

Meeting Note



Community Forum

Meeting Type: Community Forum

Meeting held on: Thursday, 27 March 2025

Chair: Christine Abraham

Sizewell C Attendees:

Panel:

Julia Pyke, Managing Director
Damian Leydon, Site Delivery Director
Marjorie Barnes, Head of READ
Alexander Bliss, Senior Finds Officer/Numismatist with OCA
Richard Bull, Head of Planning
Dr Steve Mannings, Water, Ecology & Land
Luke Stevens, Land Management Lead

Advisers:

Darren Benford-Brown, Community Safety
Zoe Botten, Community Relations Manager
Spencer Bowdler, Site Operations – Site Lead
Richard Knight, Senior Community Relations
Tim Newton, Site Security Manager
David Peacop, Site Operations Director
Jez Porter, SPM Highways
Rebecca Quigg, Transport Co-ordinator
David Seal, Offsite Delivery Manager

Invited County and District Councillors:

Councillor Richard Smith, Suffolk County Council
Councillor TJ Haworth-Culf, Suffolk County Council
Councillor Katie Graham, East Suffolk Council
Councillor Tom Daley, East Suffolk Council
Cllr Sarah Whitelock, East Suffolk Council
East Suffolk Town and Parish Councils

Invited External Stakeholders:

Jenny Riddell-Carpenter, MP for Suffolk Coastal
Jess Asato, MP for Lowestoft
Adrian Ramsay, MP for Waveney Valley
Patrick Spencer, MP Central Suffolk and North Ipswich
Simon Barlow, Project Manager, Environment Agency
Angela Ramsay, Office for Nuclear Regulation
Sally Longmate, CEO, Suffolk Association of Local Councils
Hannah Bloom, Chief Executive, Suffolk Community Foundation
Caroline Botwood, DESNZ Director
Simon Amstutz, Suffolk & Essex Coast & Heaths National Landscape

Apologies:

Councillor Tim Beach, Snape Parish Council

1. **Welcome and Introduction of the Chair and Panel**
2. **Actions from Previous Community Forum**
3. **Sizewell C Managing Director's Update**
4. **Community Relations**
5. **Cotswold Archaeology Presentation**
6. **Q&A**
7. **Project Look Ahead for 2025 & Key Milestones**
8. **Landscaping and Ecology**
9. **Q&A via Town and Parish Council Representative**
10. **Dates of Future Meetings**
11. **Close**

DRAFT Meeting Minutes – 27/03/2025



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Minute Ref	Actions/Comments	Who	By when
1	Welcome and Introduction of the Chair and Panel – (Chair)		
1.01	Christine Abraham opened the meeting at 19.00. Apologies had been received from Councillor Tim Beach.		
2	Actions from Previous Community Forum		
2.01	The actions and amendments were: <ul style="list-style-type: none"> ○ Action 5.09 – Ongoing. ○ Action 5.11 – Ongoing. ○ Action 5.12 – The aspiration was to share presentation slides before meetings. ○ Action 7.12 – Completed. ○ Action 7.13 – Completed. ○ Action 7.15 – Ongoing. ○ Action 7.16 – Completed. ○ Action 7.17 – Completed. ○ Action 7.20 – Completed. ○ Action 7.21 – Completed. ○ Action 7.23 – Community fund update to be provided during the meeting. 		
2.02	Councillor Fellowes asked whether updates on actions could be circulated to attendees. Christine Abraham agreed to add actions to the previous set of minutes.		
3	Sizewell C Managing Director's Update		
3.01	Julia Pyke provided the managing director's update. The government was planning to divest a proportion of its shares. The final investment decision would be made within the comprehensive spending review in June.		
3.02	The project continued to provide job opportunities and invest in local communities. The local hydrogen economy would be boosted by the investment in hydrogen and electric buses. The project was working with education partners, supporting STEM learning in local schools and funding creative arts programmes, such as [Alde Valley Chatterley Big Sing?].		
3.03	Sizewell C was continuing to collaborate with teams from other firms. Ofgem had recently facilitated a meeting between National Grid, National Grid Ventures, Scottish Power Renewables and RWE to discuss how to minimise disruption and maximise community benefit.		
4	Community Relations		
4.01	Richard Knight noted that significant progress had been made following the triggering of the DCO. Sizewell C was continuing to work on developing park -and -ride facilities, upgrades to the East Suffolk rail line upgrades and highway improvements.		
4.02	Through the Deed of Obligation (DoO), Sizewell C had outlined how it would deliver community benefits. Funding would be distributed annually through local authorities and individual organisations. The Suffolk Community Foundation was administering the community fund on behalf of Sizewell C. To date, £1.4 million had been awarded. Sizewell C continued to work with partner organisations in primary, secondary and further education to inspire and engage STEM learning across East Suffolk. 1,500 apprenticeships had been created throughout construction and job opportunities were continuing to be communicated to the local community. Over £100 million had been awarded in local		



