the payments can request)
- Many of these payments are scheduled to be paid within a certain time period from First Commencement but some are triggered by other events or obligations



*£34.6m is illustrative of actual payments executed which have had indexation provision applied. All other values shown on this page are as per the DoO in 2021 monies

Sizewell C Community Fund

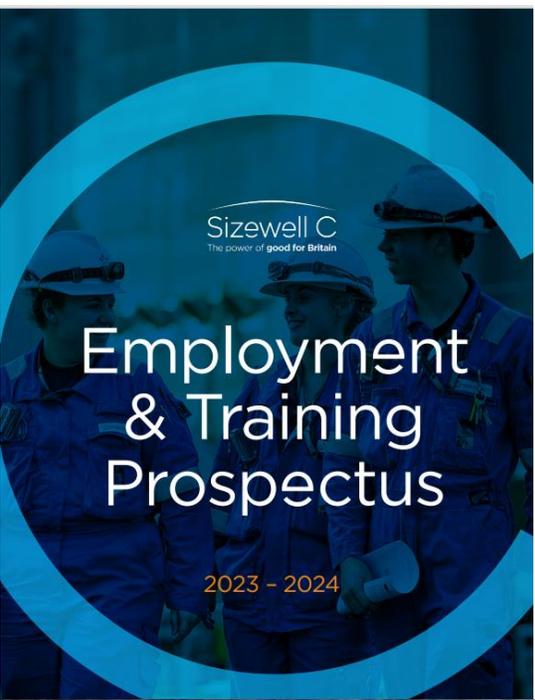


Preparing young people with skills for life

We're Scouts and everyone is welcome here. Every week, we help almost half a million people aged 4-25 develop skills for life. Are you ready to join the adventure?



Delivering benefits



Suffolk Coastal

Name of education facility	Count of Name of activity	Sum of Total no. of volunteer minutes	Sum of No. of students
Coldfair Green	25	12540	807
Alde Valley Academy	21	4160	804
Middleton Primary	17	4200	348
Saxmundham Primary School	16	14152	429
Benhall Primary School	11	4140	278
Aldeburgh Primary School	10	6740	208
Leiston Primary School	10	10880	353
Kelsale Primary School	9	7620	270
Yoxford Primary	6	3720	131
Southwold Primary	2	1080	35
Benhall Primary	1	720	
Farlyngale High school	1	240	90
Total	129	70192	3753

Delivering benefits

Lowestoft

Name of education facility	Count of Name of activity	Sum of Total no. of volunteer minutes	Sum of No. of students
Roman Hill Primary School	11	6540	378
Sir John Leman High School	7	6150	406
Grove Primary	4	482	120
Worlingham Primary	4	640	123
Pakefield Primary	3	480	90
Westwood Primary	2	320	60
Carlton Coalville Primary	1	160	26
Dell Primary	1	160	28
East Coast College	1	120	200
Pakefield High School	1	120	210
St Benets Catholic Primary	1	160	32
The Albert Pye Community Primary School	1	160	32
The Ashley School	1	160	25
Woods Loke Primary	1	160	31
Total	39	15812	1761





Archaeology Outreach



Our archaeologists will be sharing their finds at:

Suffolk Show	28-29 May 2025
First Light Festival	21-22 June 2025
Main Development Site Forum	2 July / 8 October 2025
Community Forum	23 October 2025

Pop-up displays/exhibitions/talks at the following locations:

Wickham Market Village Hall	14 June 2025
Darsham/Yoxford Village Hall	September 2025
Stratford St Andrew Riverside Centre	November 2025
Theberton & Eastbridge Village Hall	January 2026
Leiston	March 2026

On-site open days at Wickham Market site – end June/July



Sizewell Creative



Sizewell Creative will support the following events across the county this summer:

Leiston Community Film Festival	20 February
VE Day 80 service on Sizewell beach	8 May
Suffolk Show	28/29 May
First Light Festival	21/22 June
Alde Valley Academy Big Sing	July
Aldeburgh Carnival	18 August

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Thank you

Item 2

Item 4: Cotswold Archaeology Presentation

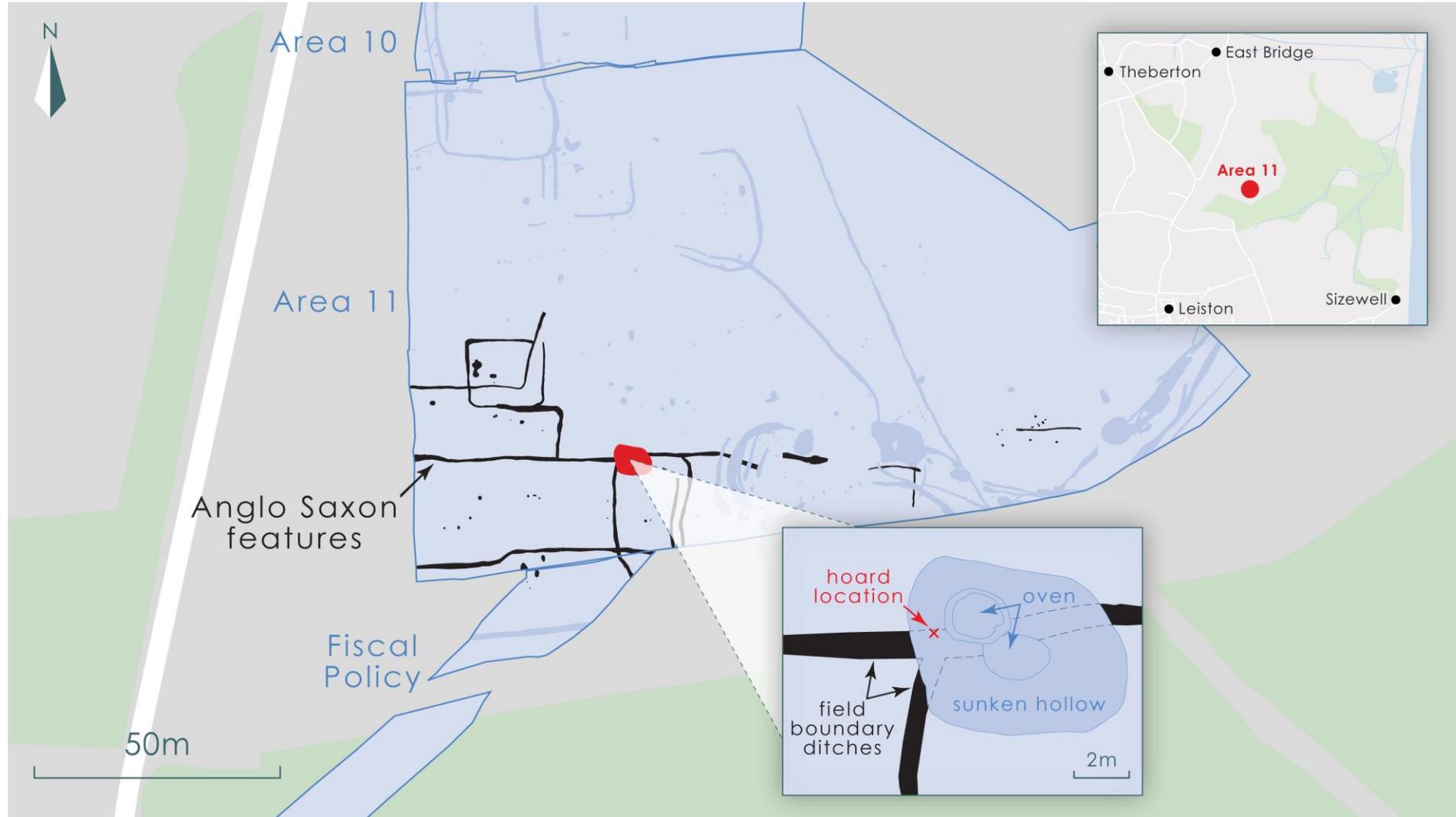
Alexander Bliss- Senior Finds Officer/ Numismatist with OCA

