



## Wylfa Newydd Project

Statement of Common Ground between  
Horizon Nuclear Power Wylfa Limited and  
Magnox

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# 1 Introduction

## 1.1 Status of this SoCG

- 1.1.1 This Statement of Common Ground (hereafter referred to as the 'SoCG') is being submitted to the Examining Authority as an agreed final version at Deadline 6, in accordance with the examination timetable.

## 1.2 Purpose of this document

- 1.2.1 This SoCG has been prepared by Horizon Nuclear Power (hereafter referred to as 'Horizon') and Magnox. It has been prepared in accordance with the guidance published by the Department of Communities and Local Government (hereafter referred to as 'DCLG Guidance')<sup>1</sup> and example SoCG documents provided on the Planning Inspectorate's website<sup>2</sup>.
- 1.2.2 The purpose of this SoCG is to set out agreed factual information about the application for development consent made by Horizon for the construction and operation of a new nuclear power station at the Wylfa Newydd Development Area on Anglesey (hereafter referred to as 'WNDA') together with on and off-site associated development (hereafter referred to as 'the Wylfa Newydd DCO Project' or 'the Project').

Paragraph 58 of the DCLG Guidance states:

*"A statement of common ground is a written statement prepared jointly by the applicant and another party or parties, setting out any matters on which they agree. As well as identifying matters which are not in real dispute, it is also useful if a statement identifies those areas where agreement has not been reached. The statement should include references to show where those matters are dealt with in the written representations or other documentary evidence"*

- 1.2.3 The aim of this SoCG is to therefore to provide a clear position of the state and extent of discussions and agreement between Horizon and Magnox on matters relating to the Wylfa Newydd Project.
- 1.2.4 The preparation of this SoCG has been informed by a programme of discussions between Horizon and Magnox as detailed at Table 2.1 below.
- 1.2.5 This SoCG has evolved through a series of iterative drafts. These drafts have been informed by on-going meetings between Horizon and Magnox. The first draft of this SoCG was provided by Horizon on 27 October 2017, for input and comment by the Horizon and Magnox.

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<sup>1</sup> Planning Act 2008: Guidance for the examination of applications for development consent (March 2015) paragraphs 58 – 65  
[https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/418015/examinations\\_guidance-final\\_for\\_publication.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/418015/examinations_guidance-final_for_publication.pdf)

<sup>2</sup> <https://infrastructure.planninginspectorate.gov.uk/application-process/example-documents/>

- 1.2.6 This SoCG is being submitted to the Examining Authority in relation to the application by Horizon under section 37 of the Planning Act 2008 (the Act) for an order granting development consent for the construction of the Wylfa Newydd DCO Project.

## 1.3 Description of Development

### *The Wylfa Newydd Project*

- 1.3.1 The Wylfa Newydd Project includes:

#### *The Enabling Works*

- 1.3.2 The Enabling Works comprise the Site Preparation and Clearance Proposals (SPC Proposals) and the A5025 On-line Highway Improvements.
- 1.3.3 Horizon has submitted applications for planning permission for the Enabling Works under the Town and Country Planning Act 1990 to the Isle of Anglesey County Council (IACC) as local planning authority. The On-line Highway Improvements were granted planning permission on 13th July 2018 (ref: 27C106E/FR/ECON). The planning authority resolved to grant the SPC application subject to the signing of a legal agreement on the 5th September 2018. The Welsh Government wrote to the IACC on 13 December 2018 directing that the SPC application should be determined by the Welsh Ministers (referred to as a call-in). Horizon has now written to IACC and Welsh Government to confirm that it is withdrawing the SPC application and that all works included within the SPC application have also been applied for as part of the DCO application.
- 1.3.4 In order to maintain flexibility in the consenting process for the Wylfa Newydd DCO Project, the SPC Proposals have also been included in the DCO application. The A5025 On-line Highway Improvements are not part of the DCO application.