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	contracts. Sizewell Creative had been established to work with communities through the creative arts. Its objective was to bring people together and to celebrate the community through creativity.		
5	Cotswold Archaeology Presentation		
5.01	Alexander Bliss reported that the excavation had identified a hoard containing 321 silver coins dating from between 1036 and 1044. These coins were associated with Harold Harthacnut and Edward the Confessor.		
6	Q&A		
6.01	Jenny Riddell-Carpenter said she was concerned about the lack of joined-up coordination and asked how frequently Sizewell C would be meeting with the other firms involved in the project. Julia Pyke acknowledged the need for coordination and advised that the project could ask Ofgem to convene additional meetings on a quarterly basis. Sizewell C had proposed the development of a time map for workforces. She noted that National Grid had expressed interest in jointly sponsoring Suffolk New College.		
6.02	Jenny Riddell-Carpenter asked how information was shared with people who were unable to attend the meeting. Richard Knight noted that the presentation slides, agenda and minutes were shared on the Sizewell C website. A monthly update email was circulated to parish councils, and the community forum discussions were detailed at szcworkstracker.co.uk. Additionally, Sizewell C worked closely with Suffolk County Council on traffic management; it regularly engaged with town and parish councils; and its office in Leiston was open from Monday to Friday.		
6.03	Councillor Daley asked for further detail on plans with National Grid Electricity Transmission (NGET), particularly regarding workplace issues. Damian Leydon stated that there had been engagement with NGET, but there were not yet any formalised plans.		
6.04	Councillor Walford commented that idiosyncratic towns and villages were a major part of the area's cultural heritage. Sizewell C's renting of holiday homes in Southwold and Aldeburgh had contributed to a 30% drop in footfall in shops. Richard Bull explained that Sizewell was seeking to balance its need to use local accommodation with its impact on the market. The accommodation and tourism working groups were constantly monitoring Sizewell's impact on accommodation. An accommodation strategy for the workforce was being developed. Work had commenced on phase 1 of the campus. £2 million had been released to the housing fund and grants were being provided to homeowners.		
6.05	Councillor Jones stated that people were concerned by Sizewell C workers renting houses in Thorpeness. Individuals in Leiston were being displaced from their homes and properties were being released to Sizewell workers. Richard Bull commented that Sizewell needed to be vigilant and manage these issues appropriately. Geraldine Barker suggested that Sizewell should develop a fund to assist individuals impacted by rent increases. Richard Bull noted that the accommodation working group included a housing contingency fund to support the rental sector.		
6.06	Councillor Fellowes noted that Suffolk Fire Service had raised concerns regarding the increased use of hydrogen buses. She added that Sizewell had previously declined her proposal to build a hostel in Ipswich or Lowestoft, yet currently it was proposing for individuals to travel to the site via bus from Pakefield.		