The 'Sizewell C' Coin Hoard

Sizewell C
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Alexander Bliss
Coin specialist,
OCA

Broom Walk Area 11



Item 4 19

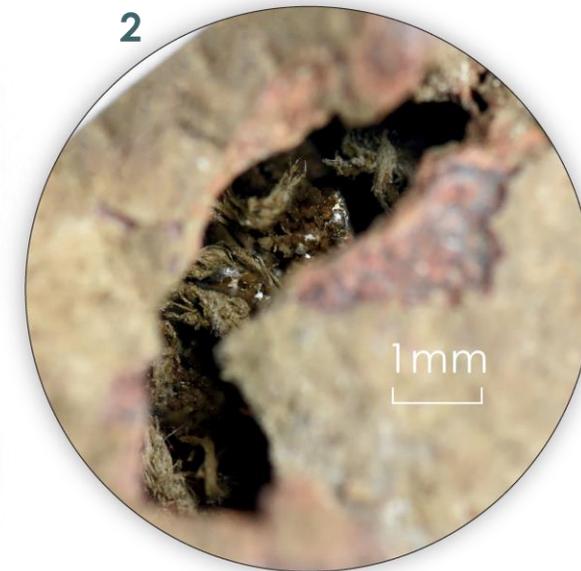
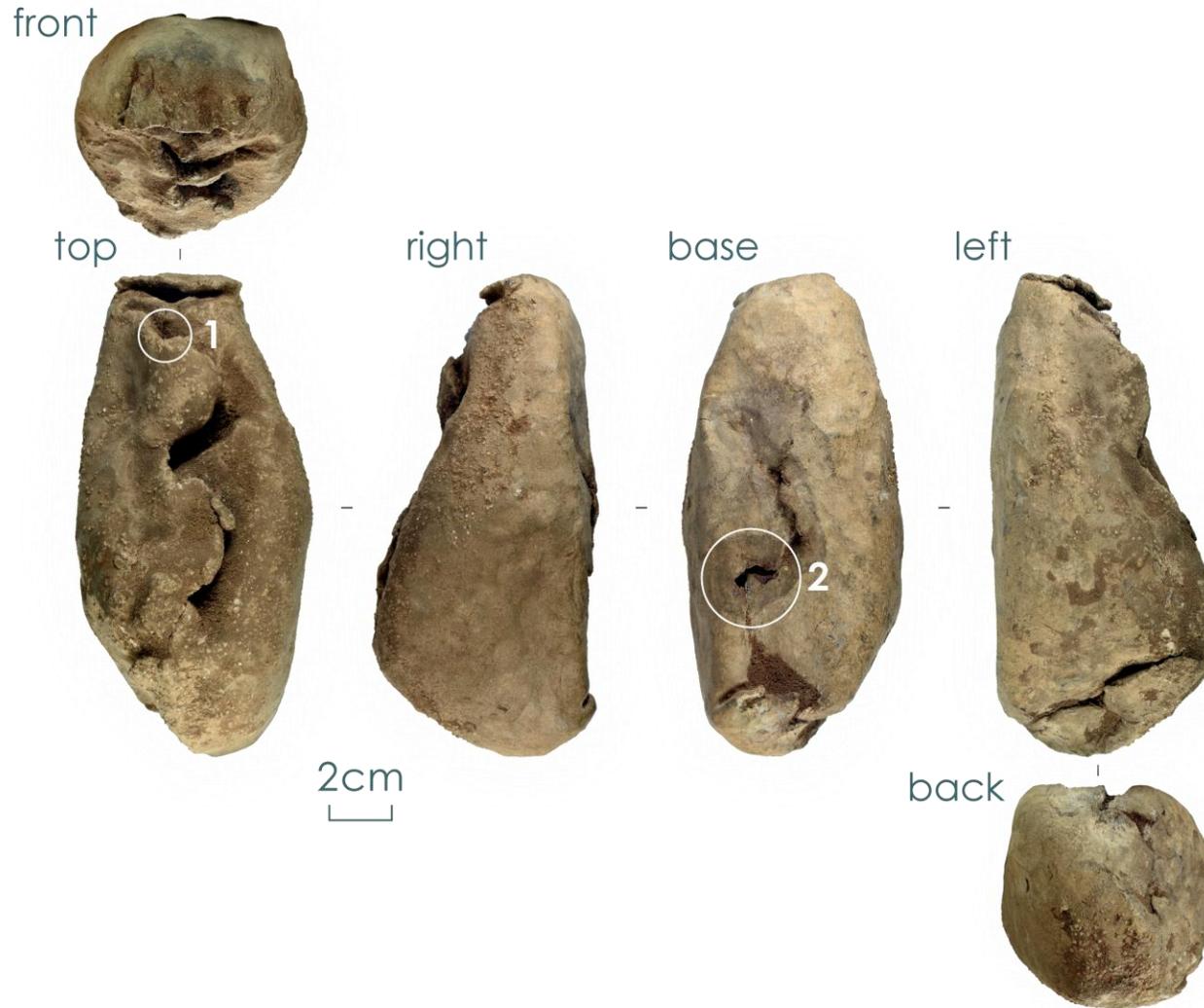
April 2023 – the story begins



Left: the hoard 'in situ'. Above: the package upon recovery (top view)

Item 4 20

'The Pasty'



Item 4 21

Assessing the hoard



Item 4 22



Item 4 23

Micro-excavating the hoard



Summary of the hoard

- 321 coins, all silver
- 11th century value – 320p
- Enclosed in a piece of fabric, which was then wrapped in lead sheet
- Coins range in date between 1036-1044, comprising four different ‘types’
- Earliest coins date c. 1036-1037
- Latest c. 1042-1044
- Struck at over 30 English mints
- Three kings of England represented
- Buried at the start of the reign of Edward the Confessor (1042-1066)



Coin types

- In the 11th century, coin designs did not stay the same
- New 'types' issued every few years, old coins called in for re-minting
- Theoretically, official rents and taxes supposed to be paid in latest type



Reverse of coin 27.184 – Arm-and-Sceptre type struck under the moneyer DUNBEORD at Langport

Item 4 26

The 'Jewel Cross' type of Harold I



27.32 – moneyer
WULFGAR/WULGAR at London.
Reverse legend reads: +PVLG.AR
ON L.VNDE

The 'Fleur-de-Lis' type of Harold I



27.93 – moneyer
LEOFWINE at Thetford.
Reverse legend reads:
+LEOFFINE ON ðEO

Item 4 27

The 'Arm-and-Sceptre' type of Harthacnut



27.112 – moneyer
LEOFWINE at Buckingham.
Reverse legend reads:
+LEOFPINE ON BVCIN

The 'PACX' type of Edward the Confessor



27.120 – moneyer LEOFRIC
at London. Reverse legend
reads: +LEOFRIC ON LVND

Why was it buried?

