East Anglia TWO Offshore Windfarm

Appendix 4.4

Summary Note on Landscape and Visual Impact and Mitigation

Preliminary Environmental Information
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Summary Note on Landscape and Visual Impact and Mitigation

East Anglia TWO and East Anglia ONE North

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1 Background

SPR's landscape consultant OPEN have undertaken landscape desk based assessment and field survey work as part of the site selection exercise for the substations, and produced a separate Area of Outstanding Natural Beauty (AONB) Appraisal which informs the advice provided in this note.

The high-level assessments made within this note are based on current available information for the substation zones and may be subject to change once the issue is assessed fully in a LVIA.

The note looks at three zones in particular, namely W1, E2 and E4. These have been selected for the following reasons.

- W1 has been included as an proxy for the western zones. It was also the leading zone in terms of scoring in the RAG assessment for the location of SPR's substation infrastructure. W1 is outside the AONB.
- E2 has been included in response to the LPA's previous comments relating to zones in the vicinity of Sizewell Gap Road.
- E4 has been chosen as a zone that sits entirely within the AONB but is also in the vicinity of Sizewell Gap Road.

The approach of assessing these three zones ensures we have considered zones both inside and outside of the AONB in a greater level of detail.

The assessment also looks at the sensitivity of the local landscape and visual receptors and assesses the impacts on these receptors.

The note provides, at a high-level:

- Sensitivity of receptors and potential magnitude of change of siting the substations in Zones W1, E2 and E4.
- Mitigation feasibility / suitability in Zones W1, E2 and E4.
- Potential significance of residual landscape and visual impacts of the substations in Zones W1, E2 and E4 associated with the substations.

2 Sensitivity and Potential Magnitude of Change

A high-level assessment of the sensitivity and potential magnitude of change resulting from the substations in each of Zones E2, E4 and W1 has been undertaken and is presented in a separate assessment matrix which has been included with this response as an excel spreadsheet within **Appendix 1**. The findings are summarised as follows for each zone.

2.1 Zone W1

Landscape receptors – the main landscape receptor which has a high susceptibility to changes resulting from the substations is the Ancient Estate Claylands Landscape Character Area (LCA), within which Zone W1 is located. This LCA is not subject to designation and is considered to be of medium value, but of high susceptibility to change. Grove Wood (Ancient Woodland) is susceptible to physical effects resulting from development and this mature woodland also makes a strong contribution to the local character, with the setting of this Ancient Woodland being susceptible to changes arising from the substations.

The substations, if sited within Zone W1, have the potential to result in a high magnitude of change to the landscape character of the Ancient Estate Claylands within localised geographic areas to the north of Friston and potentially the areas between Knodishall and Friston (depending on the siting of the substations within the Zone), which currently benefit from the relatively unspoilt rural character and the setting of the ancient woodland. The AONB, Heritage Coast and Special Landscape Area (SLA), despite being of high landscape value, have a medium to low susceptibility to changes occurring in Zone W1, with the magnitude of change on their scenic qualities resulting from the substations is likely to be low to negligible, due to the distance of Zone W1 from these designations and likely limited visibility and therefore limited influence of the substations on the existing character and qualities of these designations.

Visual receptors – the main visual receptors which have a high susceptibility to changes resulting from the substations are residents of the settlements of Friston, Knodishall, Knodishall Hall and local rural dwellings (including Friston House, Woodside Farm, Little Moor Farm, Fristonmoor, Moor Farm, Manor Farm); people walking on the local Public Right of Way (PRoW) network (including paths Friston to Fristonmoor and Friston to Knodishall (Sandlings Walk)). Motorists on the local road network are also susceptible to changes, including people driving on Grove Road, Saxmundham Road (B1122 and B1119), Snape Road (B1069) and School Road.

The substations, if sited within Zone W1, have the potential to result in a high magnitude of change to views experienced by residents living nearby in parts of the village of Friston and on the visual amenity of residents of scattered farms to the immediate north/north-west (particularly Moor Farm, High House Farm, Friston Moor Barn). The substations would also likely result in a high magnitude of change to views experienced by people using the local PRoW network and minor roads (including Grove Road and Saxmundham Road B1121).

