



The Sizewell C Project

9.10.26 Statement of Common Ground - National Farmers Union

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1 INTRODUCTION

1.1 Status of the SOCG

1.1.1 This Statement of Common Ground ('SoCG') has been prepared in respect of the application for development consent under the Planning Act 2008 ('the Application') for the proposed Sizewell C Project. This version, version 01, dated 07 April 2021, has been prepared through a programme of engagement between NNB Generation Company (SZC) Limited ('SZC Co.') as the Applicant and the National Farmers Union ('NFU'), referred to as 'the parties'.

1.2 Purpose of this document

1.2.1 The purpose of this SoCG is to set out the position of the parties arising from the application for development consent for the construction and operation of the Sizewell C nuclear power station and together with the proposed associated development (hereafter referred to as 'the Sizewell C Project'). This SoCG has been prepared in accordance with the 'Guidance for the examination of applications for development consent' published in March 2015 by the Department of Communities and Local Government (hereafter referred to as 'DCLG guidance').

1.2.2 The aim of this SoCG is, therefore, to inform the Examining Authority and provide a clear position on the state and extent of discussions and agreement between the parties on matters relating to the proposed Sizewell C Project.

1.2.3 This SoCG does not seek to replicate information which is available elsewhere within the DCO application documents. All documents are available on the Planning Inspectorate website.

1.3 Structure of this Statement of Common Ground

1.3.1 **Chapter 2** provides a schedule which detail the position on relevant matters between the parties, including any matters where discussions are ongoing. This is underpinned by Appendix A, which provides a summary of engagement undertaken to establish this SoCG.

2 POSITION OF THE PARTIES

2.1.1 **Table 2.1** provides an overview of the position of the parties and any further actions planned.

Table 2.1: Position of Parties

Ref.	Matter	NFU's Position	SZC Co.'s Position	Further Action Required	Agreed/Not Agreed/In Progress
1.	Consultation and Engagement	Further to the outline written representation, engagement has now taken place with landowner and voluntary heads of terms have been signed by most landowners. Option Agreements are still to be signed.	The documents forming part of the Application for development consent include all necessary details to allow the impact on a landowner's private land to be considered. Any additional information requested has been or will be provided to landowners, and where appropriate, meetings held to discuss such matters.	N/A	Agreed
2.	Compulsory Acquisition and Compelling Case Requirement	Engagement and negotiations did start with more purpose back in October 2020 and voluntary heads of terms have now been signed by most landowners. Option Agreements are still to be signed.	There have been extensive negotiations with affected landowners and their agents over a number of years. Alternatives and modifications to the scheme have been fully explored and where lesser rights are appropriate these have been applied where possible. Further, the dDCO includes powers of temporary acquisition for all the Order land, and where the final 'footprint' of the scheme is not known with confidence prior to construction, the dDCO provides the Undertaker with the flexibility to occupy land temporarily, and only acquire land that is subsequently confirmed as being required permanently. Meetings have, and continue to be held, and it is the expectation that much of the land required for the Project will be acquired through private treaty by the close of the Examination. Updates on the status of the negotiations will be provided through the examination. SZC Co's efforts to negotiate the acquisition of	N/A	Agreed



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			land by agreement clearly demonstrates adherence to Guidance ¹ . The compelling case for the Project (and acquisition of land) is set out in the Statement of Reasons [APP-062] .		
3.	Funding	The NFU is still to review the responses on 'Funding' to EXQ1. 2.6.2021. The NFU understands that there is now in place a bond for compensation liability (£42Million) will be provided. 8.10.2021	Information on the project cost and funding sources is provided within the Funding Statement [APP-066] with additional information submitted with the Funding Statement Addendum [AS-011] and the Second Funding Statement Addendum [AS-150] . These documents clearly set out that adequate funding will be available to enable the compulsory acquisition of land required for the project within the statutory period following the order being made, and as such the application complies with Guidance.	NFU to review relevant responses to ExQ1.	Agreed 8.10.2021
4.	The Link Road	The NFU is to review the responses to ExQ1. 2.6.2021. The NFU understands all landowners affected by the Link Road have now signed heads of terms for a voluntary agreement except for one landowner where land is not severed. 8.10.2021.	The proposed Sizewell Link Road will be completed in the early years of the construction period and in advance of the peak period of construction commencing. Once completed it will ensure that the vast majority of SZC traffic will bypass the rural communities living on the B1122 and will minimise any environmental impacts. It was included in SZC Co.'s proposals in response to representations made from consultees during the eight years of public consultation. Traffic modelling shows that the proposed link to the B1125 does not materially change the volume of SZC or total traffic using the B1125 route. Also, removing the link to the Sizewell Link Road does nothing to discourage traffic on the B1125 and would result in traffic routing through Theberton. Once users are accustomed to using the Sizewell Link Road, it will become the preferred safe,	NFU to review relevant responses to ExQ1.	Agreed 8.10.2021