*'The King, with Earl Leofric, Earl Godwin and Earl Siward... rode from Gloucester to Winchester unawares upon the lady; and **deprived her of all the treasures that she had had in gold and in silver and in numberless things, which were immense, because she was formerly very hard upon the king her son, and did less for him than he wished before he was king. Soon after this Stigand was deprived of his bishopric; and they took all that he had into their hands for the king, because he was in the counsel of his [Edward's] mother...**'*

Anglo-Saxon Chronicle (D), entry for 1043



Stigand as Archbishop of Canterbury, depicted on the Bayeux Tapestry. Image courtesy St Edmundsbury Chronicle



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Thank you

Item 5: Project Look Ahead for 2025 & Key Milestones

Damian Leydon, Site Delivery Director



AD2060 B1125 Scheme
Blythburgh

Northern Park & Ride
(Darsham)

Yoxford Junction roundabout
AD2060 Yoxford scheme

A12/A144 Junction Improvements
Bramfield South

AD2060 B1125 Scheme
Westleton

B1122 Corridor Repurposing Scheme

Sizewell branch line

B1125 Scheme Middleton Footway

A12/ B1119 Junction
Saxmundham

AD2060 Leiston

AD0220 A140 and B1078
Junction West of Coddenham

AD2030 B1078 and B1079
Junction East of Easton
and Otley College

Southern Park & Ride
(Wickham Market)

A140/ B1078 Junction
West of Coddenham

AD2060 Wickham
Market Scheme

A1094/ B1069 Junction -
South of Knodishall

B1078 Road Safety Improvements from
B1078/ Ashblocking Road to B1078/ B1079

Two village bypass

AD0260 Marlesford and Little Glenham

Wickham Market Rail

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**Sizewell C Main Site and
Associated Developments**
2025 & 2026 Planned Works - OSI

Item 5 32

Local Roads – 2025 Anticipated Commencement Dates



- County Wide Highways Signage (Phase 2)
- A12 Abnormal Indivisible Load (AIL) Layby near B1078
- B1122 Early Years Scheme
- B1078 Road Safety Improvements
- A140/B1078 Junction. Improvements – West of Coddendam
- B1078 / B1079 East of Easton & Otley College
- B1119 / A12 Saxmundham



Procurement of AD2 Schemes
Delivery Principal Contractor



- Yoxford Scheme (A12)
- B1125 Scheme (Westleton)
- B1125 Scheme (Blythburgh)
- A1094 / B1069 South of Knodishall



Collaboration with Scottish Power Renewables -





Artist's impression: Aerial view of Sizewell C

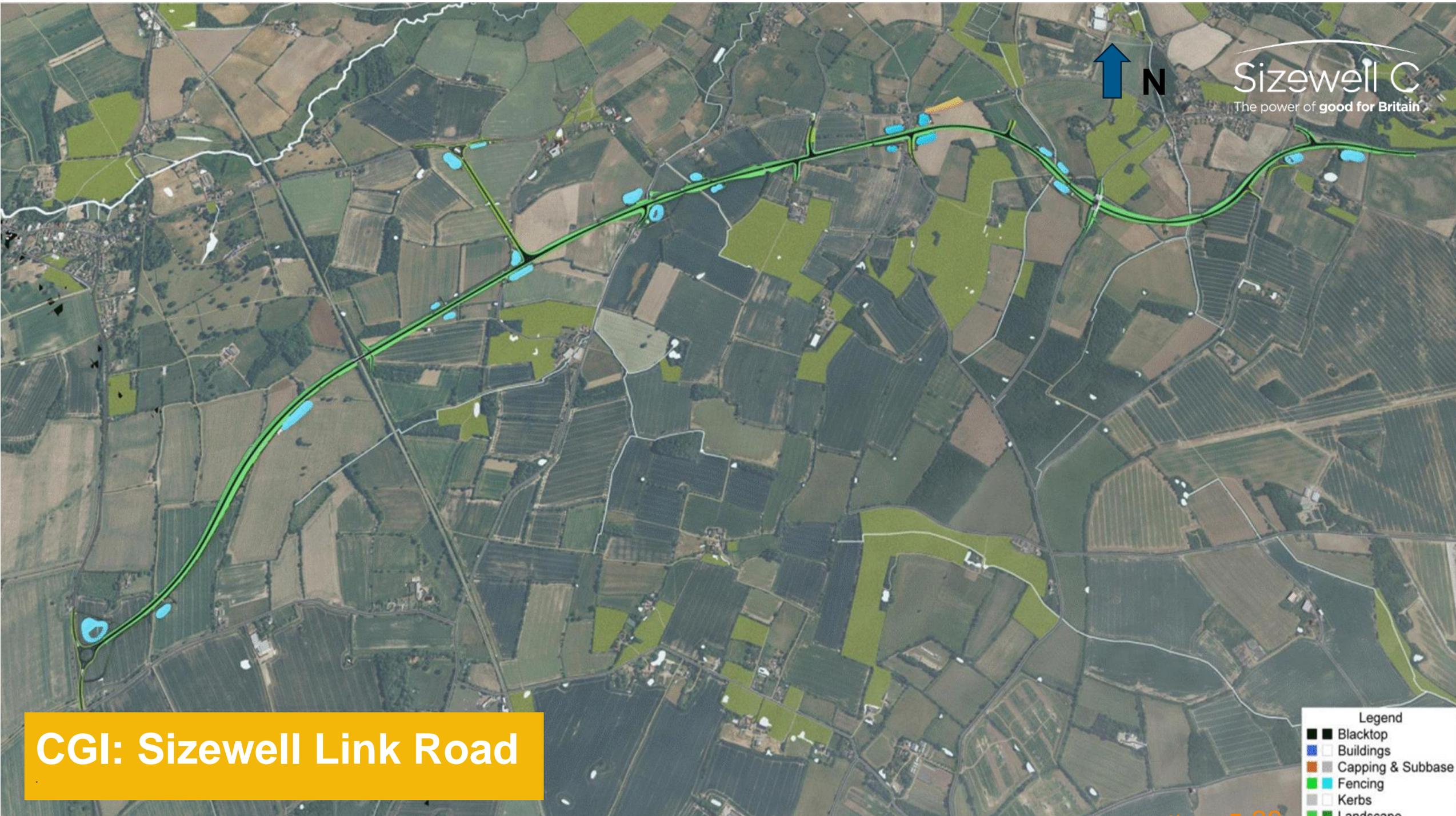
CGI: SSSI Crossing

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CGI: Sizewell Link Road

- Legend
- Blacktop
 - Buildings
 - Capping & Subbase
 - Fencing
 - Kerbs
 - Landscape