2.2 Zone E2

Landscape receptors – Zone E2 is located within the Estate Sandlands LCA, which has medium-high susceptibility to changes resulting from the substations. At a local level in the area near to Zone E2, this LCA is considered to have a slightly lower susceptibility to change arising from the substations (than the Ancient Estate Claylands LCA to the west), due to the 'degraded' character and influence of existing energy transmission/generation influences in the baseline (Sizewell Nuclear Power Station and overhead lines). It does, however, have a relatively higher value, due to it being part of the nationally protected landscape of the AONB.

The substations, if sited within Zone E2, have the potential to result in a high magnitude of change to the landscape character of the Estate Sandlands LCA within localised geographic areas in the area to the east of Leiston. These areas currently benefit from the landscape/scenic qualities relating to their position at the edge of and in the setting of the AONB, with a distinctive backdrop and juxtaposition of the Sandlings Forests and surrounding arable land.

Zone E2 is located on the edge of and partially within the AONB, which is of high landscape value, with a medium-high susceptibility to changes arising from the substations in Zone E2. There is likely to be a high magnitude of change locally on some of the special qualities of the AONB resulting from the substations in Zone E2 (see AONB appraisal for detail).

Visual receptors – the main visual receptors which have high susceptibility to changes resulting from the substations are residents of the settlements of Leiston and Aldringham; and local rural dwellings (including Hawsell's Farm, Halfway Cottages, Crown Farm, Stone House and Home Farm). There are numerous PRoW

which often lead from these settled areas into the AONB's 'Aldringham Walks', which have a high susceptibility to changes occurring in Zone E2. The local road network is relatively limited in number and extent compared to western areas, with motorists on the Sizewell Gap Road being the main receptors that are susceptible to change.

The substations, if sited within Zone E2, have the potential to result in a high magnitude of change to views experienced by residents living nearby in parts of Leiston and on the visual amenity of residents of scattered farms (particularly Hawsell's Farm, Halfway Cottages, Crown Farm, Stone House and Home Farm). The substations would also likely result in a high magnitude of change to views experienced by people using the PRoW network within and on the edge of the AONB, and on motorists using Sizewell Gap Road.

Landscape receptors – Zone E4 is located within the Estate Sandlands LCA, which has medium-high susceptibility to changes resulting from the substations. At a local level in the area near to Zone E4, this LCA is considered to have a slightly lower susceptibility to change arising from the substations (than the Ancient Estate Claylands LCA to the west), due to the 'degraded' character and influence of existing energy transmission/generation influences in the baseline (Sizewell Nuclear Power Station and overhead lines). It does, however, have a relatively higher value, due to it being part of the nationally protect landscape of the AONB.

The substations, if sited within Zone E4, have the potential to result in a high magnitude of change to the landscape character of the Estate Sandlands LCA within localised geographic areas in the area around Sizewell Common. These areas currently benefit from the landscape/scenic qualities relating to their juxtaposition with the Sandlings Forests and surrounding arable land.

Zone E4 is located within the AONB, which is of high landscape value, with a medium-high susceptibility to changes arising from the substations in Zone E4. There is likely to be a high magnitude of change locally on some of the special qualities of the AONB resulting from the substations in Zone E4 (see AONB appraisal for detail) and potential for medium-high magnitude of change to localised areas of the Suffolk Heritage Coast to the immediate east of Zone E4.

Visual receptors – the main visual receptors which have high susceptibility to changes resulting from the substations are residents of the settlements of Leiston, Aldringham and Sizewell; and local rural dwellings (including Halfway Cottages, Crown Farm, Stone House, Home Farm, Sizewell Hall and Dower House). There are numerous PRoW which often lead from settled areas into the AONB's 'Aldringham Walks', which have a high susceptibility to changes occurring in Zone E2. The Suffolk Coastal Path/Sandling's Walk passes the zone and has a high susceptibility to change. The local road network is relatively limited in number and extent compared to western areas, with motorists on the Sizewell Gap Road being the main receptors that are susceptible to change. There are a number of visitor facilities to the east associated with the coast, including Sizewell Beach, Sizewell Hall (Christian retreat) and Beach View Holiday Park, which have a relatively high susceptibility to change due to their proximity to Zone E4.

