

HPC COMPANY DOCUMENT

HINKLEY POINT C MATERIAL CHANGE APPLICATION PEIR Appendices

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PEIR Appendices
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Appendix A Type 1 Visualisation Technical Methodology

Type 1 Visualisation Technical Methodology

Revision no: 3

NNB Generation Company (HPC) Limited
Hinkley Point C Material Change Application
22 December 2023



Type 1 Visualisation Technical Methodology

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A.1 Introduction and Background

This document provides a summary of the process undertaken to produce the Type 1 visualisations of the proposed changes on-site for the proposed application for a material change to the Development Consent Order for the new nuclear power station known as Hinkley Point C. The visualisations are intended to support but not inform the Preliminary Environmental Information Report ('PEIR') Chapter 6 – Landscape and Visual Impact Assessment and is therefore aligned with the assumptions and limitations of that assessment and what elements of the proposed changes on-site are scoped in or out.

The proposed changes on-site scoped into the visualisations are:

- Amendment to the Interim Spent Fuel Store ('ISFS') from wet to dry storage of spent fuel and a change in building dimensions;
- Replacement of the Access Control Building associated with the ISFS with a new larger Equipment Storage Building; and
- Relocation and re-design of the meteorological mast resulting in the meteorological station building no longer being required.

The following proposals are scoped out of the visualisations:

- Removal of the requirement to install an Acoustic Fish Deterrent ('AFD') system (using sound to deter certain types of fish from the cooling water system intake heads);
- Amendment to retain the existing temporary Hinkley Point Substation as a permanent feature to supply electricity to neighbouring Hinkley Point A and Hinkley Point B; and
- Four new structures (two per Unit of Hinkley Point C) to house sluice gates and lifting beams to be used during outages (i.e. maintenance periods) only.

The methodology has been based on *Landscape Institute Technical Guidance Note 06/19: Visual Representation of Development Proposals (LI TGN 06/19)* published in September 2019 and an Visualisation Type methodology has been adopted to determine the level of accuracy and presentation proportionate to the proposed application based on 'the type and scale of the project', 'the aim (Purpose) and likely audience (Users) of the visualisation in the decision-making process' and 'the sensitivity of the receptors and magnitude of potential landscape and visual change' [LI TGN 06/19 para. 1.2.9].

A.2 Viewpoint Selection

The production of visualisations for the proposed changes on-site has been requested by the Planning Inspectorate in their Scoping Opinion dated 3 May 2022, Case Reference EN010102, in its response to the Hinkley Point C Material Change Application EIA Scoping Report dated 23 March 2022.

Three viewpoint locations (numbers 13, 19 and 28), previously developed as Verified Visualisation Images ('VVIs') within the original DCO application in 2011, have been selected for developing into Type 1 visualisations for the proposed material change application. This approach is similar to the figures provided within the application for The Hinkley Point C (Nuclear Generating Station) (Amendment) Order 2021¹.

A.2.1 Visualisation Type Determination

Section 3 of the LI TGN 06/19 provides guidance on a proportionate approach to determine the most suitable visualisation type for the project. This involves a process of determining the project type, purpose of the visualisation, and end users that will view the visualisation and undertaking a broad appraisal of these factors to end up with a suitable approach.

It should be noted that the appraisal relates to the likely magnitude of change from the proposed changes on-site in relation to effects identified within the original DCO application in 2011.

This process has been undertaken by a Chartered Landscape Architect based on the available site and design data and in accordance with the *Landscape Institute and IEMA 2013, Guidelines for Landscape and Visual Impact Assessment 3rd Edition*.

The Visualisation Type Determination appraisal is provided in **Table 1**.

¹ The Hinkley Point C (Nuclear Generating Station) (Amendment) Order 2021 (Statutory Instrument 2021 No. 1474). [[Online](#)]. Accessed 31 October 2022.

