



## Meeting Note

<b>File reference</b>	<b>EN010012</b>
<b>Status</b>	<b>FINAL</b>
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<b>Meeting with</b>	<b>EDF Energy (EDF), Suffolk County Council (SCC), Suffolk Coastal District Council (SCDC) and the Planning Inspectorate</b>
<b>Meeting date</b>	
<b>Attendees (Planning Inspectorate)</b>	Mark Wilson – Case Manager Katherine Chapman – Case Officer
<b>Attendees (non Planning Inspectorate)</b>	Richard Mayson – EDF Energy Angela Pearce – EDF Energy Stephen Walls- EDF Energy Tim Norwood – EDF Energy John Pitchford - SCC Bob Chamberlain - SCDC Paul Wood - Nuclear Project Manager SCDC
<b>Location</b>	<b>EDF Energy Offices, The Qube, London</b>

<b>Meeting purpose</b>	<b>EDF Energy to provide an update on the Sizewell C project and discuss next steps</b>
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<b>Summary of key points discussed and advice given</b>	<p>A project update was given on the first stage of consultation which was launched in November 2012. The consultation covers the main site at Sizewell and other Associated Development sites. So far over 3000 people have attended the events held in local settlements within the area. The deadline for responding to the consultation is 6 February 2013.</p> <p>EDF Energy predicts that there will be two phases of formal consultation. Following the close of Stage 1 consultation in February, there will be a period for EDF Energy to review the feedback and plan next steps. There was discussion around how to feed back results and whether smaller consultations may be required in the period between phase 1 and 2 consultation on specific aspects of the scheme. Any additional consultation may be more locationally focussed.</p> <p>The Planning Inspectorate advised that feedback to those who took part in the consultation can be particularly useful when there is substantial time period between phases of consultation. It is expected that a project of this size would generate a large number of consultation responses and therefore a longer time period between phases of</p>
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consultation can be helpful to enable responses to be analysed and suggestions addressed. How and when this feedback would take place would be determined by the developer.

Furthermore, the Planning Inspectorate advised that if consultation on specific aspects of a scheme were to be carried out in a smaller geographical area, this should be made clear during the consultation and justified in the consultation report.

EDF Energy explained that discussions would be taking place with the relevant local authorities regarding whether planning permission for elements of the scheme will be sought from the local authority prior to the submission of the draft Development Consent Order. These would primarily be the relocation of buildings under EDF Energy ownership currently on the site required for Sizewell C.

The Planning Inspectorate advised that a balance needs to be struck between the need to progress elements of the site preparatory work and the need to ensure that substantive matters, in relation to the DCO, are able to be considered in a comprehensive way by the Examining authority. Public trust in the process could be undermined if there was a perception that key issues were being circumnavigated by a fragmented and incremental approach to the planning process.

In relation to compulsory acquisition, the Planning Inspectorate encouraged the developer to commence any negotiations with land owners early so that any land agreements can be made prior to submission of the application if possible.

Local authorities and other parties are encouraged to start putting together Statements of Common Ground (SoCG) with the developer. Emerging practice is for SoCG to be requested from parties in advance of the Preliminary Meeting. By setting out clearly what is and what is not agreed early in the process, this will assist the Examining authority in their examination of the application.

The Planning Inspectorate indicated that, if necessary, SoCG's can evolve over the course of the examination in response to matters raised by the Examining authority and other participants. The Examining authority will be able to advise signatories about this during the course of the examination.

The Planning Inspectorate emphasised the importance of maintaining a good working relationship between the developer and local authorities. While recognising the importance to local authorities of securing a good outcome

	<p>for their communities in relation to any S.106 Agreement, it is vital that these negotiations do not detract from the proper consideration of the issues affecting the area. The Examining authority will set a timetable for the submission of any agreement or unilateral undertaking during the course of the examination. The Examining authority will not be party to any negotiations of this nature; it is a legal agreement between the signatories and the applicant. The onus is on the signatories and/or the applicant to ensure that they are satisfied that the planning obligation provides a robust package of mitigation measures in concert with the requirements and provisions contained in the DCO.</p> <p>Local authorities should consider how and if Parish Councils in their area are involved in the negotiation of a planning agreement. In particular, Council officers and members should be wary not to mislead parish councils about the likely outcome of any negotiations of this nature.</p>
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<b>Specific decisions/ follow up required?</b>	The next meeting will be held after initial analysis of phase 1 consultation responses.
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<b>Circulation List</b>	All attendees