

PROPOSALS FOR THE DEVELOPMENT OF WEST BURTON C (EN010088):
THE FORMAL RESPONSE OF BOLE VILLAGERS FOR DEADLINE 2

1. BACKGROUND

On Wednesday 12th June 2019, there was a public consultation in the village of Bole about EDF Energy's proposal to develop a new gas-fired electricity generating power station within the boundary of the existing West Burton power station site, near Gainsborough, Lincolnshire. EDF Energy's application was submitted to the Secretary of State for Business, Energy and Industrial Strategy – via the Planning Inspectorate – on 30th April 2019 and accepted for examination on 23rd May 2019.

2. DRAFTING OF THE RELEVANT REPRESENTATION

At the public consultation on Wednesday 12th June 2019, it was agreed that the most effective way of communicating Bole villagers' concerns about EDF Energy's proposal was for individual villagers' responses to be aggregated. James Naish, the District Councillor for Sturton Ward, offered to anonymously gather resident comments and document these.

Bole residents were generally opposed to the proposed development of West Burton C by EDF Energy. Typical comments included "*totally against any development on the West Burton site*" and "*strongly prefer planning to be refused*". In almost all cases, however, residents provided a balanced response.

The following themes were identified as key resident concerns in both written and online responses, and represented the village's collective position:

- a) excessive traffic volumes;
- b) parking at the entrance of the village;
- c) visual, light, noise and environmental impacts.

3. BOLE VILLAGERS' REQUESTS OF EDF ENERGY

In the interests of open dialogue with EDF Energy, Bole villagers compiled a list of small but meaningful actions which they believed EDF Energy could deliver as part of the planned development. There were six requests in total.

These requests were not perceived to be financially prohibitive for EDF but would make a big difference to the lives of Bole residents if West Burton C goes ahead. The key items are noted in on pp.2-5 of this document.

The Relevant Representation was submitted in line with the Planning Inspectorate's deadline at the end of August 2019.

4. Q3/4 DIALOGUE WITH EDF ENERGY


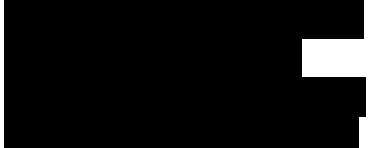
Since the submission of the Relevant Representation, there have been several discussions with EDF Energy about Bole villagers' requests. These discussions have been constructive and we would like to thank EDF Energy for its openness and willingness to engage.

The company's proposed responses were discussed with villagers on the evening of 17th December 2019 and their views are recorded in the third column of the table below:

Original request	EDF Energy's proposal	Bole villagers' response
<p>1. We would like EDF Energy to commit to working with relevant local authorities and regulatory bodies to do everything within its power to limit, and ideally stop, Bole lay-by being used by construction-related traffic. This should be a top priority from the moment planning is approved, and we would like EDF Energy to commit to throwing its legal expertise behind this matter if needed. We would like this lay-by to be closed permanently if possible.</p>	<p>If the project goes ahead and to address points 1 and 6 here, EDF agree to contribute of up to a total of █████ towards reasonable costs for investments to reduce traffic impacts from the outset of the project, such as a camera on the layby and/or an HGV sign. This is on the understanding that this infrastructure would be installed, operated and maintained by others.</p>	<p>This proposal was welcomed by Bole villagers who would look to other authorities (e.g. Bassetlaw District Council and Nottinghamshire County Council) to match funding where appropriate to meet the desired objectives.</p> <p>It was noted that further funding might be required if there were genuine, unexpected grievances resulting from the proposed build. Such issues would be raised via the Community Liaison Officer in due course. To be clear, all parties hope that this won't be necessary as a result of the proposed upfront investment.</p>
<p>2. To facilitate the above, we would like EDF Energy to commit to providing sufficient parking for all contractor vehicles on site, 24 hours per day. We would like this commitment – and a suitable site to be identified, with appropriate facilities – as part of planning application EN010088. We would also like correct geographical</p>	<p>Please see Planning Inspectorates website, Applicant's Comments on Relevant Representations/Document Ref. 8.2.</p>	<p>The proposal for onsite parking was welcomed by Bole villagers.</p> <p>However, it would like further assurances in writing (1) that the parking will be accessible to drivers 24 hours a day; (2) that drivers will be purposefully directed to this site; and (3) that appropriate facilities will be</p>