3D Model: Two Village Bypass



CGI: Two Village Bypass over River Alde



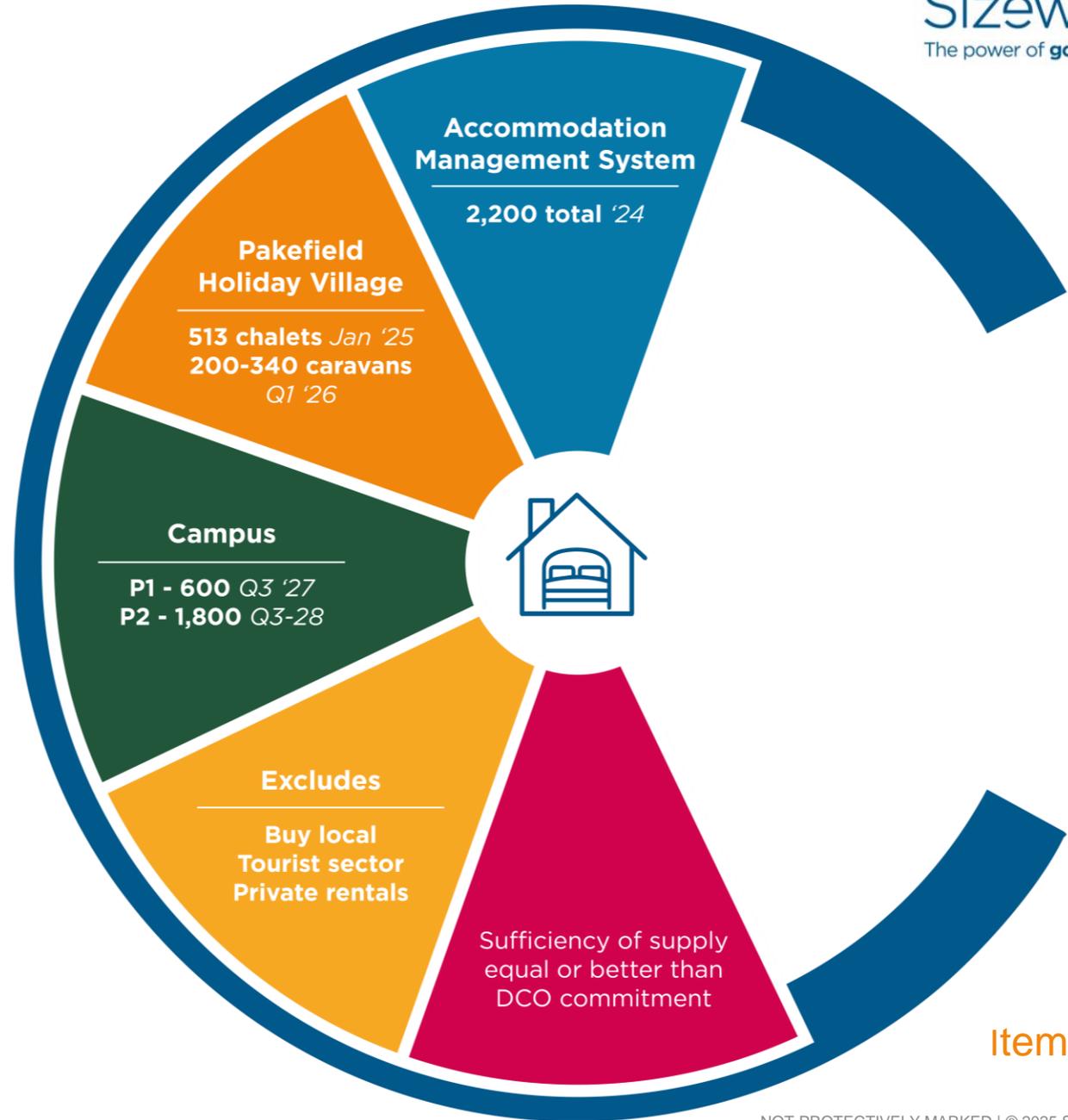
CGI: Orwell Park / FMF



CGI: Accommodation Campus

Accommodation

DCO (by Q4 2027)	3,000
So far, we currently have	2,713

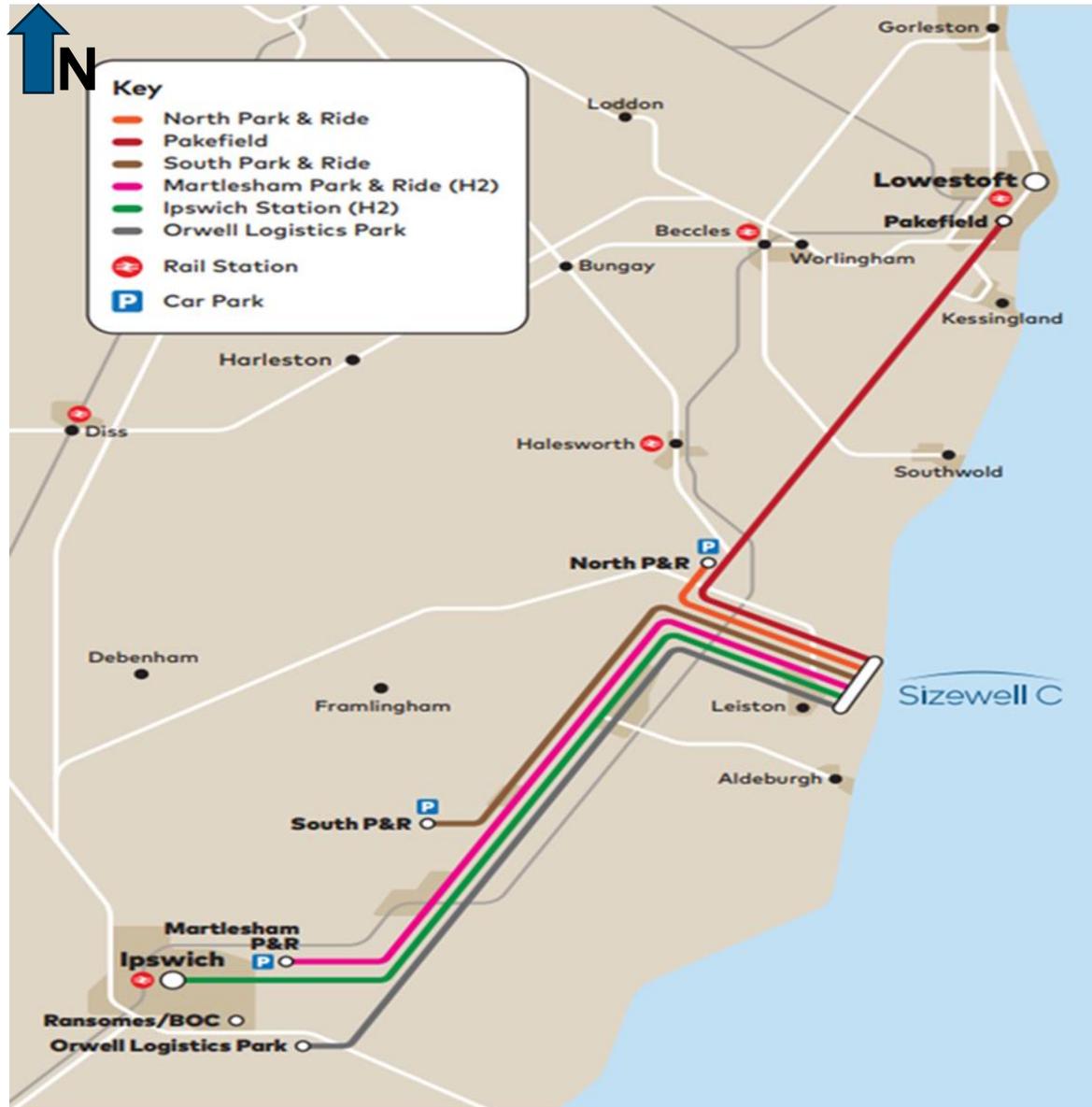


Parking



LOCATION	PLANNED SPACES
Main Site	1,000
Wickham Market (P&R)	1,250
Darsham (P&R)	1,250
Pakefield	500
Martlesham (P&R)	100
Total	4,100

Passenger Service Route



Passenger Services from

- Martlesham P&R
- Pakefield
- Orwell Logistics Park
- Ipswich Train Station
- Northern park and ride (Darsham)
- Southern park and ride (Wickham Market)
- Development of others is dependent on workforce location