The substations, if sited within Zone E4, have the potential to result in a medium magnitude of change to views experienced by residents living nearby in parts of Sizewell, however if sited in Zone E4, the substations would be likely to have limited effects on views experienced by residents of settlements in the area, with Leiston and Aldringham located at relative distance inland to the west; and Knodishall/Friston being further inland. Residents of Thorpeness are susceptible to changes occurring in the southern part of the zone, but have lower susceptibility to changes occurring in the northern part of the zone. The substations have the potential to have high magnitude of change to the visual amenity of residents of scattered farms (particularly Halfway Cottages, Crown Farm, Stone House (cluster of dwellings), Home Farm, Dower House and Sizewell Hall). The substations would also likely result in a high magnitude of change to views experienced by people using the PRoW network within the AONB, including on walkers using the Suffolk Coastal Path/Sandling's Walk and on motorists using Sizewell Gap Road near to Sizewell Nuclear Power Station.

3 Mitigation Feasibility / Suitability

Approach to Mitigation Through the DCO process

In terms of guiding principles for substation mitigation SPR will produce a landscape masterplan for our projects and National Grid Energy Transmission. This will be secured by requirement within the DCO. We will develop an outline plan pre consent and a final plan post consent, to achieve appropriate mitigation. Specifically as set out below we will look to screen the site with existing blocks of woodland or belts of trees. In general we will look to minimise the height and bulk of structures. We have already achieved a reduction from 21m to 15m for buildings (18m external harmonic filters). We will explore further reductions in both height and footprint post consent once contractors have been appointed. Specific detail relating to colour, simplicity of form and lighting will be resolved as post consent through the substation design requirement discharge process with a competent contractor.

3.1 Zone W1

The woodland at Grove Wood/Laurel Covert will provide substantial screening of the area north of Grove Wood, particularly in views from the east (Knodishall area), north (Knodishall Hall/Saxmundham Road) and south (Snape Road/PRoW between Knodishall and Friston). The extent and height of this mature woodland is of real benefit in terms of landscape and visual mitigation.

Whilst development within W1 is likely to be prominent locally from the PRoW network near Friston and from Grove Road, the existing mature woodland formed by Grove Wood and Laurel Covert provides substantial screening. There are opportunities to utilise these existing woodland features for screening and visual containment of development, together with other areas of woodland within the zone, such as policy woodlands around Friston House and shelterbelts at Long Covert and those associated with individual farmsteads. It is also notable that some substantial hedgerow field boundaries provide further screening within the zone, all of which could contribute to reducing prominence of development from local receptors.

Land within Zone W1 is relatively flat and gently undulating, however the landform to the north of the zone rises gradually and provides visual containment. There are notable opportunities for deliverable and effective mitigation in the form of new woodland planting. Landscape and visual effects would be mitigated over the longer term with the implementation of a landscape masterplan for the site, which offers potential to connect existing mature woodland blocks with further woodland planting, strengthening the existing hedgerow network. Changes in hedgerow management to retain higher hedgerows, and off-site planting near to specific receptors will be included as part of a landscape masterplan. Soils in this area tend to be slightly acidic but base-rich loamey and clayey soils (loam to clayey loam), which are likely to be fertile and conducive to good plant growth. It is considered that landscape mitigation could be secured and is capable of being delivered and effective over the long-term (10-15 year post planting) as part of a landscape masterplan.

3.2 Zone E2 and E4

Given the high quality of the national landscape designation affected, it would be critical, if siting within the AONB in particular, that suitable mitigation measures are delivered as part of the development proposals. The AONB is at its narrowest point in the area near Sizewell and further development has the potential to ‘split’ the character of the AONB into areas either side of an energy transmission/generation landscape. Landscape mitigation options could consider the potential to extend the boundary of the AONB, or provide enhancements of the AONB landscape, for example, through extension of habitats in the local biodiversity network, coniferous forestry planting to provide visual screening and expand the characteristic Sandlings Forests of the AONB and improvements to the amenity value of the land around the substations, with potential linkages to the EDF estate as part of a wider vision for this part of the AONB. Soils in this eastern area tend to be freely draining, neutral to slightly acidic sandy soils (light sandy soils), which are likely to be less fertile and less easily worked than the

loam soils further west, however the sandy soils could be improved with organic matter in planting areas to provide better conditions for plants growth. The available space for woodland planting may be constrained to some degree by the existing habitats in the surrounding landscape. It is considered that landscape mitigation could be secured and is capable of being delivered and effective over the long-term (10-15 year post planting) as part of a landscape masterplan.