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<p>coordinates to be shared with all contractor vehicles, to prevent HGVs getting stuck in Bole village.</p>		<p>provided for drivers (e.g. toilets).</p> <p>On the assumption that all three of these points are met, this is a significant improvement vs. driver provision during the construction of West Burton B, and is warmly welcomed.</p>
<p>3. We would also like EDF Energy to commit to investing in the effective visual screening of all West Burton developments for the village of Bole, including West Burton A and West Burton B. Similar commitments were made when West Burton B was built but these were not – unfortunately – effectively implemented. It would be unacceptable for this to happen again. Bole villagers would like to be consulted about such schemes as early as possible, and for them to be executed before on-site construction at West Burton C begins.</p>	<p>The community fund of █████ per year for each year of construction is intended to allow the community to invest in projects and could potentially be used to provide visual screening.</p>	<p>Bole residents welcomed the idea of a community fund.</p> <p>However, there were concerns that █████ per year would only cover the cost of between 10 and 25 mature trees per annum, which would have a limited impact on the desired screening. Residents also noted that they aren't experts in such matters, and felt that EDF Energy should be assisting more directly in achieving the desired objective. Access to EDF land may be required to facilitate effective screening.</p> <p>Further thinking on this item is recommended.</p>
<p>4. There is appetite from Bole villagers to gain access to EDF Energy land east of the village for dog-walking and other recreational purposes. We would like EDF Energy to consult villagers about this specific matter and to do everything possible to enable access by removing and/or</p>	<p>This request came through earlier in the planning process from Nottinghamshire Council County, we have responded as part of the DCO Examination process and our response can be found on the Planning Inspectorates website, please see, Applicant's Comments on Relevant</p>	<p>In terms of a long-term, <i>non-financial</i> legacy from the build, Bole villagers are clear that this item is a priority.</p> <p>All the villagers would like is for two locked gates to be opened, so that they can have access to the redeveloped "Bole Ings" site. They propose that the</p>

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reconstructing fencing near the railway line.	Representations/Document Ref. 8.2.	<p>x2 gates have a code which is shared <u>only with village residents</u> by the Community Liaison Officer, and that this code is changed regularly. The gates are currently opened annually for tractor rally access.</p> <p>See Figure 1 below which shows the site of the two gates that villagers would like limited access to.</p>
5. We would like EDF Energy to commit to reversing all plans for weekend work outside the peak construction period. Given the lengthy timescales for the overall build, the time-saving resulting from weekend work is likely to be minimal. Conversely, the impact on local communities will be considerable and should, therefore, be avoided.	During construction we will provide details of working patterns on the local community website site, this will be a responsibility of the Community Liaison Officer.	<p>Bole villagers were understandably disappointed that weekend work cannot be curtailed. However, they recognise that extending the build time will also have negative impacts on the local area.</p> <p>They would like written assurances that "details of working patterns" will be published at least 30 days in advance by the Community Liaison Officer so that appropriate steps can be taken locally (for example, if the church is being used for services or weddings).</p>
<p><i>(Note that this item was communicated by email, shortly after the deadline)</i></p> <p>6. HGV volumes through the villages has increased lately, for a number of reasons (quarry activities, increase in house building, increase in haulage businesses etc.). This isn't a problem, except a certain % of these vehicles are probably above the agreed weight limit. We</p>	If the project goes ahead and to address points 1 and 6 here, EDF agree to contribute of up to a total of █████ towards reasonable costs for investments to reduce traffic impacts from the outset of the project, such as a camera on the layby and/or an HGV sign. This is on the understanding that this infrastructure would be installed,	<p>This proposal was welcomed by Bole villagers who would look to other authorities (e.g. Bassetlaw District Council and Nottinghamshire County Council) to match funding where appropriate to meet the desired objectives.</p> <p>It was noted that further funding might be required if there were genuine, unexpected grievances</p>

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N/A	N/A	Security patrols in the area by EDF Energy are generally well-received and it is hoped that these will continue during the build period and beyond. Bole residents would appreciate written assurances that this will be the case.
N/A	N/A	Has EDF Energy thought about offering discounted energy rates to residents in the immediate locality of the site? If not, would this be something that they would consider?
N/A	N/A	Is there any clarity yet on the number of stacks proposed for West Burton C? There was some confusion in the room about whether there would be 1, 3 or 5 stacks.
N/A	N/A	Is there any clarity on the proposed height of said stacks?
N/A	N/A	Redacted due to commercial references. 
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N/A	N/A	<p>Notwithstanding EDF Energy's comments on p.37 of the "Applicant's Comments on Relevant Representations/Document Ref. 8.2", Bole villagers would like an understanding of the contents of the Badger Survey Report and the Breeding Bird Survey Reports. Could EDF Energy arrange for a printed copy of each survey to be sent to the District Councillor <u>for limited consumption only</u> (i.e. by 5-10 local villagers who have personal interests in preserving local biodiversity)? Printed documents could be destroyed within 10 working days of receipt if required.</p>
N/A	N/A	<p>Can EDF Energy confirm where the Community Liaison Officer is likely to be based, once appointed? Is there an expectation that they will be based near the site and, if not, how often would they be present (roughly)?</p>

5. CLOSING REMARKS

As stated previously, the villagers of Bole and the residents of Sturton Ward understand that the area has an important role to play in energy production for the UK; and while we are generally opposed to the development due to the presence of two working power stations on the site, we do not wish to unnecessarily impede EDF Energy's progress. We recognise that the company seeks to actively engage the local community about planned developments and appreciate these endeavours.

We trust that our latest feedback is received in good faith, and look forward to working closely with EDF Energy employees over the coming months once – as expected – planning application EN010088 is approved.

James Naish, District Councillor for Sturton Ward, on behalf of Bole villagers
18th December 2019

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