Type 1 Visualisation Technical Methodology

Table 1. Visualisation Type Determination

Criteria	Description
Project Type	Energy (Coastal)
Purpose	To illustrate the likely change in a view that may occur as a result of the proposed changes on-site. The visualisations will be used to inform the consultation process and will also be included for information within the LVIA of the ES submitted as part of the DCO material change application.
Users	People potentially affected by the proposed changes on-site, statutory consultees, decision-makers, and the client.
Anticipated Sensitivity	The scheme is located on the Somerset West and Taunton coast, northwest of Bridgwater and is within a coastal and rural context with some coastal and rural Public Rights of way. The site study area is anticipated to be of high sensitivity.
Likely Magnitude of change	<p>The scoped in proposed changes on-site would be:</p> <ul style="list-style-type: none"> ▪ Amendment to the ISFS from wet to dry storage of spent fuel and a change in building dimensions; ▪ Replacement of the Access Control Building associated with the ISFS with a new larger Equipment Storage Building; and ▪ Relocation and re-design of the meteorological mast resulting in the meteorological station building no longer being required. <p>Likely magnitude of these impacts is considered to be negligible to minor.</p>
Indicative overall Level of Effect:	Negligible / minor adverse

The above appraisal would suggest that in accordance with LI TGN 06/19 Table 1, **Type 1 Visualisations – Annotated Viewpoint Photograph** are appropriate for this project.

The recommendations from Section 4.2: Annotated Viewpoint Photograph, Table 3 that are adhered to are as follows:

- Cylindrical Panoramic image @ A1 width;
- Presented Field of View (H x V): 90° x 27° (VFoV) as appropriate); and
- Image size (mm): 820 x 250 minimum (height as appropriate).

The objective of Type 1 visualisation is summarised in TGN06/19 Section 4 – Type 1 Summary as ‘... *simple, annotated photographic illustrations which often accompany LVAs.*’

A.3 Assumptions and Limitations

The following key assumptions and limitations have been applied or encountered during the production of the Type 1 visualisations:

- The removal of the requirement to install the AFD, the retention of the existing temporary Hinkley Point Substation as permanent and the provision of the sluice gates have been scoped out of the visualisations in alignment with the LVIA;
- The consented DCO had proposals for a 55m tall stack as part of the ISFS building that as part of the proposed changes on-site is no longer required, therefore this will be noted on the visualisations;
- The baseline VVI figures were produced prior to the latest LI TGN 06/19 guidance and the image files are no longer available to the client for use. Therefore, the pdf documents that were submitted as part of the original DCO application in 2011 have been used for production of the baseline and the visualisation images. Therefore there is some loss of resolution as a result of this process;
- All images need to be represented in accordance the LI TGN 06/19 using a 90° Horizontal Field of View (HFoV) x 27° VFoV (vertical), therefore the original DCO imagery has had to be cropped to the correct extents (original 160° HFoV x 55° VFoV);
- All consented Non-Material Changes ('NMCs') made to the DCO have been reviewed and all proposals therein deemed to be of negligible change to warrant any further intermediate baseline visualisations as changes are not wholly or in part dissimilar to the original DCO VVIs;
- There will be some differences to the maturity of vegetation compared to the present day due to the nature of the baseline images based on photography taken in 2011. This will be explored further within the main Landscape and Visual Impact ('LVIA') chapter of the EIA for the proposed material change application; and
- It is assumed that the mitigation proposals as represented within the original DCO VVI's will remain unchanged.

A.4 Type 1 Visualisation production process

Type 1 visualisations are normally not required to use 3D modelling to verify camera angles, however, to provide further assurances of accuracy for the final output, the process outlined below has been undertaken.

A.4.1 Survey Data

At each viewpoint location, survey data was collected from *Hinkley Point C Development Site Environmental Statement – Volume 2 – Chapter 22 – Figures 22.22b, 22.28b, and 22.37b, EDF Energy 2011*:

- Ordnance Survey Grid coordinates of the camera location;
- Type of camera and lens used;
- Date and time photograph; and
- Height of the camera above ground level.

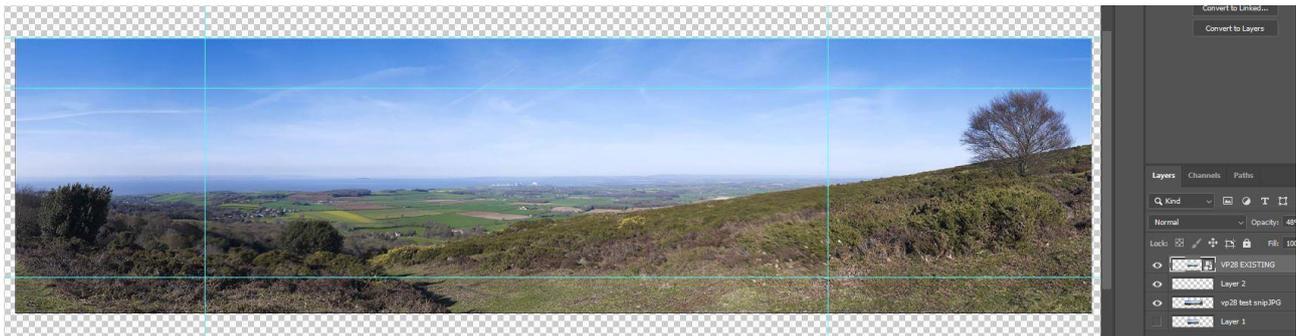
Additional information regarding the weather conditions has been added to describe the nature of the baseline photography.