¹ https://assets.publishing.service.gov.uk/government/uploads/system/uploads/attachment_data/file/236454/Planning_Act_2008_-_Guidance_related_to_procedures_for_the_compulsory_acquisition_of_land.pdf

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			<p>direct route to Leiston (and the Sizewell Beach/Minsmere area) from the A12 and will provide a valuable legacy to the community.</p> <p>A road safety audit has been carried out and can be found in Appendix 10A of the Transport Assessment [APP-605].</p> <p>The road has been designed in compliance with the Design Manual for Bridges and Roads (DMRB). It has been designed to link in with well used local routes, to provide an effective means of removing traffic from the communities along the B1122. SZC Co. anticipates that the existing B1122 has the potential to be downgraded by SCC to an unclassified road once the Sizewell Link Road is operational, with the benefit of encouraging cycling linking into the growing cycling network in this area.</p> <p>The general landscape strategy for the landscape proposals for the proposed development has been designed to minimise potential effects on ecological, heritage and landscape and visual receptors through provision of appropriate planting and will follow the design principles set out in the Associated Development Design Principles [APP-589]. Further information on the primary and tertiary mitigation including details on planting and lighting control is set out in Volume 6, Chapter 6 of the ES [APP-457].</p>		
5.	Access to land	<p>The NFU is aware that meetings are still taking place to agree access to land with landowners. 2.6.2021.</p> <p>The NFU understands all access to retained land for landowners has now been agreed and captured. 8.10.2021</p>	<p>SZC Co.'s appointed agents have engaged with landowners to consider concerns and queries related to access to retained land, and have responded through the provision of additional accesses or works, where possible.</p> <p>Where access can not be maintained, the landowners will be appropriately compensated.</p>	Further detailed negotiations with landowners on-going.	Agreed 8.10.2021

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6.	Habitat Mitigation		The areas proposed for habitat mitigation were included within the Stage 4 statutory consultation and the proposed changes submission, with the landowners advised and consulted with at the time.	N/A	Agreed
7.	Green rail route		The Compulsory Purchase Information (Book 4) details the land required temporarily for construction of the Green Rail Route, and permanently for its operation throughout construction of the nuclear power station. SZC Co. opted to include the land as permanent acquisition for the rail line due to the length of time that the land is required for its operation and use to support the construction of the power station. SZC Co. is working with landowners and agents to detail what land is required and on what basis. It is the intention that any land not permanently required by the Project will be returned to the landowner once it becomes surplus to the Project's requirements.	N/A	Agreed
8.	Construction compound sites	The NFU would still like to see details being highlighted within the DCO as to the use for each compound. 2.6.2021. The NFU did not raise this issues further within the examination due to heads of terms being signed by landowners for a voluntayr agreement. 8.10.2021	SZC Co. has taken a proportionate approach to the acquisition of land and rights required for the construction and operation of the Project, taking account of the stage of the development of design. As the design and construction sequencing develops, SZC Co. will be able to provide further detail on the exact use of land during construction.	N/A	Agreed 8.10.2021
9.	Balance ponds	The NFU does want SZC Co. to carry on negotiating in regard to the location of balance ponds and	SZC Co. has undertaken a large number of surveys to inform the design and location of drainage and irrigation features required to support the new infrastructure. Where possible,	NFU to review relevant	Agreed. 8.10.2021