4 Significance of Landscape and Visual Impact Associated with the Substations

A high-level assessment of the potential landscape and visual effects of the substations in each of Zones E2, E4 and W1 has been undertaken and is presented in the separate assessment matrix. The findings are summarised as follows for each zone.

4.1 Zone W1

Landscape effects - likely significant effects on the local landscape character of the Ancient Estate Claylands LCA in the area to the north of Friston. No significant effects on Suffolk Coast & Heaths AONB ('the AONB), Suffolk Heritage Coast ('the Heritage Coast') or Hundred River Valley SLA ('the SLA').
Visual effects – likely significant effects on views experienced by residents of Friston, local rural dwellings, walkers using local PRoW network and motorists on Grove Road and Saxmundham Road (B1121).

4.2 Zone E2

Landscape effects – likely significant effects on the local character of the Estate Sandlands LCA in the area east of Leiston. Significant effects on special qualities of the AONB, relating to landscape/scenic quality (see AONB appraisal for detail). No significant effects on the Heritage Coast or SLA.

Visual effects – likely significant effects on views experienced by residents of Aldringham and Leiston, local rural dwellings, walkers using local PRoW network between Leiston and Aldringham Walks into AONB, and motorists on Sizewell Gap Road.

4.3 Zone E4

Landscape effects – Likely significant effects on the local character of the Estate Sandlands LCA in the area around Sizewell Common. Significant effects on special qualities of the AONB -see AONB appraisal for detail. Potentially significant effects on the Heritage Coast to the immediate east of the zone.

Visual effects – Likely significant effects on views experienced by residents of Sizewell, local rural dwellings, walkers using local PRoW network between Leiston and Aldringham Walks into AONB and Suffolk Coastal Path, motorists on Sizewell Gap Road and visitors to Sizewell Beach and Sizewell Hall.

5 Conclusion

Fundamentally, the high-level LVIA has found that development of the substations within either of the eastern zones (E2 and E4), which are located within or on the edge of the AONB, would result in significant effects on some of the special qualities of the AONB. Development of the substations in the western substation zone (W1) would however, be likely to avoid significant effects on the special qualities of the AONB.

Although development in the western zones would avoid significant effects on the AONB special qualities, the presence within the AONB of Sizewell Nuclear Power Station, together with Greater Gabbard and Galloper substations; and the adjoining overhead transmission lines may provide a certain landscape rationale for the substations to be located in these eastern zones, as this would consolidate development and landscape and visual effects to an area already influenced by such development. Landscape mitigation could also be effective through coniferous forestry planting to provide visual screening and expansion of the characteristic Sandlings Forests habitat of the AONB. However, such landscaping could not fully mitigate potential significant impacts on the special qualities associated with this part of the AONB.

Although the zones to the west are not subject to landscape designation, the western zones are however, susceptible to change in their own terms, relating to the ability of the existing rural landscape character (which is relatively less modified by existing energy developments), to accommodate substation development of this scale. There are also inherent visual sensitivities due to the proximity of rural residences and small scale rural villages to these zones, and potential physical landscape effects resulting from the onshore cable route crossing of existing woodland at Aldeburgh Road.

Development of the substations in Zone W1 would, however, appear from the high-level LVIA to have significant effects on fewer landscape and visual receptors overall, when compared to Zones E2 and E4; with Zone W1 focusing significance on the local landscape character, residents of Friston and people walking/driving past the substations on the local PRoW/road network. Development of the substations in Zone W1 would avoid significant effects on the special qualities of the nationally protected AONB landscape, since it would be located well outside the AONB and have limited visibility from within it. Development in Zones E2 and E4 is likely to have significant landscape effects on both the 'host' LCA and the special qualities of the AONB, together with visual effects on both residents living locally to these zones and people visiting the AONB, such as people using the PRoW network/Suffolk Coastal Path within the AONB. Although no definitive assessment can be made in a high-level review, with the absence of a full LVIA at this stage, it is clear that while development of the substations in any of the zones will impact on both landscape and visual receptors – W1 is likely to avoid significant effects on the AONB and is likely to avoid this key landscape impact that is likely to result from development of the substations in Zones E2 and/or E4.