A.4.2 Panoramic Baseline Images

To create the baseline images, the original panoramic extents (horizontal and vertical field of views) were recorded in relation to the image size in millimetres and then the equivalent image size in accordance with LI TGN 06/19 were calculated. These extents were then marked out in Adobe Photoshop using guide tools and the final baseline images cropped out.

Images were cropped to a 90° HFoV and 27° VFoV and then resized to fit to the final A1 page plates (820 x 250mm) to reflect 96% image enlargement. This was to ensure a comfortable viewing distance is maintained for viewing all figures.

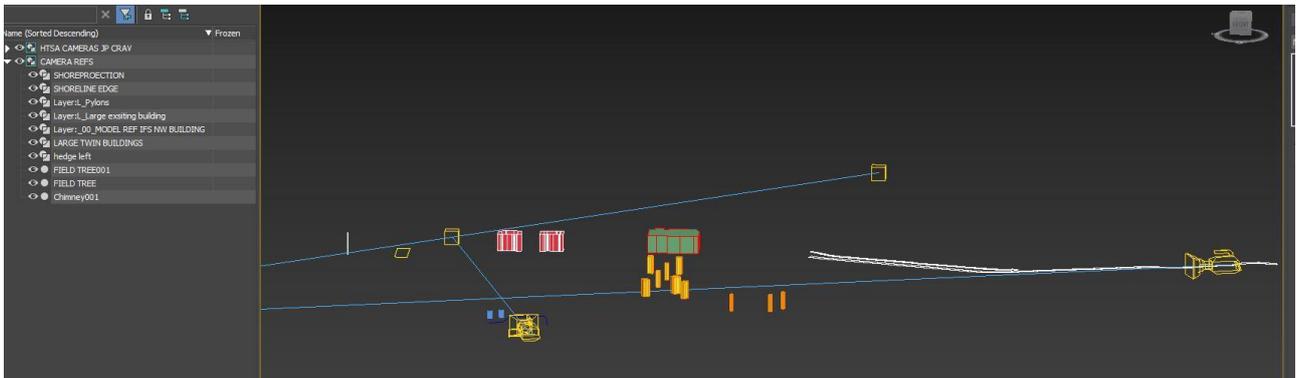
Figure 1: Photoshop template for cropping baseline image to size



A.4.3 Camera Matching Process

To assist the process of matching the baseline image with the 3D digital model, reference points were identified within the images. Reference points were features that could be identified from a topographical survey or Ordnance Survey data. Examples include telegraph poles, field boundaries and pylons.

Figure 2: Autodesk 3D Max 3D model with reference modelling for camera match process

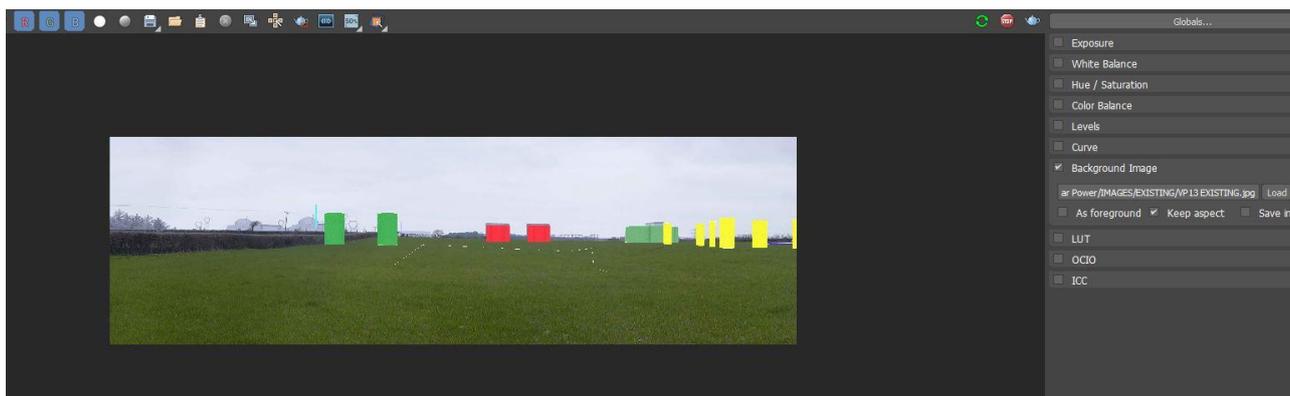


The base 3D model (existing environment and site context) was produced using information from topographical surveys and 2D and 3D OS contour information to vertically place reference objects. A local grid with a common global shift from OS National Grid was identified to enable the 3D modelling software to operate efficiently and all modelling data was moved using this information.