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		<p>the size of the ponds. Land take for balance ponds must be necessary. 2.6.2021.</p> <p>The NFU understand there is an understanding to still negotiate on the size of the balance ponds as design is finalised. 8.10.2021</p>	<p>balancing ponds and other drainage features will be located to minimise land take/severance, but they will be required to be located in such a location to ensure they satisfy the function they are intended to fulfil. Details will be submitted to and approved by East Suffolk Council via a requirement imposed on the Development Consent Order.</p>	<p>responses to ExQ1 and other relevant Examination submissions.</p>	
10.	Creation of public rights of way	<p>Agreed subject to wording included in the Heads of Terms. 2.6.2021.</p> <p>Agreed within signed heads of terms. 8.10.2021</p>	<p>Any upgrades included within the application for development consent are directly linked to mitigation.</p> <p>SZC Co. has taken a proportionate approach to the acquisition of land and rights required for the construction and operation of the Project, taking account of the stage of the development of design.</p> <p>The diversion routes are presented within the application and are within the order limits.</p>	N/A	<p>Agreed (as per Heads of Terms) 8.10.2021.</p>
11.	Waste and spoil	<p>The NFU is particularly interested in how SZC Co. is going to deal with waste and spoil. The NFU is still to review the Soil Management plan. 2.6.2021.</p> <p>The NFU has not reviewed this further but the treatment of Soil has been agreed within the wording of the Interface Document agreed within the heads of terms. 8.10.2021</p>	<p>The outline Soil Management Plan, provided in Volume 2, Appendix 17C of the ES [APP-278] sets out how soils will be stripped, stockpiled and re-used to ensure they are suitable for the required end use. These are established methods based on published guidance.</p> <p>SZC Co. has confirmed its intention to reinstate the land once the borrow pit is no longer required.</p>	NFU to review outline Soil Management Plan.	<p>Agreed as Interface Document agreed under the heads of terms which have been signed.</p>

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		Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the Interface Document apply until the end of construction. 8.10.2021			
12.	Private water supply	<p>The NFU has now agreed wording with SZC Co. on how private water supplies will be dealt with during construction in an 'Interface Arrangements' document. This is still subject to final sign off. 2.6.2021.</p> <p>Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the Interface Document apply until the end of construction. 8.10.2021</p>	<p>SZC Co. is liaising with the NFU to agree drafting to be included in the private treaty agreements and any relevant application documents, as appropriate.</p> <p>SZC Co. will ensure the use of appropriate drainage systems in accordance with the Outline Drainage Strategy, provided in Volume 2, Appendix 2A [APP-181], and CoCP (Doc Ref. 8.11(A)) [AS-273], to reduce the potential for contamination to migrate and impact on the ground, groundwaters and surface waters. Water draining from the road infrastructure will pass through appropriate drainage, including the incorporation of SuDS (e.g. swales), and bypass separators for the removal of hydrocarbon contaminants as necessary. This will allow infiltration to the superficial aquifer as well as protect the ground and underlying groundwater from hydrocarbon contamination.</p>		Agreed within the Interface Document
13.	Field drainage	The NFU has now agreed wording with SZC Co. on how field drainage will be dealt with during construction in an 'Interface Arrangements'	SZC Co. has instructed surveys to be undertaken by specialist drainage consultants, to identify what works will be required during construction to mitigate impacts on existing drainage systems. This would be referenced prior to reinstatement to		Agreed within the Interface Document

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		<p>document. This is still subject to final sign off. 2.6.2021.</p> <p>Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the Interface Document apply until the end of construction. 8.10.2021</p>	<p>understand the best means of re-establishing land drainage routes in the context of surrounding land drainage and usage.</p>		
14.	Soils	<p>The NFU has now agreed wording with SZC Co. on how soils will be dealt with during construction in an 'Interface Arrangements' document. This is still subject to final sign off. 2.6.2021.</p> <p>Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the Interface Document apply until the end of construction. 8.10.2021</p>	<p>Further information can be found in the outline Soil Management Plan provided in Volume 2, Appendix 17C of the ES [APP-278]. The Soil Resource Plan will include information about the existing condition, management practices and restoration plans.</p>		<p>Agreed within the Interface Document</p>