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	Julia Pyke confirmed that Sizewell would accommodate staff at Pakefield and was reviewing the possibility of accommodating people in Ipswich. She noted that Sizewell C was unaware of Suffolk Fire Service's concerns. Councillor Fellowes agreed to follow up on this.		
6.07	Councillor Bassinette said she was surprised to learn that taxpayers' money was going to a private company. Julia Pyke explained that Sizewell C's cost would be repaid by consumers. The government was providing investment as a shareholder. When the power station was operational, it would pay dividends to shareholders.		
6.08	Councillor Julia Ewart asked whether Sizewell could invite delegates from the impacted villages to Hinkley Point. Julia Pyke confirmed that Sizewell would organise visits to Hinkley Point and invited delegates to put themselves forward.		
7	Project Look Ahead for 2025 & Key Milestones		
7.01	Damian Leydon presented an overview of the proposed site. The archaeology work was complete, and earthworks had commenced. Approximately 98% of the offsite infrastructure works had been let. Most of the interventions on local roads would take place offline to minimise the impact on the community. Sizewell was coordinating the programme of works with National Grid. Occupancy of the offices in Orwell Park was scheduled to begin in April. The freight management facility had been moved into the hub at Orwell Park.		
7.02	Damian Leydon presented the accommodation campus. There were currently 2,713 bed spaces. The DCO committed Sizewell C to have 3,000 bed spaces by Q4 2027. Sizewell would attempt to control the market with footfall and facilitate community engagement.		
7.03	The current parking plan consisted of: <ul style="list-style-type: none"> o Main site – 1,000 spaces o Wickham Market P&R – 1,250 spaces o Darsham P&R – 1,250 spaces o Pakefield – 500 spaces o Martlesham – 100 spaces 		
8	Landscaping and Ecology		
8.01	Dr Steve Mannings updated the forum on landscaping and ecology. Sizewell C operated under the requirements set out in the DCO. It aimed to re-establish the landscape and increase biodiversity. Sizewell C had delivered three nature reserves and had planted 26,000 trees and shrubs. Sizewell C had re-established wetlands at Wild Aldhurst and had raised the entire site by two to three inches. The wetlands were now SSSI quality and 50% of the dry land was at or near SSSI quality. The landscapes were already delivering for local communities. The objective to boost local biodiversity by 19% remained on target.		
8.02	Luke Stevens presented the MDS road schemes, the final design for Yoxford roundabout and the -two-village bypass by Friday Street. The geometry of the road layout had necessitated the removal of trees in certain locations. A landscaping scheme had been developed for every road and would be installed at the end of construction.		
8.03	Dr Steve Mannings detailed the landscape implementation timetable. The DoO included a £12 million Natural Environment Improvement Fund, a £2 million European Sites Access Contingency Fund, and other funds to support farmland birds, wetlands and land		



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	management and skills. The DCO had secured a second DoO to form a new environmental trust, with a fund of £78 million over the lifetime of the project.		
9	Q&A – via Town and Parish Council Representative		
9.01	<p>Cllr Alison Bourne Melton Parish Council</p> <p>There is evidence that the growing workforce at Sizewell C has placed additional pressure on the rental market in the area, potentially pricing local people out of their home area and affecting the tourism sector in terms of availability for visitors to Suffolk. How is it proposed to mitigate against this, already evident, problem?</p> <p>Response:</p> <p>The panel was keen to work with parish councils to address concerns around rental increases and the impact on local tourism.</p>		
9.02	<p>Response to Councillor Josie Bassinette; Walberswick Parish Council</p> <p>It is my understanding that Sizewell C has received very significant UK Government Funding which it is currently spending. My questions relate to confirmation of the funding that Sizewell C is currently spending on its various community projects. (1) Is the financing for these community programs by Sizewell C coming from UK Government monies (ie tax-payer money) or from EDF? (2) How is Sizewell C making it transparent when it is spending Government provided tax-payer money for community projects and/or for associated developments currently underway (for example, through regular reports to Government or the public) ?</p> <p>1. It was noted that Councillor Bassinette's question had been answered.</p>		
9.03	<p>Cllr Maureen Jones Aldringham-cum-Thorpe Parish Council</p> <p>Many residents are horrified by the devastation of hedges and trees everywhere they travel in this area. When are all these areas going to be replanted so we do not give the impression of building sites everywhere.</p> <p>Is all this necessary, and how many years will it be before we have green hedgerows again.</p> <p>1. It was noted that Councillor Jones' question had been answered during the presentation.</p>		
9.04	<p>Carol Hume Clerk Peasenhall Parish Council</p> <p>Peasenhall Parish Council would ask that SZC consider putting the blue SZC plate on the front of vehicles to give the public the opportunity to record any incidents when such vehicles go through the village.</p> <p>1. Damian Leydon explained that the design of vehicles prevented a sign from being attached to the front of Sizewell vehicles. There was a sign on the rear of the project's vehicles alongside the vehicle registration number. Sizewell took this issue seriously, however. Individuals had been removed from the site for breaking the commitments in the charter.</p>		
9.05	Marianne Fellowes Aldeburgh Town Council		