In the 3D modelling software, the locations of the viewpoints were added to the model using the survey data. The viewpoints were then used as a starting point for fixing the location of the 3D camera by matching terrain, reference points and other information in the model to the corresponding features in the background image (the 3D camera backdrop).

The baseline panoramic images were imported into the 3D modelling software (Autodesk 3DS Max 2020) and used in the camera matching process as backdrops when rendering, using the VRay 3.70 engine.

Figure 3: Autodesk 3DS Max render from camera matched to reference models and baseline image



As part of this process the ‘warped old style camera’ settings were used to match the cylindrical projection of the baseline panoramic image and allow accurate matching of reference points.

Once the correct aspect, orientation and any camera roll (potential minor rotation of the camera when photograph taken) were confirmed and checked, the locations were locked for use in rendering.

A.4.4 3D Design Modelling

Basic form 3D models of the proposed changes on-site were produced using the available design data listed below.

Table 2 Core Design information

MATERIAL CHANGE PROPOSAL	Design Change Application Drawing Reference	FILE TYPE
Wet to dry ISFS	Roof Plan: HINK-A2-HHK-00-GP-000	pdf
Wet to dry ISFS (continued)	North, South, East and West Elevations: HINK-A2-HHK-00-GE-001	pdf
Equipment Storage Building (for ISFS)	Roof plan and Elevations: HINK-A2-HHX-00-GA-001	pdf
Meteorological Mast	Roof plan and Elevation: HINK-A2-HSM-00-GA-002	pdf

Design information available in .pdf form required scaling to a base layout and OS Master Map vector map using Computer Aided Design ('CAD') software (AutoCAD 2018), to ensure proposals were accurately positioned to the OS National Grid, and scaled correctly. Once each element was given its correct layer the data was exported to Autodesk 3DS Max Design software to model in 3D.

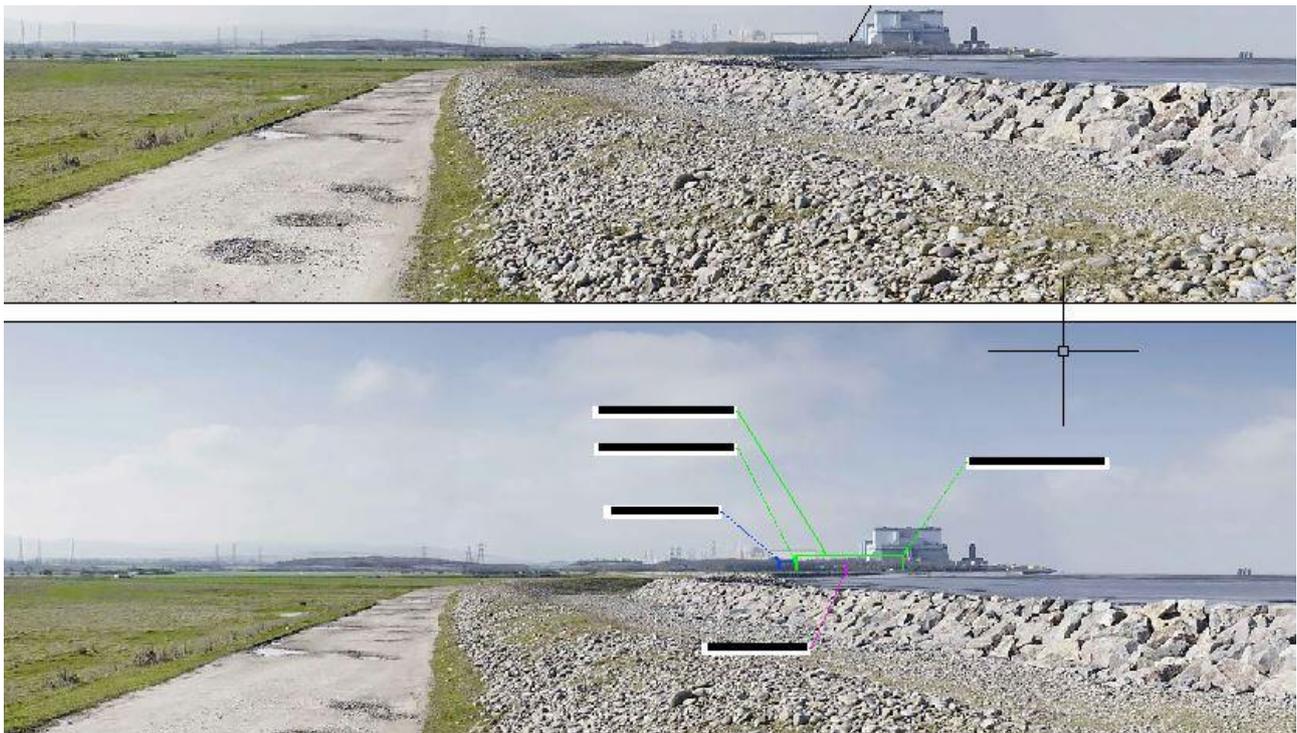
3D Modelling was undertaken using the core dimensions shown on the elevations on the drawings noted above. This was undertaken using the 2D polylines imported into 3DS Max which were moved to the local grid and then extruded to the correct heights for each building or structure. Finally the models were then moved up in the vertical axis to the correct ground elevation in metres Above Ordnance Datum ('AOD').