### *The Wylfa Newydd DCO Project*

- 1.3.5 The Wylfa Newydd DCO Project comprises those parts of the Wylfa Newydd Project which are to be consented by a DCO, namely:

#### **The Nationally Significant Infrastructure Project (NSIP)**

- **Power Station:** the proposed new nuclear power station, including two UK Advanced Boiling Water Reactors, the Cooling Water System, supporting facilities, buildings, plant and structures, radioactive waste and spent fuel storage buildings and the Grid Connection;

- **Other on-site development:** including landscape works and planting, drainage, surface water management systems, public access works including temporary and permanent closures and diversions of public rights of way, new Power Station Access Road and internal site roads, car parking, construction compounds and temporary parking areas, laydown areas, working areas and temporary works and structures, temporary construction viewing area, diversion of utilities, perimeter and construction fencing, and electricity connections;
- **Marine works comprising:**
  - Permanent Marine Works: the Cooling Water System, the Marine Off-loading Facility, breakwater structures, shore protection works, surface water drainage outfalls, waste water effluent outfall (and associated drainage of surface water and waste water effluent to the sea), fish recovery and return system, fish deterrent system, navigation aids and Dredging;
  - Temporary Marine Works: temporary cofferdams, a temporary access ramp, temporary navigation aids, temporary outfalls and a temporary barge berth;
- **Off-site Power Station Facilities:** comprising the Alternative Emergency Control Centre (AECC), Environmental Survey Laboratory (ESL) and a Mobile Emergency Equipment Garage (MEEG); and

### Associated Development

- the Site Campus within the Wylfa Newydd Development Area;
- temporary Park and Ride facility at Dalar Hir for construction workers (Park and Ride);
- temporary Logistics Centre at Parc Cybi (Logistics Centre);
- the A5025 Off-line Highway Improvements;
- wetland habitat creation and enhancement works as compensation for any potential impacts on the Tre'r Gof Site of Special Scientific Interest (SSSI) at the following sites:
  - Tŷ Du;
  - Cors Gwawr;
  - Cae Canol-dydd

1.3.6 The Power Station will be operational for approximately 60 years after which it will be decommissioned. The buildings will be removed from the site and all spent fuel and radioactive waste managed. The end state of the site will be agreed with the regulators.

## Licensable Marine Activities

- 1.3.7 The Licensable Marine Activities comprise the Marine Works and the Deep Disposal (i.e. the disposal of material from dredging at the Disposal Site at Holyhead North). The Licensable Marine Activities will be consented under a Marine Licence; however the Marine Works would also be consented under the DCO.
- 1.3.8 A more detailed description of development is contained at Chapter 4 of the Planning Statement (APP-406).

## 1.4 The Role of Magnox

- 1.4.1 Magnox operates the existing Wylfa Nuclear Power Station. They work under contract to the Nuclear Decommissioning Authority (NDA) to ensure the safe decommissioning and cleaning up of the site's nuclear facilities, including ensuring that all waste products, both radioactive and non-radioactive, are safely managed.
- 1.4.2 Horizon acknowledges the importance of working closely with the Magnox (as well as the NDA) to ensure that activities associated with the construction and operation of the proposed Wylfa Nuclear Power Station does not impact Magnox/NDA operations.
- 1.4.3 A separate SoCG for the NDA has been prepared by Horizon.

## 2 Consultation with Magnox

- 2.1.1 Horizon has undertaken an extensive and comprehensive period of engagement with Magnox throughout the pre-application period and following the submission of the DCO application.
- 2.1.2 The preparation of this SoCG has been informed by a programme of discussions between Horizon and Magnox. Horizon met with Magnox to discuss and document common ground on the following dates:

**Table 2-1 Record of SoCG Meetings between Horizon and Magnox**

Meeting Date	Attendees	Purpose of Meeting
23 <sup>rd</sup> August 2017	Horizon Magnox NDA DWD Atkins	Kick off meeting with Magnox and NDA covering: <ul style="list-style-type: none"> <li>• Site access</li> <li>• Car parking</li> <li>• Site emergency plan</li> <li>• Magnox water main and other services</li> <li>• Highway works</li> <li>• Magnox Drainage</li> <li>• Dewatering operations</li> <li>• Cestyll Gardens and surrounding land</li> <li>• 400kV easement</li> <li>• Future use of the site</li> <li>• Land occupied by contractors car park</li> </ul>
12 <sup>th</sup> September 2017	Horizon Magnox	Meeting to discuss and clarify the SoCG approach with Magnox.
11 <sup>th</sup> October 2017	Horizon Magnox NDA	Meeting held to discuss draft DCO document review process with Magnox and NDA.
24 <sup>th</sup> October 2017	Horizon Magnox	Technical meeting to discuss the potential impact of online and offline highway works on Magnox's offsite operations.