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Thank you



Item 6: Landscaping and Ecology

Dr Steve Mannings – Water, Ecology and Land

Luke Stevens – Land Management Lead

Vegetation Clearance / Landscape Vision

- Site Clearance
- Landscape Vision
- Advance Works
- Case Study - Wild Aldhurst
- Biodiversity Net Gain
- MDS Roads
- Landscape Programme
- SZC: Long-Term Investor in Nature

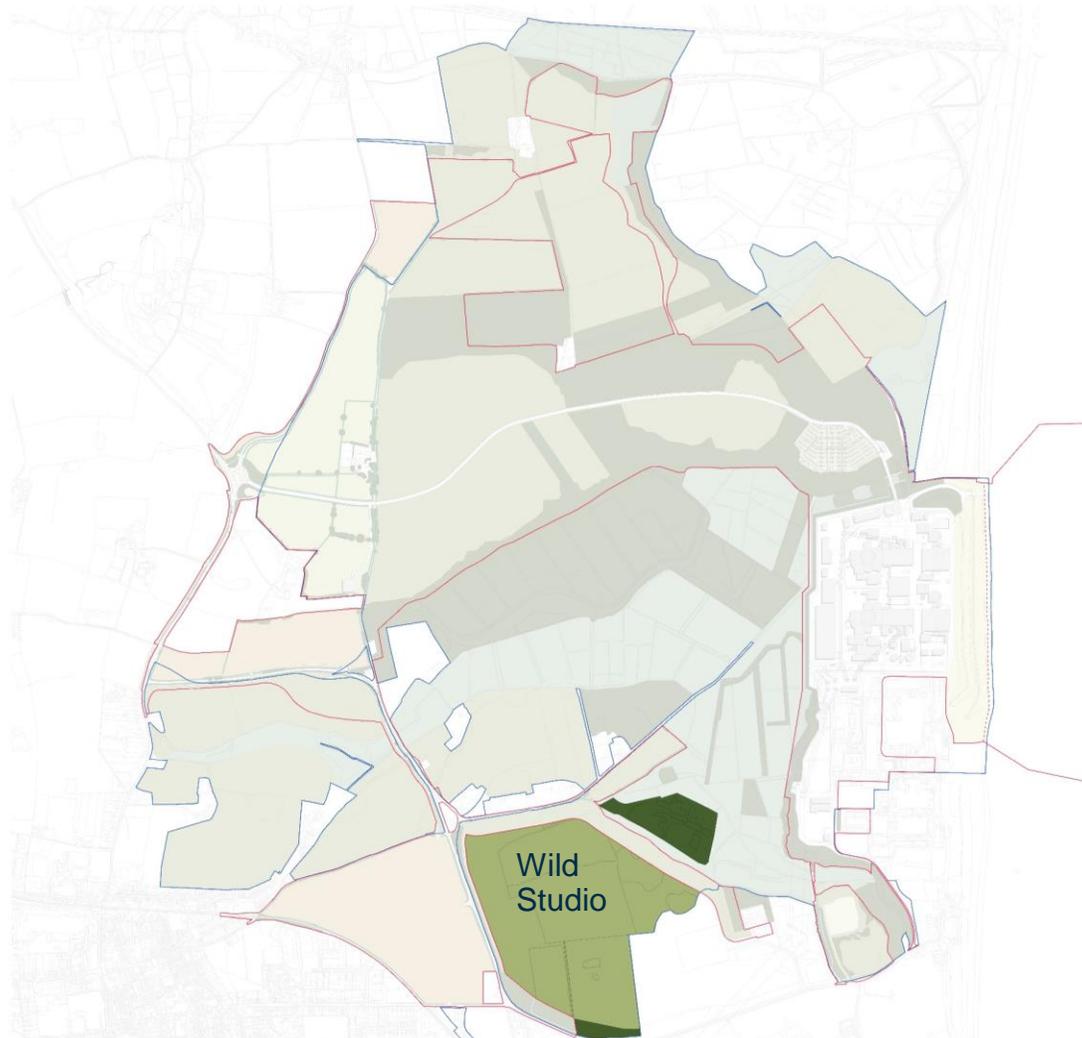


Sizewell's Landscape Vision

To re-establish a rich and biodiverse Sandlings landscape [on low-grade arable land and conifer plantation] stretching from Minsmere in the north to Sandlings SPA to the south, which is accessible for local people to enjoy