All elements were then given a basic colour to allow rendering and identification of each element in the final render.

A.4.5 Figure compilation

The rendered image from 3DS Max was overlaid in Photoshop and then the final jpeg image inserted into the CAD frame over the baseline image. This render was used for reference to trace lines for each element and then these were annotated to reflect whether parts of the proposed changes on-site were visible or not.

Figure 4: AutoCAD annotation and traced overlay of rendered image of proposed 3D mass models



A.5 Proposed Final Output

Each viewpoint is represented on a single A1 figure comprising:

Sheet 1

- Baseline – DCO VVI photomontage extract as cropped to 90° (HFoV) x 27° VFoV (as extracted from DCO original imagery (160° x 55°))
- Proposed Changes On-Site Type 1 visualisation at 90° HFoV x 27° VFoV

All sheets will include additional information such as:

- Baseline survey data (taken from the original VVI survey methodology)
- Technical notes to production of final images

A.5.1 Use and Limitations Disclaimer

The Type 1 visualisations provided are intended to provide a reasonable indication of the visibility and scale of the proposed changes on-site in relation to Hinkley Point C but can never be 100% accurate. These figures therefore are not used as a tool in the assessment of effect significance.

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Appendix B Long-List of Other Projects

LONG-LIST OF OTHER PROJECTS – PROPOSED CHANGES ON-SITE

Planning Applications

Application Reference	Local Planning Authority	Brief Description	Location	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
3/32/19/041	Somerset West and Taunton	Shelduck mitigation works, including fence line, information boards and signage, vegetation clearance for access and provision of seasonal wardening	Land at Steart Marshes, Wall Common, Steart, Somerset	7.94	Landscape and visual	No cumulative construction or operational effects on landscape character or visual amenity due to scale of the other project and distance from Hinkley Point C.	No
3/18/20/003	Somerset County Council	Construction of recreational lake of approximately 3,000sqm in area to be used for kayaking, raft building and swimming	Kilve Court Outdoor Education Centre, Main Road, Kilve, Bridgwater	6.53	Landscape and visual	No cumulative construction or operational effects on landscape character or visual amenity due to scale of the other project and distance from Hinkley Point C.	No

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Application Reference	Local Planning Authority	Brief Description	Location	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
3/32/20/009	Somerset West and Taunton	Erection of a residential development comprising of 27 No. dwellings, relocation of childrens play area and associated works (resubmission of 3/32/19/019)	Land at Paddons Farm, Stogursey, Bridgwater	2.96	Landscape and visual	No cumulative construction or operational effects on landscape character or visual amenity due to scale of the other project and distance from Hinkley Point C.	No
3/18/21/013	Somerset West and Taunton	Installation of compact wastewater treatment plant to replace septic tank (retention of part works already undertaken)	Pardlestone Bungalow, Pardlestone Lane, Kilve	7.58	Landscape and visual	No cumulative construction or operational effects on landscape character or visual amenity due to scale of the other project and distance from Hinkley Point C.	No
3/32/22/015	Somerset County Council	Installation of plant and equipment associated with Building 49 and Building 49A	Hinkley Point A, Hinkley Point Road, Stogursey, Bridgwater	0.68	Landscape and visual	No cumulative construction or operational effects on landscape character or visual amenity due to scale of the other project.	No