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	<p>Following on from our question at the last Community Forum (prompted by our desire for local people to take up employment opportunities) will you provide details from the workforce survey relating to IP15 - specifically number of workers from that postcode at the point of application, number of workers/contractors now residing in that postcode (moved to the area after job acquired) and number of companies with that postcode within the supply chain?</p> <p>Aldeburgh Town Council continues to see negative impacts on local accommodation. At the last Community Forum, you stated that the Accommodation Management System aimed to increase the provision of accommodation under £50 per night. Several properties in our town are being advertised for rent only to workers, per room, per night for £50, £60 or £70. How many bed spaces have you created through the Housing schemes (including the grant schemes £3K for minor works and £7K for renovations) and how many bed spaces do you need for those NHB (not home based) now within the local area, and what is the forecast over the next 3 months and 6 months as we approach a period of increased tourism need, and how will you achieve this?</p> <ol style="list-style-type: none"> 1. Richard Bull stated that the results of the workforce survey would be circulated to the accommodation working group. It was not possible to confirm whether Sizewell could provide Aldeburgh Town Council with details relating to IP15. 		
9.07	<p>Cllr Andrew Turner Westleton Parish Council</p> <p>How many trees have you cut down, I think you reported 21000 and how many planted to replace those already cut down and can you please detail the programme of maintenance for these new trees?</p> <p>Dr Steve Mannings noted that around 22,000 trees had been removed and 26,000 had been planted.</p>		
9.08	<p>Cllr David Sims Sibton Parish Council</p> <p>With regards to rail transport, we understand that you intend, as soon as the passenger service has finished for the night, to run four empty trains down the line in convoy. Then four loaded trains which will be waiting in the Ipswich area will join the line and proceed northwards as soon as the empty trains have cleared.</p> <p>We have received some expert advice which accepts that this is just possible but is very tight and any problems could cause serious disruption to passenger services. How do you intend to mitigate for this please?</p> <p>Richard Bull explained that it would be possible to move trains along the Suffolk line after the passenger service had concluded. The passenger service would not be impacted.</p>		
9.09	<p>Councillor Fellowes noted that Sizewell's accommodation allowance amounted to £50 per night, which was inducing landlords to request £4,000 per month for a -three-bedroom house.</p>		
9.10	<p>Councillor Fellowes noted that the biodiversity net gain target [would not be achieved until 2070?]. Dr Steve Mannings invited Councillor Fellowes to visit the nature reserves. Councillor Fellowes asked whether the use of concrete on the SSSI crossing would affect the site's SSSI rating. Dr Steve Mannings explained that the bridge had been redesigned to be detachable, which would reduce the long-term impact on the SSSI corridor.</p>		



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10	Dates of Future Meetings		
10.01	Christine Abraham reported that the Sizewell C Main Development Site forum would take place at Leiston Town Athletic Association on 2 April. The next community forum was scheduled to take place on Thursday 23 October at Sizewell Sports and Social Club Full details of all forums are on the Sizewell C website: Forum-Schedule-2025.pdf		
11	Close		
11.01	Christine Abraham closed the meeting.		