<b>Meeting Date</b>	<b>Attendees</b>	<b>Purpose of Meeting</b>
15 <sup>th</sup> November 2017	Horizon Magnox	First of two meetings to discuss comments on first draft of SoCG.
16 <sup>th</sup> November 2017	Horizon Magnox	Second of two meetings to discuss comments on first draft of SoCG.
23 <sup>rd</sup> January 2018	Horizon Magnox	Review SoCG process and identify how to close out topics.
27 <sup>th</sup> February 2018	Horizon Magnox	Review, update and identify actions to progress SoCG topics.
14 <sup>th</sup> March 2018	Horizon Magnox	Review, update and identify actions to progress SoCG topics.
9 <sup>th</sup> May 2018	Horizon Magnox	The purpose of the meeting is to provide Magnox with a high-level overview of likely construction activities that may impact the shared site access road.
19 <sup>th</sup> June 2018	Horizon Magnox	Review, update and identify actions to progress SoCG topics.
9 <sup>th</sup> July 2018	Horizon Magnox	Review, update and identify actions to progress SoCG topics.
2 <sup>nd</sup> August 2018	Horizon Magnox	Review, update and identify actions to progress SoCG topics.
5 <sup>h</sup> September 2018	Horizon Magnox	Review, update and identify actions to progress topics under security on SoCG.
12 <sup>th</sup> September 2018	Horizon Magnox	Review, update and identify actions to progress SoCG topics.
19 <sup>th</sup> September 2018	Horizon Magnox NDA	Review, update and identify actions to progress SoCG topics. Update both Magnox and the NDA on SoCG timescales.

Meeting Date	Attendees	Purpose of Meeting
4 <sup>th</sup> October 2018	Horizon Magnox	Review, update and identify actions to progress the outstanding SoCG topics.
26 <sup>th</sup> October 2018	Horizon Magnox	Conference call between parties to discuss the SoCG and DCO examination procedure. Updates to issues and programme set out in lead up to Deadline 4 draft submission.
22 <sup>nd</sup> January 2019	Horizon Magnox	Meeting to review the final draft SoCG and close out remaining issues where possible ahead of Deadline 6 submission.

### 3 Current Position

#### Position of Horizon Nuclear Power and Magnox

- 3.1 The following schedule sets out the position of Magnox alongside Horizon's position as of 19 February 2019. It sets out matters by topic area and illustrates topics which are marked green if matters are 'agreed' or 'ongoing' (amber) if work is to continue between the two parties.
- 3.2 The following schedule represents a much-refined list of issues derived from progress made in SoCG meetings. It was agreed between both parties that any issues which have been resolved in the time leading up to the production of this SoCG report (February 2019) would be inputted into and recorded by a Memorandum of Understanding (MoU). The MoU is a separate document and serves as a log to be used for clarity between both parties following the SoCG submission.
- 3.3 It should be noted that the parties are committed to a pre-existing Cooperation Agreement which serves as the mechanism under which joint working and information sharing can take place between Horizon and Magnox.
- 3.4 Magnox does not wish to raise objections in relation to any other areas of the Project.
- 3.5 Horizon has engaged proactively with Magnox to develop this draft SOCG. Details of this engagement are set out in Table 2.1.

**Table 3-1 Statement of Common Ground between Magnox and Horizon**

- (Please note that SoCG IDs are not in sequential order as this table has been an ongoing document with removals and additions. The original IDs are retained for consistency with stakeholder).