Application Reference	Local Planning Authority	Brief Description	Location	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
3/32/21/026	Somerset West and Taunton	Change of use of land from agricultural to leisure with siting of 4 No. glamping pods with associated works	Burton Springs Fishery and Campsite, Lawson Farm, Shurton Road, Stogursey	2.13	Landscape and visual	No cumulative construction or operational effects on landscape character or visual amenity due to scale of the other project and distance from Hinkley Point C.	No

Planning Allocations

Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
N14	West Somerset Council	West Somerset Local Plan to 2032	Holford	Area of Outstanding Natural Beauty: Nationally Designated Landscape Areas	7.00	Landscape and visual	No cumulative construction or operational effects anticipated due to distance from Hinkley Point C.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
NH2	West Somerset Council	West Somerset Local Plan to 2032	Holford	Conservation Area: Management of Historic Assets	6.86	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
R/3	West Somerset Council	West Somerset Local Plan to 2032	Holford	Playing Field	6.76	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
R/7	West Somerset Council	West Somerset Local Plan to 2032	Holford	Amenity	6.95	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
R/7	West Somerset Council	West Somerset Local Plan to 2032	Holford	Amenity and Orchard	6.85	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
R/7	West Somerset Council	West Somerset Local Plan to 2032	Holford	Churchyard	6.91	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
NH4	West Somerset Council	West Somerset Local Plan to 2032	Holford	Archaeological Sites of Local Importance	7.15	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
NH3	West Somerset Council	West Somerset Local Plan to 2032	Holford	Area of High Archaeological Potential	6.86	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
Zone 3 Flood Risk Area	West Somerset Council	West Somerset Local Plan to 2032	Kilve	Zone 3 Flood Risk Area	6.37	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
NH11	West Somerset Council	West Somerset Local Plan to 2032	Kilve	Bat Consultation Zone	6.45	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
NH14	West Somerset Council	West Somerset Local Plan to 2032	Kilve	Area of Outstanding Natural Beauty: Nationally Designated Landscape Areas	6.55	Landscape and visual	No cumulative construction or operational effects anticipated due to distance from Hinkley Point C.	No
CC4	West Somerset Council	West Somerset Local Plan to 2032	Kilve	Coastal Zone Protection	6.09	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No
NH4	West Somerset Council	West Somerset Local Plan to 2032	Kilve	Archaeological Sites of Local Importance	6.28	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation area and distance from Hinkley Point C.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
SY/1	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Proposed Car Park	2.97	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
Zone 3 Flood Risk Area	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Zone 3 Flood Risk Area	3.27	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH11	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Bat Consultation Zone	3.27	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH2	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Management of Historic Assets	3.29	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
SY/1	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Proposed Cemetery Extension	2.98	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH3	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Area of High Archaeological Potential	3.29	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
R/7	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Churchyard/Cemetery	3.09	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
R/7	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Amenity	3.31	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
NH1	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Historic Monument	3.37	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH4	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Archaeological Sites of Local Importance	3.07	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH1	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Historic Monument	3.05	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH4	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Archaeological Sites of Local Importance	3.07	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
NH4	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Archaeological Sites of Local Importance	3.14	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
NH4	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Archaeological Sites of Local Importance	3.09	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
R/3	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Playing Field	3.14	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
R/7	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Amenity	3.08	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Site Name	Allocation Type	Approximate distance from Hinkley Point C (km)	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
WSDLP/3	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Recreation Ground	2.96	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
R/3	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Playing Field	2.82	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No
R/7	West Somerset Council	West Somerset Local Plan to 2032	Stogursey	Amenity	2.91	Landscape and visual	No cumulative construction or operational effects anticipated due to small scale of the allocation and nature of the allocation	No

LONG-LIST OF OTHER PROJECTS – PROPOSED CHANGES OFF-SITE

Saltmarsh

Planning Applications

Application Reference	Local Planning Authority	Brief Description	Site Location	Distance to Pawlett Hams [km]	Distance to The Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
3/32/19/041	Somerset West and Taunton	Shelduck mitigation works, including fence line, information boards and signage, vegetation clearance for access and provision of seasonal wardening	Land at Steart Marshes, Wall Common, Steart, Somerset	Outside study area	1.30	Terrestrial Ecology and Landscape and Visual (The Island only)	The development was consented in Dec 2019 to be commenced within 5 years. It is assumed that construction will be completed prior to the construction of Pawlett Hams. No cumulative construction or operational effects anticipated due to small scale of works.	No