Advanced Works

Wild Studio Nature Reserve



Advanced Works

Wild Aldhurst Nature Reserve



Advanced Works

Wild Abbey Nature Reserve



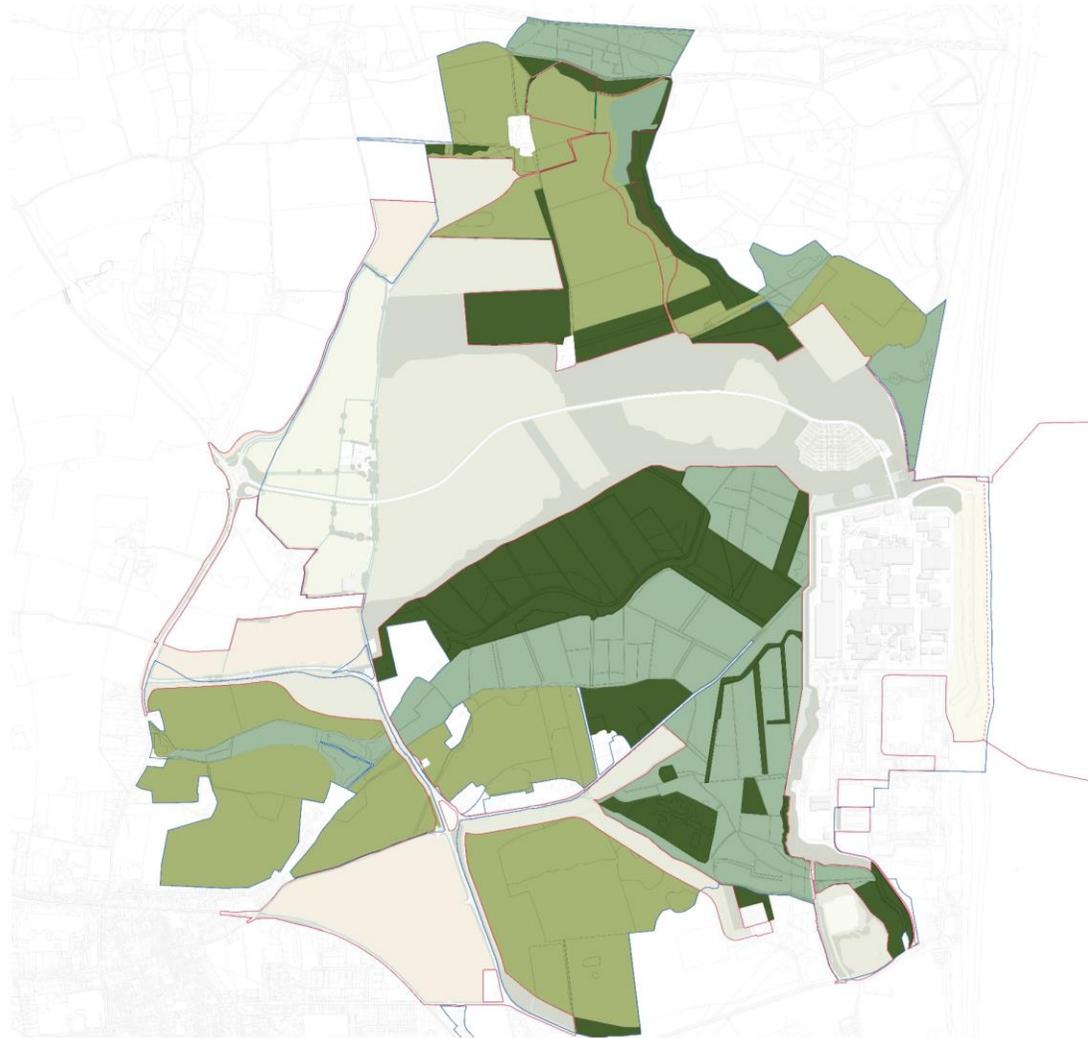
Advanced Works

Advanced Planting



Advanced Works

Wider Estate



Wild Studio



Wild Aldhurst



Wild Abbey



Advanced Planting

Re-wilding Aldhurst Farm





Working With Nature



Arable Farm to SSSI in 10 Years

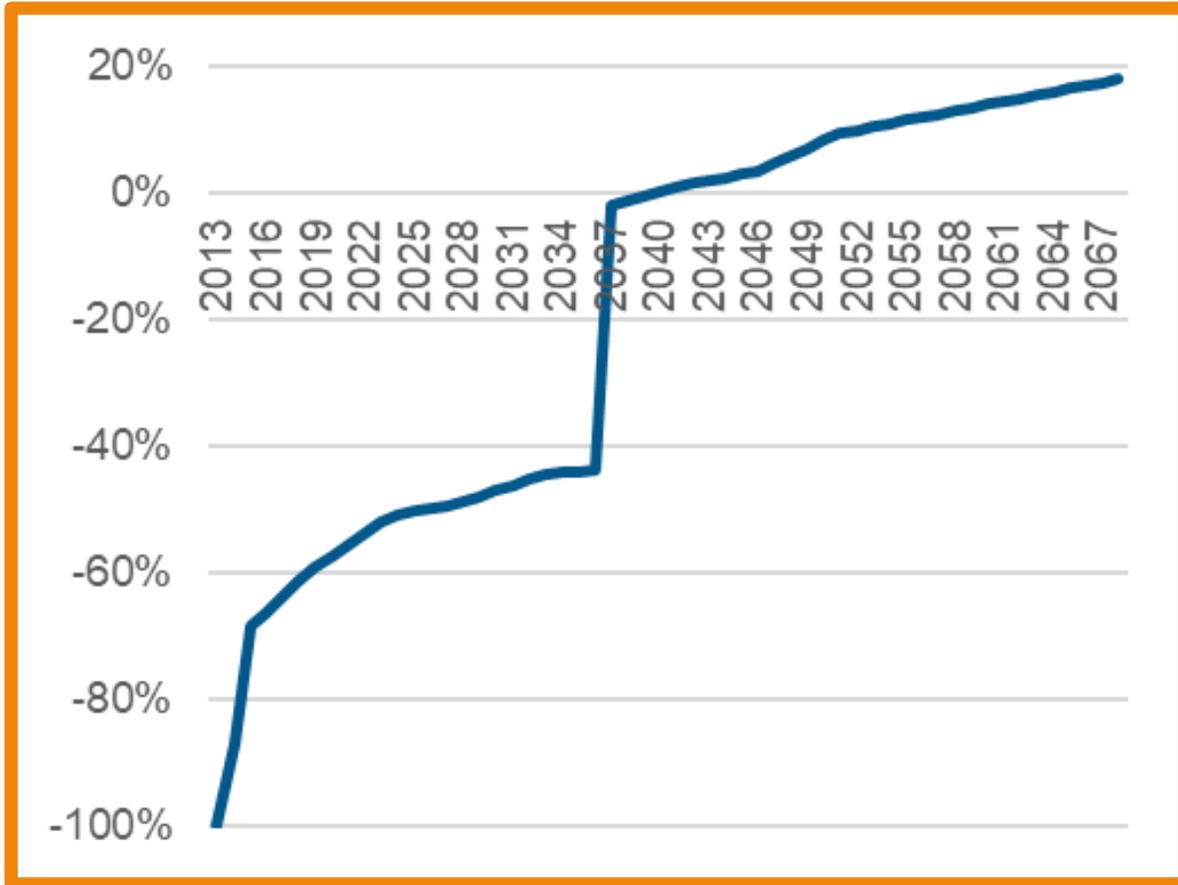
- Wetland characteristic of Sizewell Marshes
 - Frogbit vulnerable on GB Red List
 - Lesser pondweed is a Suffolk rarity
- Heathy grasslands are developing across the site especially within the inner reserve
 - 13% of site comprises heather and parched grasslands of SSSI quality
 - 47% expected to become SSSI grade within the next few years
 - Remainder comprises ruderal grassland, this requires significant management to facilitate development
- Invertebrate assemblage of SSSI quality, including one legally protected (Norfolk hawkler), three S41 Priority species, 7 RDB1-3, one RDBK, one Near Threatened, two Near Threatened, nineteen Nationally Scarce species and one New to Britain