Appendix 1: Assessment Matrix

Zone	Landscape receptors	Value	Susceptibility to change	Potential Magnitude of Change	Mitigation	Residual Significance	Summary
W1	Ancient Estate Claylands LCA - overall	Medium	Medium-high	Medium to low (overall change to LCA)	N/A	Not significant	Significant residual effects on the local character of the Ancient Estate Claylands LCA in the area to the north of Friston. No significant effects on AONB, Heritage Coast or SLA.
	Ancient Estate Claylands LCA - Zone W1	Medium	High	High (change locally to Zone W1)	Siting of substations next to Grove Wood, which provides considerable screening. Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Grove Wood, with implementation of landscape masterplan.	Likely significant	
	Suffolk Coast & Heaths AONB	High	Medium	Low	N/A	Not significant	
	Suffolk Heritage Coast	High	Low	Negligible	N/A	Not significant	
	Hundred River Valley SLA	Medium-high	Low	Negligible	N/A	Not significant	
	Grove Wood (Ancient Woodland)	High	High	None (assuming no felling required)	N/A	Not significant	
E2	Estate Sandlands LCA - overall	Medium-high	Medium-high	Medium to low (overall change to LCA)	N/A	Not significant	Significant residual effects on the local character of the Estate Sandlands LCA in the area east of Leiston. Significant effects on special qualities of the AONB -see AONB appraisal for detail. No significant effects on heritage coast or SLA.
	Estate Sandlands LCA - Zone E2	Medium-high	Medium-high	High (change locally to Zone E2)	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Suffolk Coast & Heaths AONB	High	Medium-high	High (change locally to Zone E2)		Likely significant	
	Suffolk Heritage Coast	High	Medium-low	Medium-low	N/A	Not significant	
	Hundred River Valley SLA	Medium-high	Low	Negligible	N/A	Not significant	
	Grove Wood (Ancient Woodland)	High	Low	None	N/A	Not significant	
E4	Estate Sandlands LCA - overall	Medium-high	Medium	Medium to low (overall change to LCA)	N/A	Not significant	Significant residual effects on the local character of the Estate Sandlands LCA in the area around Sizewell Common. Significant effects on special qualities of the AONB -see AONB appraisal for detail. Potentially significant effects on heritage coast to immediate east.
	Estate Sandlands LCA - Zone E4	Medium-high	Medium-high	High (change locally to Zone E2)	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Suffolk Coast & Heaths AONB	High	Medium-high	High (change locally to Zone E2)		Likely significant	
	Suffolk Heritage Coast	High	Medium-high	Medium-high (locally at coast to east)		Likely significant	
	Hundred River Valley SLA	Medium-high	Low	Negligible	N/A	Not significant	
	Grove Wood (Ancient Woodland)	High	Low	None	N/A	Not significant	