Application Reference	Local Planning Authority	Brief Description	Site Location	Distance to Pawlett Hams [km]	Distance to The Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
41/21/00012 (Application is Under Consideration)	Somerset Council	Outline application with some matters reserved, for the erection of up to 41no. dwellings, convenience store and access.	Land West Of, Pawlett Road, Pawlett, Highbridge, Somerset	1.35	1.84	Terrestrial Ecology and Landscape and Visual	<p>The development has yet not been consented so it is assumed that construction could coincide with the construction of Pawlett Hams.</p> <p>During construction birds are likely to be disturbed and could move to this area. Due to distance this is unlikely to result in a cumulative impact but should be further assessed against when the timing of the works at Pawlett Hams and The Island are known.</p> <p>No cumulative operational effects anticipated due distance and intervening topography screening views.</p>	Yes – construction for both Terrestrial Ecology and Ornithology and Landscape and Visual

Planning Allocations

Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
D33	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Informal Recreational Outdoor Space	0.11	Outside study area	Socio-economics, Noise, Surface Water, Amenity and Recreation, Soils and Land Use, Geology and Land Contamination, Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual, Aquatic Ecology (Pawlett Hams only)	<p>Terrestrial Ecology and Ornithology: During construction birds are likely to be disturbed and could move to the Informal Recreational Outdoor Space. If this area is being used, there is potential for cumulative impacts.</p> <p>Landscape and visual: Potential cumulative construction or operational effects anticipated due to proximity to Pawlett Hams.</p> <p>Other Aspects: No other cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.</p>	Yes – construction for Terrestrial Ecology and Ornithology and construction and operation for Landscape and Visual

Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
D33	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Informal Recreational Outdoor Space	0.78	Outside study area	Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	<p>Terrestrial Ecology and Ornithology: During construction birds are likely to be disturbed and could move to the informal Recreational Outdoor Space. If this area is being used, there is potential for cumulative impacts.</p> <p>Landscape and visual: Potential cumulative construction or operational effects anticipated due to proximity to Pawlett Hams.</p> <p>Other Aspects: No other cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.</p>	Yes – construction for Terrestrial Ecology and Ornithology and construction and operation for Landscape and Visual
S2	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Settlement Boundary	1.07	Outside study area	Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
D33	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Formal Recreational Outdoor Space	0.74	Outside study area	Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	<p>Terrestrial Ecology and Ornithology:</p> <p>During construction birds are likely to be disturbed and could move to the Formal Recreational Outdoor Space. If this area is being used, there is potential for cumulative impacts.</p> <p>Other Aspects:</p> <p>No other cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.</p>	Yes – construction for Terrestrial Ecology and Ornithology
D26	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Areas of High Archaeological Potential	1.30	Outside study area	Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
S2	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Settlement Boundary	0.72	Outside study area	Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	Landscape and visual: Potential cumulative construction or operational effects anticipated due to proximity to Pawlett Hams. Other Aspects: No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	Yes - construction and operation for Landscape and Visual
D26	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Areas of High Archaeological Potential	0.90	Outside study area	Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No

Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
D33	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Formal Recreational Outdoor Space	0.32	Outside study area	Socio-economic, Noise, Surface Water, Amenity and Recreation, Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	<p>Terrestrial Ecology and Ornithology:</p> <p>During construction birds are likely to be disturbed and could move to the Formal Recreational Outdoor Space. If this area is being used, there is potential for cumulative impacts.</p> <p>Landscape and visual:</p> <p>Potential cumulative construction or operational effects anticipated due to proximity to Pawlett Hams.</p> <p>Other Aspects:</p> <p>No other cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.</p>	Yes – construction for Terrestrial Ecology and Ornithology and construction and operation for Landscape and Visual