Already delivering for local communities



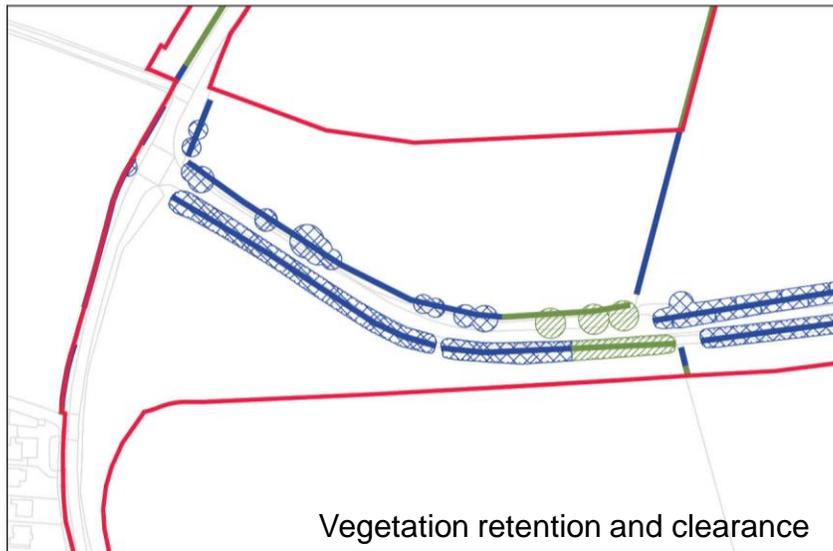
19% BNG is on-Track!



MDS Road schemes

Lovers Lane

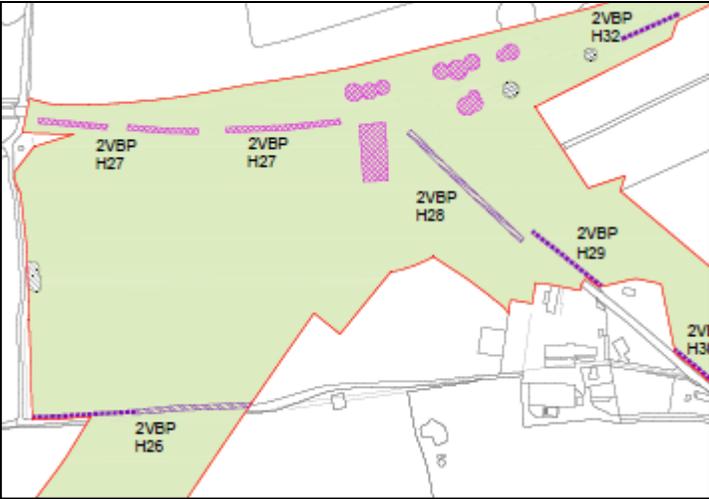
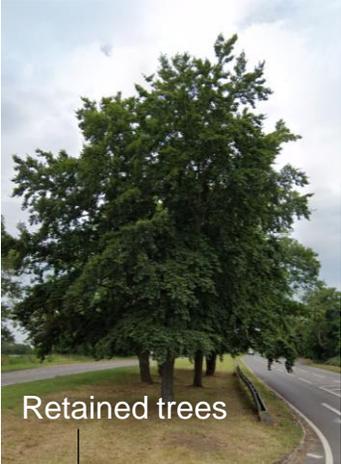
- Tree and hedgerow removal unavoidable due to road/junction realignment
- Vegetation removal in accordance with approved site clearance plans
- Hedgerow planting to replicate the existing character of the road
- Detailed design/landscape scheme subject to technical approval/discharge of DCO Requirement 9. Planting in 2026/27 season



Off Site Infrastructure

Two Village Bypass – Friday Street

- Another good example of how we have sought to minimise vegetation loss during detailed design – but with mixed success
- Regrettably, we're unable to retain a veteran oak tree and stand of trees positioned within footprint of the new junction
- However we have managed to retain a small stand of trees within the central reservation of the existing A12 carriageway, incorporating them into the detailed landscape scheme