Topic	Sub topic	SoCG ID	Document Reference/Signpost/Route map	Position between parties	RAG	Action required to inform discussion on the issue
Environmental	Dust from excavation, movement of plant and general construction activities	MAG29	Assessment: ES Volume D Wnda Development D5 – Air quality (APP-124) & D5-1 Construction Dust Assessment (appendix) (APP-139). Mitigation measures: Mitigation Route Map	<p>Magnox require information on the impact on health and equipment from dust generation during construction activities. Horizon draw Magnox's attention to the signposted Environmental Statement chapters and the following extract:</p> <p>“It is considered that there are no potentially dust generating activities proposed that could not be managed using normal good practices [RD1] so as to prevent significant effects at any off-site receptor, including those located within 20m of the boundary of the Wylfa Newydd Development Area. It is considered that there are no potentially dust generating activities proposed that could not be managed using normal good practices [RD1] so as to prevent significant effects at any off-site receptor, including those located within 20m of the boundary of the Wylfa Newydd Development Area” (ES Chapter D5 - 5.5.8 – APP-124).</p>	Agreed	Magnox have reviewed the Construction Dust Assessment (APP-109) and confirm it as reasonable. Any further detail or additional measures will be agreed between parties via the Cooperation Agreement.
	Dust from the concrete batching plant on contractor's carpark area	MAG30	Assessment: ES Volume D – Wnda Development D5 – Air quality (APP-124) & D5-1 Construction Dust Assessment (appendix) (APP-139). Mitigation measures: Mitigation Route Map	<p>Magnox is concerned about potential risk to health and equipment from dust originating from the concrete batching plant. Horizon draw Magnox's attention to the signposted Environmental Statement chapters and the following extract.</p> <p>“It is considered that there are no potentially dust generating activities proposed that could not be managed using normal good practices [RD1] so as to prevent significant effects at any off-site receptor, including those located within 20m of the boundary of the Wylfa Newydd Development Area. It is considered that there are no potentially dust generating activities proposed that could not be managed using normal good practices [RD1] so as to prevent significant effects at any off-site receptor, including those located within 20m of the boundary of the Wylfa Newydd Development Area.” (ES Chapter D5 - 5.5.8 – APP-124).</p>	Agreed	Magnox have reviewed the Construction Dust Assessment (APP-109) and confirm it as reasonable. Any further detail or additional measures will be agreed between parties via the Cooperation Agreement
	Local flood risks	MAG40	Assessment and mitigation: D8 Power Station Main site - Surface water and groundwater & D8-04 Power Station Main	<p>Magnox is concerned about the increased flood risk as a result of Horizon's work activities, for example constructing new hard standings.</p> <p>Horizon draw Magnox's attention to the signposted Environmental Statement chapters. No residual effects from flooding are anticipated at the Magnox site in the Environmental Assessment undertaken in Chapter D8 (Surface water and groundwater) (APP-127). The only potential increases in flooding reported at Main-site relate to flooding in Cemaes, which will be</p>	Agreed	Magnox are content that the flood risk information provided as part of the DCO application demonstrate that any additional flood risk is negligible.

Topic	Sub topic	SoCG ID	Document Reference/Signpost/Route map	Position between parties	RAG	Action required to inform discussion on the issue
			Site – Flood Consequence Assessment Report (appendix) (APP-150).	mitigated to have no increase in flooding once the Landform and Drainage designs are completed. More information can be found in the Main-site Flood Consequences Assessment (App. D8 – 4) (APP-150).		
<b>Highway Works</b>	Impact of offline highway works on railway transfer facility - NDA	<b>MAG25</b>		<p>Direct Rail Services (DRS) have now confirmed that Horizon activities will not adversely affect DRS operations.</p> <p>Horizon doesn't anticipate that the offline works will have any noticeable impact on the railway transfer facility at Valley. Horizon forecast that the main construction works (including the offline highway works) at Wylfa Newydd will begin in Q1 2020, while Magnox currently anticipate they finished de-fuelling operations in November 2019 which is before the online highway works start. Horizon has been in discussions with DRS regarding the possible impact of the offline highways works. Horizon has reassured DRS that access to the railhead will be maintained at all times, Horizon has also provided a tracked turning movement drawing to demonstrate this.</p>	Agreed	Magnox are satisfied with the correspondence from DRS that Horizon activities will not affect DRS operations.
<b>Land</b>	Magnox plant, sub-soil and surface water drains.	<b>MAG22</b>		<p>Magnox's plant, sub-soil and surface water drains discharge into the CW outfall under the associated environmental permits, this also covers discharges from the National Grid sub-station.</p> <p>Horizon intends on using CW outfall which could potentially impact Magnox's permitted discharge point through:</p> <ul style="list-style-type: none"> <li>- Sterilise Magnox's discharge point during construction (cofferdam).</li> <li>- Potentially change to Magnox's discharge area which could impact existing discharge permit during operation.</li> </ul> <p>Horizon and Magnox are working collaboratively to undertake works on the relocation of sub-soil and surface water drains discharge point and required changes to any associated discharge permit (in consultation with NRW).</p>	Agreed	Work to continue between Horizon and Magnox. Options provided by Magnox on the relocation of this are being considered by Horizon with the aim to engage NRW.
<b>Land - NDA</b>	National Grid services through Magnox infrastructure	<b>HOR15</b>		<p>Magnox's infrastructure services the NG 400kV area under its current sublease, this includes surface water drainage, potable water, fire detection system, 415V network and foul water.</p> <p>Horizon plan to establish an easement for the 400kV area. Horizon will liaise with the interested parties (Magnox, NDA and NGET) and agree and capture the best approach through the land deal.</p>	Agreed	Magnox are content that their interests are protected by the legal discussion regarding easements, as this will require liaison with all stakeholders and a mutually acceptable solution will need to be agreed before any works can start.

