



OLDBURY ON SEVERN PARISH COUNCIL

Minutes of the

NUCLEAR NEW BUILD SUB GROUP MEETING

Held on Tuesday 3 October 2017, 7.30pm at the Memorial Hall

Present: Mr Keith Sullivan, Mr Matthew Riddle, Mr Matthew Clothier, Mr John Cornock, Mr Malcolm Lynden, Ms Gillian Ellis-King (South Gloucestershire Council).

Clerk: Emma Pattullo

1 Apologies

Apologies were received from: Dr Tony Acton

2 Minutes of last meeting

The minutes of the meeting held on 1st August 2017 were proposed as an accurate record by MR, seconded by ML and agreed by all.

GE-K noted that section 4.2 of the minutes contained a query as to whether CIL would apply to the developments of nuclear power plants. GE-K advised that the current position is that CIL would not apply as this would be a one-off development, not part of a succession of similar developments which all contribute to infrastructure. The current position would be that a S106 agreement would be sought for the NNB project.

3 Review of actions (not otherwise on this agenda)

Letter to Luke Hall – KS reported that no further reply has been received.

4 Parishioner survey

MR reported that he has not progressed this item.

KS reported that considerable discussion was held around this subject during the return journey from the Wylfa site visit. The site visit had shown ways in which the local community had been engaged in the project; the key message was to listen, not to go in with pre-conceived ideas. It might therefore be better, rather than putting a set of questions to residents, instead to just ask what their concerns were in an open-ended way.

There was considerable discussion as to who the survey should be sent to. The committee didn't want people to question why they had not received one, but wanted to keep numbers small enough that discussions could be held on a personal basis if needed. The whole parish will be consulted at a later stage in the development process.

The final area for delivery of the survey was determined by the current and proposed areas which Horizon own or expect to use during construction, as noted on the map supplied by Samantha Stagg. Only those residents adjacent to these areas will be consulted at this stage. These include those properties within the following limits:

- Shepperdine Road;
- Nupdown Lane – as far as the parish boundary;
- Oldbury Naite – from Starlings Den to the crossroads;
- Foss Lane – from the crossroads to the power station.

KS agreed to draft a letter. These will be delivered by hand.

Action: KS to draft letter to residents.

It was noted that Horizon are planning another meeting to inform Shepperdine residents of progress. It is hoped that this meeting will take place within the next few months.

5 Visit to Wylfa – feedback

The visit to Wylfa took place on 28th-29th September and was very successful. KS, JC, MC, GE-K, ML and EP attended, accompanied by Leon Flexman, Claire Loveday and Samantha Stagg (PR on behalf of Horizon). The group met with several members of Horizon staff and local community representatives, attended a Project Liaison Group meeting, held informal discussion with various stakeholders over dinner, and visited the construction site to view works in progress.

Notes have been produced by KS and EP and will be appended to these minutes.

GE-K had travelled up the day before in order to visit Anglesey County Council and gave verbal feedback on her discussions with ACC officers. Areas of concern for ACC include:

- Potential for workers in rented accommodation to displace tourism;
- Will provided accommodation be sufficient for demand?;
- Potential for increase in local rental rates;
- Phasing of works – which elements will be built in which order;
- Design and shape of the finished buildings – much of which is pre-determined by the reactor design;
- Speculative planning applications and ‘planning by land deal’ – with facilities planned for where land is easily available rather than in the best place;
- Road improvements – the off line elements cannot be done before site construction starts as they depend on the Financial Investment Decision.

Other issues noted by the group included:

- Archaeology – extensive works were observed at Wylfa despite Horizon’s stated findings that there wasn’t anything particularly significant on the site. The Oldbury site has a much greater likelihood since the Levels are of high archaeological potential.
- Tsunami protection – Daron Hodges stated that it was not possible for any tsunami to impact Wylfa, but there is a disputed historical account of a tsunami in the Bristol Channel in the 1600’s (there is an academics’ view that this was a storm surge); is this potential being accounted for at Oldbury?
- Ground raising – groundworks at Wylfa are enormous in scale. Oldbury would not require such extensive works but some will be needed which may include importing of up to 9million cubic metres of material to raise the site level for flood protection. KS has previously asked why the site can’t be lowered and the excavated material used to build a bund; the answer has been that a bund can be breached, but there is local precedent for such an approach e.g. new housing at Weston.

- Lorry transports – there is local concern that huge numbers of lorry movements will be required during construction at Oldbury; this may be fallacy as Horizon are still indicating that most material will come in by sea, but this emphasises the need to get road improvements / new roads planned and built as soon in the process as possible.
- Limits to community liaison before DCO submission – once submitted, the DCO is examined in public for 6 months. Parishes and individuals can register as ‘interested parties’. This 6 month period will involve further negotiation, so it is possible that Horizon may ‘hold things back’ to use as concessions during the negotiation process.
- DCO – it was mentioned several times during the site visit that once the DCO is granted, these plans are fixed and cannot be altered. GE-K advised that DCO’s can include flexibilities including, for example, setting parameters within which the development must take place.

Post meeting note: The Planning Inspectorate has an advice note explaining this flexibility. It is a concept known as the ‘Rochdale Envelope’ <https://infrastructure.planninginspectorate.gov.uk/wp-content/uploads/2013/05/Advice-note-9.-Rochdale-envelope-web.pdf>. It is worth noting that an Environmental Impact Assessment of an application that includes flexibility must assess the worst case scenario.

6 Future meeting with Horizon

It was agreed that Horizon should be invited to attend the next NNB meeting. It is hoped that Leon Flexman (Corporate Affairs Director, Horizon) will be able to attend. Due to Leon’s availability, the next meeting will be held during the afternoon rather than the usual evening slot.

KS will draw up an agenda for this meeting and circulate for comments. The meeting needs to focus on the following issues:

- Guidance re: potential dates (at least an indication);
- Plans for phasing of works;
- Additional land requirements;
- Site raising vs. lowering and bunding.

<p>Action: KS to draft agenda for meeting with Horizon</p>

7 Horizon planning applications

Horizon have put in several planning applications for refurbishment works at Jobes Green and Dairy Farms, as well as for the retention of the works compound at Jobes Green. It was agreed that this is a positive move to get these properties back into a habitable condition.

8 AOB

8.1 Emails received from parishioner

KS has received two emails from a parishioner who believes that the new plant will never be built and that the parish council should not be engaged with the project. KS has replied indicating that the Council have a responsibility to parishioners to be aware of what is happening and to be in a position to represent parishioner’s interests as and when required. Regardless of the current situation in the wider nuclear industry, current Government policy has nominated the Oldbury site for a potential development and we must continue to act accordingly.

8.2 Other matters

No other matters were raised.

9 Closure & date of next meeting

The meeting closed at 9:25pm.

Next meeting to be held on Tuesday 5th December at **2:00pm** – please note afternoon timing rather than the usual evening. This is to accommodate attendance by Leon Flexman, Horizon corporate affairs director.