

Our Ref: Hinkley Point C DCO – NMA Application

T: +44 (0)191 261 2361  
F: +44 (0)191 269 0076

25 August 2020

[avisonyoung.co.uk](http://avisonyoung.co.uk)

Sent via email to: [HPCNuclear@planninginspectorate.gov.uk](mailto:HPCNuclear@planninginspectorate.gov.uk)

Dear Sir/Madam,

**APPLICATION FOR A NON-MATERIAL CHANGE IN RELATION TO THE HINKLEY POINT C DEVELOPMENT SITE: REPRESENTATIONS ON BEHALF OF THE NDA**

We write to the Planning Inspectorate on behalf of the Nuclear Decommissioning Authority ('the NDA'), in respect of the current consultation on the recent application made by EDF which seeks non-material changes to the consented Hinkley Point C Permanent Development Site.

Avison Young are the appointed property advisors for the NDA, and provide planning advice across the NDA's UK-wide estate. This representation is made in respect of the Hinkley Point A site; which is owned by the NDA and located to the west of Hinkley Point C.

**Context – Hinkley Point**

The NDA are the strategic authority responsible for managing the effective and efficient clean-up of the UK's nuclear legacy, which includes the Hinkley Point A site.

Hinkley Point A is the site of a closed power station that operated from 1965 and ceased generating electricity in 2000. Hinkley Point A is currently being decommissioned and is located between Hinkley Point B to the east and the Hinkley Point C development site to the west. Hinkley Point B is the site of an existing nuclear power station, where Hinkley Point C received planning permission in March 2013 following submission of the Development Consent Order ('DCO').

Hinkley Point A remains heavily developed, with twin reactors in the centre of the site and is surrounded by associated buildings with a grid yard to the south. Defuelling of Hinkley Point A took place between 2000 and 2004. The site is currently undergoing Care & Maintenance preparations up to 2025; where the Care & Maintenance phase itself will take place through to 2085. The appended plan identifies the Hinkley Point A Nuclear License Site Area boundary for your information.

**Response to current NMA Consultation**

Several previous correction and non-material changes have been approved in relation to the Hinkley Point C DCO since it was made in 2013.

It is understood this current application for non-material change seeks consent for amendments to the description of the authorised development and approved plans for the purposes of changing the siting, layout and design of buildings and structures within the Hinkley

Point C site; amendments to Schedule 2 for the purposes of removing references to the permanent helipad no longer proposed; and an amendment to Schedule 14 to amend the procedure for discharge requirements.

It is the NDA's understanding that all changes proposed are within the parameters of the consented DCO application, with the exception of the relocated helipad function within the Southern Landscape Area. In this regard it is considered that the proposed changes are unlikely to materially impact upon NDA operations at Hinkley Point A.

The NDA would however welcome clarification from EDF that the relocation of this helipad function will not impact upon decommissioning operations at the adjacent Hinkley Point A site, given that an alternative location for the new helipad does not appear to have been identified in the supporting application documentation.

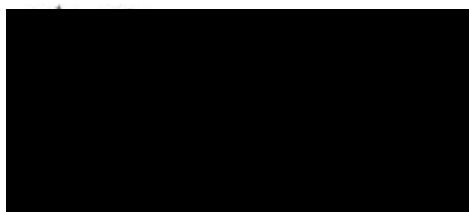
### **Summary**

In summary, it is considered that this non-material change application is not likely to impact upon NDA operations at Hinkley Point A beyond that previously considered in relation to the consented DCO and subsequent previous correction and non-material changes in 2013, 2015, 2017 and 2018 respectively.

The NDA therefore have no objection to the present proposals, subject to obtaining clarification regarding the relocation of the helipad function outwith the Hinkley Point C redline boundary.

The NDA continue to welcome the opportunity to work with EDF regarding the Hinkley Point C site. If either EDF or the Inspectorate require any further clarity in respect of the above representations, then please get in touch using the contact information below.

Yours sincerely



**Hannah Gray MRTPI**  
**Senior Planner**

**[hannah.gray@avisonyoung.com](mailto:hannah.gray@avisonyoung.com)**  
**For and on behalf of Avison Young**

Enc.