Topic	Sub topic	SoCG ID	Document Reference/Signpost/Route map	Position between parties	RAG	Action required to inform discussion on the issue
				In areas within the Nuclear Site Licence Boundary, work will be undertaken under an LC3 lease. The two parties will continue to work together to delicense the area.		
<b>Safety case and external hazards</b>	Impacts of dewatering activities on Magnox	<b>MAG27</b>	8.7 Main Site sub-CoCP (APP-415)	<p>To enable the construction of Wylfa Newydd the water table will need to be lowered. Magnox are required internally to justify that this does not affect the safety of their plant. Magnox require clarification of potential impacts (through dewatering) with respect to:</p> <ul style="list-style-type: none"> <li>- Subsidence of ancillary buildings</li> <li>- Lateral forces on structures constructed on piles</li> <li>- Seepage of ground contaminants from the Magnox site.</li> </ul> <p>Work is ongoing within Magnox to assess the potential impact of dewatering on their structures and discuss potential mitigation. Horizon sees any changes to the safety case as Magnox's responsibility and will share all relevant information on its de-watering activities with Magnox. We are currently liaising with Magnox to understand any potential impact and ascertain what work is required, the intention is to produce a Memorandum of Understanding (MoU) to capture this. Pre-construction building surveys and monitoring during construction will be carried out to determine the need for further mitigation in relation to any reduction in groundwater levels due to dewatering bringing about the potential for building subsidence to the Existing Power Station Buildings. Options for further mitigation, as appropriate, will be discussed and agreed with Magnox (8.7 Main Site sub- CoCP - 10.4.1) (APP-415).</p>	Agreed	Horizon and Magnox are working together to share the required information, this will be achieved through the Cooperation Agreement.
<b>Site Access Road</b>	Heavy haulage road crossing points	<b>MAG01</b>	Construction Method Statement, section 6.1.34 (APP-136). Main Power Station Site sub-CoCP, section 5.5.2 (APP-415).	<p>Horizon's construction of heavy haulage crossing point/points along the main access road leading to the Magnox which could disrupt access to their site.</p> <p>The two parties are committed using their Cooperation agreement to ensure that any Horizon use of the existing Magnox access will take place following notification of Magnox in order to ensure that there is no impact on the safe decommissioning of the existing power station. In addition, Horizon has reviewed and signed off on Magnox's Protective Provisions which preserves Magnox's rights of access amongst other elements. Beyond this Horizon has, where possible, through the Construction Method Statement (APP-136) and Main Power Station Site sub-CoCP (APP-415), endeavoured to mitigate and limit the likeliness of any potential disruption to Magnox's activities access road.</p> <p>Where possible, use of the vehicle crossing points on the Existing Power Station access road will be avoided during the times as set out in the Main Power Station Site sub-CoCP (Section 5.2.2) to limit the potential for effects on those working at the Existing Power Station facility.</p>	Agreed	<p>Magnox have been working with Horizon to develop protective provisions which will protect their access to the site. These are currently going through a legal review process.</p> <p>Magnox also recognises that the existing cooperation agreement also provides protection to their site access.</p> <p>Magnox agree to close this issue with the understanding that Horizon will engage Magnox fully in the design of the heavy haulage crossing to ensure that a mutually acceptable solution is reached.</p>