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Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
D33	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Informal Recreational Outdoor Space	0.32	Outside study area	Socio-economic, Noise, Surface Water, Amenity and Recreation, Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	<p>Terrestrial Ecology and Ornithology: During construction birds are likely to be disturbed and could move to the Informal Recreational Outdoor Space. If this area is being used, there is potential for cumulative impacts.</p> <p>Landscape and visual: Potential cumulative construction or operational effects anticipated due to proximity to Pawlett Hams.</p> <p>Other Aspects: No other cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.</p>	Yes – construction for Terrestrial Ecology and Ornithology and construction and operation for Landscape and Visual
D26	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Areas of High Archaeological Potential	1.71	Outside study area	Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
S2	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Settlement Boundary	1.93	Outside study area	Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No
D26	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Areas of High Archaeological Potential	1.93	Outside study area	Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No
S2	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Settlement Boundary	Outside study area	1.25	Terrestrial Ecology and Ornithology, Landscape and Visual (The Island only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from The Island.	No
D33	Somerset Council	Sedgemoor Local Plan 2011 - 2032	Informal Recreational Outdoor Space	Outside study area	1.64	Terrestrial Ecology and Ornithology, Landscape and Visual (The Island only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from The Island.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
N/A	Somerset Council	Somerset Minerals Plan	PEDL areas under offer 17/12/2015	0.37	1.76	Socio-economic, Noise, Surface Water, Amenity and Recreation, Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual	<p>Terrestrial Ecology and Ornithology:</p> <p>During construction birds are likely to be disturbed and could move to the PEDL sites. If this area is being used, there is potential for cumulative impacts.</p> <p>Other Aspects:</p> <p>No other cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams and The Island.</p>	Yes – construction for Terrestrial Ecology and Ornithology
N/A	Somerset Council	Somerset Minerals Plan	Special Area of Conservation	0.69	Outside study area	Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual (Pawlett Hams only)	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from Pawlett Hams.	No

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Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Pawlett Hams [km]	Distance to the Island [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
N/A	Somerset Council	Somerset Minerals Plan	Special Protection Area (Ramsar)	0.00	2.76	Socio-economic, Noise, Surface Water, Amenity and Recreation, Vibration, Soils and Land Use, Geology and Land Contamination, Groundwater, Historic Environment, Terrestrial Ecology and Ornithology, Landscape and Visual, Aquatic Ecology	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from The Island.	No

Weirs

Planning Applications

Weir	Application Reference	Local Planning Authority	Brief Description	Site Location	Distance to Weir [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
River Lugg Weirs: Mousenatch	P191445/L	Herefordshire Council	Proposed conversion of the mill and associated buildings to 6 units for holiday accommodation.	Waterloo Mill Cobnash Kingsland Leominster Herefordshire	1.69	Terrestrial Ecology and Ornithology	No cumulative construction or operational effects anticipated due to nature of the development and distance from the weir.	No

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Weir	Application Reference	Local Planning Authority	Brief Description	Site Location	Distance to Weir [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
River Severn: Maisemore Weir	20/00212/OUT	Tewkesbury Borough Council	Development of 8 dwellings together with open space, access, parking, landscaping, drainage and associated works.	Land West of Persh Lane Maisemore Gloucester, Gloucestershire	0.97	Terrestrial Ecology and Ornithology, Landscape and Visual, Groundwater	<p>Landscape and Visual: The development was consented in July 2020 to be started within 5 years. It is assumed that construction could coincide with the construction of Maisemore Weir.</p> <p>No operational effects arising that would result in a greater (cumulative) significance of effect due to the location of the development on the opposite side of the village.</p> <p>Other Aspects: No other cumulative construction or operational effects anticipated due to nature of the development and distance from the weir.</p>	Yes – construction for Landscape and Visual

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Weir	Application Reference	Local Planning Authority	Brief Description	Site Location	Distance to Weir [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
River Severn: Maisemore Weir	19/00676/OUT	Tewkesbury Borough Council	Erection of up to 33 residential units with associated infrastructure and landscaping.	Part Parcel 9851 Maisemore Gloucester Gloucestershire	0.79	Terrestrial Ecology and Ornithology, Landscape and Visual, Groundwater	<p>Landscape and Visual: The development was consented in Jan 2023 to be completed within 5 years. Therefore, assumed development construction could coincide with construction of Maisemore Weir.</p> <p>No operational effects arising that would result in a greater (cumulative) significance of effect due to the location of the development on the opposite site of the village.</p> <p>Other Aspects: No other cumulative construction or operational effects anticipated due to nature of the development and distance from the weir.</p>	Yes – construction for Landscape and Visual

Planning Allocations

Weir	Allocation Reference	Local Planning Authority	Local Plan Document	Allocation Type	Distance to Weir [km]	Within Zone of Influence of	Stage 1 Notes	Progress to Stage 2?
River Severn: Maisemore Weir	GTTS 2011	Tewkesbury District Council	Tewkesbury Borough Plan 2011 - 2031	Retained site allocations for Gypsies and Travellers	1.78	Terrestrial ecology and ornithology	No cumulative construction or operational effects anticipated due to nature of the allocation and distance from the weir.	No