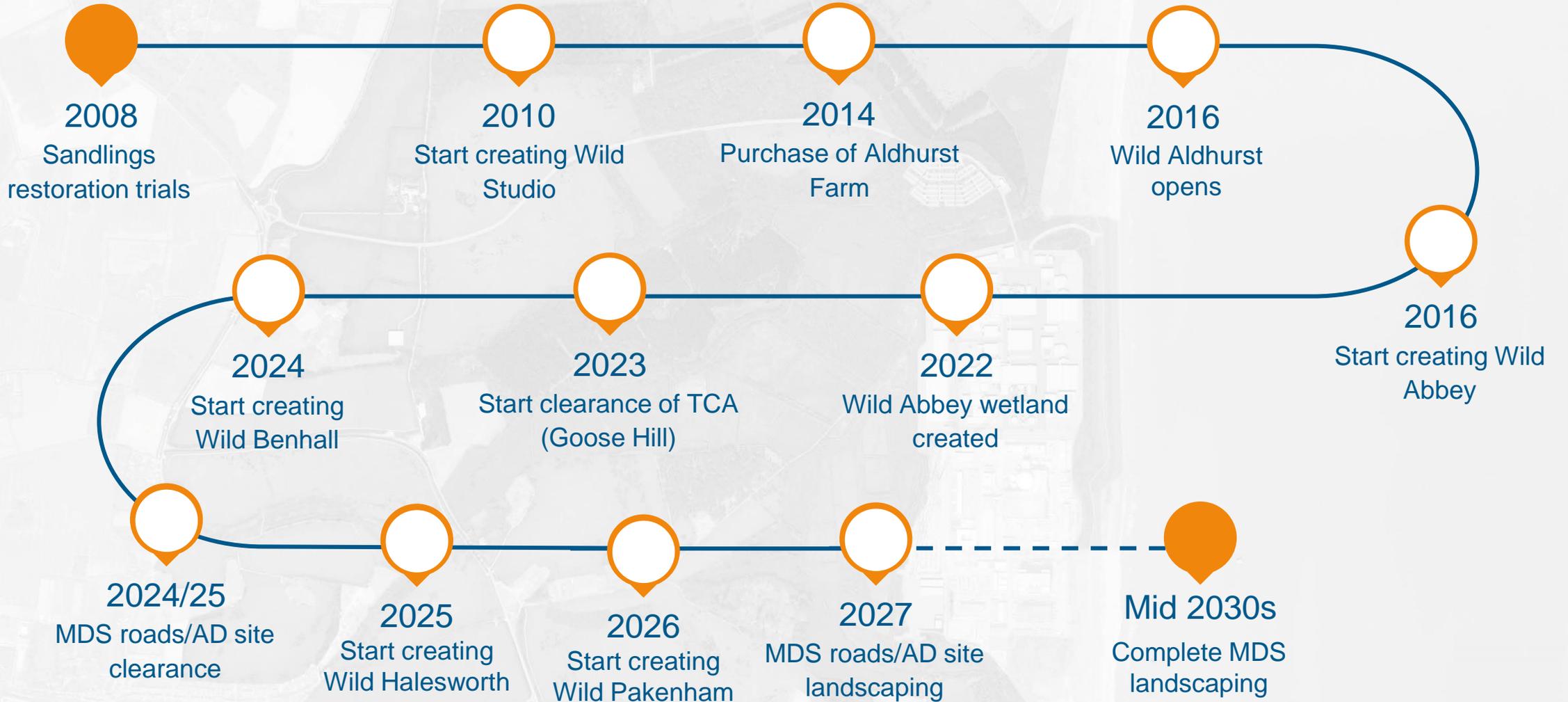
Vegetation to be retained / removed

Restoration scheme

Approach to planting



Landscape Implementation Timeline



SZC funding to support the Natural Environment in Suffolk

- Deed of Obligation:
 - £12m Natural Environment Improvement Fund
 - £2m European Sites Access Contingency Fund
 - Other funds to support farmland birds, wetlands, land management & skills
- Charity Deed:
 - Set up an environmental trust to protect and enhance the natural environment
 - To be named East Suffolk Trust (EaST)
 - Board of trustees has been established
 - £78m funding over construction/operation
 - Applied to Charity Commission to register



The Sizewell C Project

8.17/ Completed Deed of Obligation -
10.4 Scanned Copy - Part 1 of 6

Book 8 Revision: 9.0
Book 10 Revision: 1.0
Applicable Regulation: Regulation 5(2)(q)
PINS Reference Number: EN010012

October 2021

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





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Thank you

Item 7: Q&A

Via Town and Parish Council Representative
Chair

Pre-Submitted Question: **Clr Alison Bourne Melton Parish Council**

There is evidence that the growing workforce at Sizewell C has placed additional pressure on the rental market in the area, potentially pricing local people out of their home area and affecting the tourism sector in terms of availability for visitors to Suffolk . How is it proposed to mitigate against this, already evident, problem?

Pre-Submitted Question Cllr Josie Bassinette Walberswick Parish Council

I am the representative of Walberswick Parish Council and will be attending the community forum on the Council's behalf. I have the following 2 related questions that I would like answered:

It is my understanding that Sizewell C has received very significant UK Government Funding which it is currently spending. My questions relate to confirmation of the funding that Sizewell C is currently spending on its various community projects. (1) Is the financing for these community programs by Sizewell C coming from UK Government monies (ie tax-payer money) or from EDF? (2) How is Sizewell C making it transparent when it is spending Government provided tax-payer money for community projects and/or for associated developments currently underway (for example, through regular reports to Government or the public) ?

Pre-Submitted Question Cllr Maureen Jones Aldringham- cum- Thorpe Parish Council

Many residents are horrified by the devastation of hedges and trees everywhere they travel in this area. When are all these areas going to be replanted so we do not give the impression of building sites everywhere.

Is all this necessary, and how many years will it be before we have green hedgerows again.

Pre-Submitted Question Peasenhall Parish Council

Peasenhall Parish Council would ask that SZC consider putting the blue SZC plate on the front of vehicles to give the public the opportunity to record any incidents when such vehicles go through the village.

Pre-Submitted Question Aldeburgh Town Council

Following on from our question at the last Community Forum (prompted by our desire for local people to take up employment opportunities) will you provide details from the workforce survey relating to IP15 - specifically number of workers from that postcode at the point of application, number of workers/contractors now residing in that postcode (moved to the area after job acquired) and number of companies with that postcode within the supply chain?

Aldeburgh Town Council continues to see negative impacts on local accommodation. At the last Community Forum you stated that the Accommodation Management System aimed to increase the provision of accommodation under £50 per night. Several properties in our town are being advertised for rent only to workers, per room, per night for £50, £60 or £70. How many bed spaces have you created through the Housing schemes (including the grant schemes £3K for minor works and £7K for renovations) and how many bed spaces do you need for those NHB (not home based) now within the local area, and what is the forecast over the next 3 months and 6 months as we approach a period of increased tourism need, and how will you achieve this?

Pre-Submitted Question **CIr Andrew Turner** **Westleton Parish Council**

How many trees have you cut down, I think you reported 21000 and how many planted to replace those already cut down and can you please detail the programme of maintenance for these new trees?

Pre-Submitted Question Cllr David Sims Sibton Parish Council

With regards to rail transport we understand that you intend, as soon as the passenger service has finished for the night, to run four empty trains down the line in convoy. Then four loaded trains which will be waiting in the Ipswich area will join the line and proceed northwards as soon as the empty trains have cleared.

We have received some expert advice which accepts that this is just possible but is very tight and any problems could cause serious disruption to passenger services. How do you intend to mitigate for this please?

Forum Schedule

2025

All forum timings:
18:30 - 20:30 (arrival from 18:00)

Our forums are open to local people to attend as observers – and they're another great way for you to hear about our latest work.

Main Development Site Forum	Wednesday 15 January 2025	Leiston Town Athletic Association
Northern Transport Forum	Wednesday 5 February 2025	Darsham Village Hall
Southern Transport Forum	Wednesday 12 March 2025	Stratford St Andrew Riverside Centre
Community Forum	Thursday 27 March 2025	High Lodge Darsham
Main Development Site Forum	Wednesday 2 April 2025	Leiston Town Athletic Association
Northern Transport Forum	Wednesday 7 May 2025	Darsham Village Hall
Southern Transport Forum	Wednesday 4 June 2025	Stratford St Andrew Riverside Centre
Main Development Site Forum	Wednesday 2 July 2025	Leiston Town Athletic Association
Northern Transport Forum	Wednesday 6 August 2025	Darsham Village Hall
Southern Transport Forum	Wednesday 3 September 2025	Stratford St Andrew Riverside Centre
Main Development Site Forum	Wednesday 8 October 2025	Leiston Town Athletic Association
Community Forum	Thursday 23 October 2025	Sizewell Sports and Social Club
Northern Transport Forum	Wednesday 5 November 2025	Darsham Village Hall
Southern Transport Forum	Wednesday 3 December 2025	Stratford St Andrew Riverside Centre



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Thank you