Zone	Visual receptors (i.e. people within……	Value	Susceptibility to change	Potential Magnitude of Change Assumes W1 sited to north of Grove Wood / E2 sited near diversion towers / E4 sited at Sizewell Common (north of zone)	Mitigation	Residual Significance	Summary
W1	Friston		High	High	Siting of substations next to Grove Wood, which provides considerable screening. Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Grove Wood, with implementation of landscape masterplan.	Likely significant	Significant residual effects on views experienced by residents of Friston, local rural dwellings, walkers using local PRoW network and motorists on Grove Road and Saxmundham Road (B1121).
	Knodishall / Coldfair Green		Medium-high	Low		Not significant	
	Knodishall Hall		Medium-high	Low		Not significant	
	Aldringham		Low	Negligible		Not significant	
	Leiston		Low	Negligible		Not significant	
	Saxmundham		Low	Negligible		Not significant	
	Sizewell		Negligible	None		Not significant	
	Thorpeness		Negligible	None		Not significant	
	Local rural dwellings, including - Friston House, Woodside Farm, Little Moor Farm, Fristonmoor, Moor Farm, Manor Farm		High	High	Off-site mitigation planting near to specified residential receptors as part of landscape masterplan	Likely significant	
	PRoW - Friston to Fristonmoor (loop)		High	High	Siting of substations next to Grove Wood, which provides considerable screening. Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Grove Wood, with implementation of landscape masterplan.	Likely significant	
	PRoW - Friston to Knodishall (Sandlings Walk)		High	Medium to low	N/A	Not significant	
	Grove Road		Medium-high	High	Siting of substations next to Grove Wood, which provides considerable screening. Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Grove Wood, with implementation of landscape masterplan.	Likely significant	
	Saxmundam Road (B1121)		Medium-high	Medium		Likely significant	
	Snape Road (B1069)		Medium-high	Low	N/A	Not significant	
	Saxmundam Road (B1119)		Medium-high	Low	N/A	Not significant	
	School Road		Medium-high	Low	N/A	Not significant	
E2	Friston		Low	Negligible	N/A	Not significant	Significant residual effects on views experienced by residents of Aldringham and Leiston, local rural dwellings, walkers using local PRoW network between Leiston and Aldringham Walks into AONB, and motorists on Sizewell Gap Road.
	Knodishall / Coldfair Green		Medium	Medium	N/A	Not significant	
	Knodishall Hall		Medium-low	Medium-low	N/A	Not significant	
	Aldringham		Medium-high	Medium to medium-high		Likely significant	
	Leiston		High	Medium to medium-high	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Saxmundham		Negligible	None	N/A	Not significant	
	Sizewell		Low	Negligible	N/A	Not significant	
	Thorpeness		Low	None	N/A	Not significant	
	Local rural dwellings, including - Hawsell's Farm, Halfway Cottages, Crown Farm, Stone House (cluster of dwellings), Home Farm		High	High		Likely significant	
	PRoW - Leiston to Sizewell Gap Road (via Grimsey's Lane)		High	High	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	PRoW - Dismantled railway (Leiston to Aldringham Walks)		High	High		Likely significant	
	PRoW - Leiston to Sizewell Common		High	High		Likely significant	
	PRoW - Hawsell's Farm to Aldringham Walks		High	High		Likely significant	
	PRoW - Halfway Cottages to Aldringham Walks		High	High		Likely significant	
	PRoW - Sandy Lane/Broom Covert		Medium	Medium to medium-low	N/A	Not significant	
	Suffolk Coastal Path/Sandlings Walk		Medium	Medium to medium-low	N/A	Not significant	
	Sizewell Gap Road		Medium-high	High	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Sizewell Beach		Low	Negligible	N/A	Not significant	
	Sizewell Hall (Christian Retreat/Holiday Centre)		Low	Low	N/A	Not significant	
	Beach View Holiday Park		Low	Low	N/A	Not significant	
E4	Friston		Low	Negligible	N/A	Not significant	Significant residual effects on views experienced by residents of Sizewell, local rural dwellings, walkers using local PRoW network between Leiston and Aldringham Walks into AONB and Suffolkd Coastal Path, motorists on Sizewell Gap Road and visitors to Sizewell Beach and Sizewell Hall.
	Knodishall / Coldfair Green		Medium	Medium-low	N/A	Not significant	
	Knodishall Hall		Medium-low	Medium-low	N/A	Not significant	
	Aldringham		Medium-high	Medium to low		Not significant	
	Leiston		High	Medium to low	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Not significant	
	Saxmundham		Negligible	None	N/A	Not significant	
	Sizewell		High	Medium	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Thorpeness		Medium to low	Medium to low		Not significant	
	Local rural dwellings, including - Halfway Cottages, Crown Farm, Stone House (cluster of dwellings), Home Farm, Dower House, Sizewell Hall)		High	High		Likely significant	
	PRoW - Leiston to Sizewell Gap Road (via Grimsey's Lane)		High	Medium	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	PRoW - Dismantled railway (Leiston to Aldringham Walks)		High	Medium		Likely significant	
	PRoW - Leiston to Sizewell Common		High	High		Likely significant	
	PRoW - Hawsell's Farm to Aldringham Walks		High	Medium-low		Likely significant	
	PRoW - Halfway Cottages to Aldringham Walks		High	High		Likely significant	
	PRoW - Sandy Lane/Broom Covert		Medium	Medium	N/A	Not significant	
	Suffolk Coastal Path/Sandlings Walk		High	High	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Sizewell Gap Road		Medium-high	High		Likely significant	
	Sizewell Beach		High	Low	N/A	Not significant	
	Sizewell Hall (Christian Retreat/Holiday Centre)		Medium-high	Medium to high	Good opportunities for deliverable and effective mitigation with locally appropriate planting scheme, linked to Sandlings Forests, with implementation of landscape masterplan.	Likely significant	
	Beach View Holiday Park		Medium-high	Medium to high		Likely significant	