Topic	Sub topic	SoCG ID	Document Reference/Signpost/Route map	Position between parties	RAG	Action required to inform discussion on the issue
	Installation of WN grid connection to the NG (400kV) sub-station	<b>MAG02</b>		<p>The proposed route of the 400kV will cross the main access road leading to the Magnox site, this may impact:</p> <ul style="list-style-type: none"> <li>- Pedestrian access</li> <li>- Vehicle access, congestion due to construction traffic and the introduction of high limit.</li> <li>- Existing vehicle search bay.</li> <li>- The fence line and small buildings.</li> <li>- Permanent loss of car parking spaces.</li> <li>- Alternative emergency access (covered under MAG35 - MoU).</li> </ul> <p>Horizon will endeavour to mitigate and limit the potential for any loss/impact through the use of land deals and, in regard to maintaining access, creation of temporary access arrangements where appropriate. The two parties are committed to using their cooperation agreement to ensure that any Horizon use of the existing Magnox access will take place following notification to Magnox in order to ensure that there is no impact on the safe decommissioning of the existing power station.</p> <p>Magnox recognise the need for modifications to their outer security fence, small buildings and vehicle search bay in order to facilitate the connection of Wylfa Newydd.</p>	Agreed	Horizon and Magnox will agree the headroom requirement to be 6.45m + sag, in line with the Standards for Highways DMRB (2005) – Table 6 ‘Standard Headroom at Structures’, this will be achieved via the cooperation agreement.
	Disruption to site access during construction of Accommodation Campus	<b>MAG08</b>	Construction Method Statement, section 6.1.34 (APP-136). Main Power Station Site sub-CoCP, section 5.5.2 (APP-415).	<p>Horizon intends on utilising the site access road for construction of the accommodation campus. The increased construction traffic could disrupt access to Magnox's site.</p> <p>The two parties are committed using their cooperation agreement to ensure that any Horizon use of the existing Magnox access will take place following notification of Magnox in order to ensure that there is no impact on the safe decommissioning of the existing power station. Construction traffic movements on the existing Magnox Power Station access road will be managed appropriately during the times as set out in the Main Power Station Site sub-CoCP (Section 5.2.2) in order to minimise the potential impact on those driving to and from the existing Magnox Power Station facility.</p>	Agreed	Horizon will continue to work with Magnox via the cooperation agreement to provide the required information. Magnox's right and access are secured via the agreed Protective Provisions.
	Transportation of construction workforce to and from the accommodation campus.	<b>MAG04/5</b>	Design and Access Statement (Volume 3) – Associated Developments and Off-Site Power Station Facilities (APP-409 & APP-410)	<p>Horizon intends on using the site access road to access the accommodation campus. The daily transport of workers to and from the campus and the weekly transport of workers to and from their permanent homes and site could increase traffic flow, this could have implications with regard to access to Magnox's site.</p> <p>Workers would arrive at the main entry points by bus or passenger vehicle. Those workers living in the Site Campus would walk or be transported by bus to the northern security plaza, while a small number of workers might arrive on foot or by cycle from the immediate surrounding area (Construction Method Statement - 6.1.23) (APP-136).</p>	Agreed	Horizon and Magnox will agree a minimum height of walkways, anything in breach of the agreed height will be considered an ‘abnormal load’ and will be dealt with via the Cooperation Agreement between the parties.

Topic	Sub topic	SoCG ID	Document Reference/Signpost/Route map	Position between parties	RAG	Action required to inform discussion on the issue
				<p>Horizon anticipates that there will be walk-ways to and from the Site Campus for workers and have been considering options such as a temporary bridge across the Magnox access road. All are intended to separate people from vehicle/machinery as well as reduce potential impact on traffic.</p> <p>In terms of bus movements, The Design and Access Statement (Volume 3) – Associated Developments and Off-Site Power Station Facilities (APP-409 &amp; APP-410) states that 10 airport transfer-type buses (capacity 150 per bus) at peak times to/from Power Station Site and an allowance for maximum 16 minibuses for ad hoc trips.</p>		

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