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15.	Flood issues	<p>The NFU is to review how surface water run off from the link road will be dealt with. 2.6 2021.</p> <p>Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the Interface Document apply until the end of construction. 8.10.2021</p>	<p>The general approach to surface water management and flood risk during construction is described in the CoCP (Doc Ref. 8.11(A)) [AS-273] and Outline Drainage Strategy (Volume 2, Appendix 2A) [APP-181], and respective site Flood Risk Assessments, Flood Risk Assessment Addenda and Flood Risk Emergency Plans. The detailed approaches will be developed as these plans and designs are developed in detail. The same principles to surface water management apply during construction as during operation, following the drainage hierarchy and applying SuDS principles.</p>	NFU to review Outline Drainage Strategy	Agreed within the Interface Document
16.	Dust/irrigation	<p>The NFU has now agreed wording with SZC Co. on how irrigation will be dealt with during construction in an 'Interface Arrangements' document. This is still subject to final sign off. 2.6.2021.</p> <p>The NFU is still to review the wording covering dust measures in the CoCP. 2.6.2021.</p> <p>Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the</p>	<p>The CoCP (Doc Ref. 8.11(A)) [AS-273] outlines the control measures that will be applied on site to reduce the risk of dust impacts on agricultural production.</p>	NFU to review CoCP	Agreed in the Interface Document

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		Interface Document apply until the end of construction. 8.10.2021			
17.	Agricultural liaison officer	<p>The NFU has now agreed wording with SZC Co. on the roles that will be carried out by the ALO during construction and for year after construction has completed in an 'Interface Arrangements' document. This is still subject to final sign off. 2.6.2021.</p> <p>Due to Option Agreements not yet being signed by the landowners a Deed has been agreed between SZC Co and the NFU to make sure that the arrangements agreed within the Interface Document apply until the end of construction. 8.10.2021</p>	SZC Co. already has Agricultural Liaison Officers (ALO) working on the Project who are already engaged with landowners. These ALOs will continue throughout construction and into the reinstatement phase of the project.		Agreed within the Interface Document

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SIGNATURES

Signed:



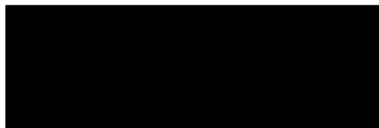
Print Name: LOUISE STAPLES.

Job Title: SENIOR RURAL SURVEYOR

Date: 11 October 2021.

Duly authorised for and on behalf of the National Farmers Union

Signed:



Print Name: Carly Vince

Job Title: Chief Planning Officer

Date: 08 October 2021

Duly authorised for and on behalf of SZC Co.

APPENDIX A: ENGAGEMENT ON THE SOCG

A.1.1. The preparation of this SoCG has been informed by a programme of discussions between the parties, as are summarised in **Table 2.2**. The below is in addition to the Land Interest Group ('LIG') meetings attended by the NFU, SZC Co and agents to negotiate Heads of Terms for landowners, which covered many of the concerns raised by the NFU.

Table 2.2: SOCG meetings held between the parties

Date	Details of the Meeting
1st April 2021	Meeting with NFU and SZC Co and relevant specialists to agree land/project interface arrangements, covering the majority of practical issues raised by the NFU.
23rd April 2021	Meeting with NFU and SZC Co and relevant specialists to agree land/project interface arrangements, covering the majority of practical issues raised by the NFU.
13th May 2021	Meeting with NFU and SZC Co and relevant specialists to agree land/project interface arrangements, covering the majority of practical issues raised by the NFU.
20th May 2021	Meeting with NFU and SZC Co and relevant specialists to agree land/project interface arrangements, covering the majority of practical issues raised by the NFU.
26th May 2021	Correspondence between SZC CO. And NFU regarding SoCG.
1st June 2021	Correspondence between SZC CO. And NFU regarding SoCG.
2nd June 2021	Correspondence between SZC CO. And NFU regarding SoCG.
26th July 2021	Correspondence between SZC CO. And NFU regarding SoCG.



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9th August 2021	Correspondence between SZC CO. And NFU regarding SoCG.
13th September 2021	Correspondence between SZC CO. And NFU regarding SoCG.
21st September 2021	Correspondence between SZC CO. And NFU regarding SoCG.
30th September 2021	Correspondence between SZC CO. And NFU regarding SoCG.
4th October 2021	Correspondence between SZC CO. And NFU regarding SoCG.
8th October	Meeting with SZC Co. and NFU and correspondence regarding SoCG.

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