



Planning Policy and Delivery Team
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Leiston Neighbourhood Plan 2015 - 2029

EDF Energy is one of the UK's largest energy companies with activities throughout the energy chain. Our interests include nuclear, coal and gas-fired electricity generation, renewables and energy supply to end users. We have over five million electricity and gas customer accounts in the UK, including residential and business users.

EDF Energy welcomes the opportunity to comment on the Submission Stage Consultation Version of the Leiston Neighbourhood Plan, published on 15 July 2016.

EDF Energy's interest in the district relates to the Sizewell B nuclear power station, the associated Emergency Response Centre (off St Georges Avenue, Leiston), the Aldhurst Farm habitat creation scheme and the area north and west of Sizewell B, where EDF Energy has consulted on initial proposals to construct and operate a new nuclear power station known as Sizewell C, with other associated developments to support its construction and operation.

The nuclear power station is by far the largest employer in the parish, and nuclear power has been at the heart of the community since the early 1960s, when the decision was taken to build the first nuclear power station at Sizewell, and has provided opportunities for highly skilled work ever since. Many of the approximately 550 EDF Energy staff employed at Sizewell B live in the parish of Leiston.

EDF Energy aims to keep Leiston Town Council and its community informed in respect of activities at Sizewell B, as well as in relation to its proposals for the Sizewell C Project. EDF Energy is continuing to develop its plans for the Sizewell C Project, building on the responses to the initial consultation.

We have the following specific comments to make on the Submission Stage Consultation Version of the Neighbourhood Plan (referenced by paragraph numbers):

2.8 Plans for Sizewell C are at an early stage. There will be further opportunities for the community to comment on detailed proposals and environmental impact assessments prior to any application for development consent. The assessment of an application for the construction of a new nuclear power station would be carried out by the Planning Inspectorate, taking account of the National Policy Statement for Nuclear Power Generation, with a final decision made by the relevant Secretary of State.

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2.9 This paragraph should make clear that the connections to the national high voltage transmission network at Sizewell are used directly by the Sizewell B power station, and to provide supplies for the decommissioning activities at Sizewell A, as well as providing an export connection for the offshore wind industry (i.e. the Greater Gabbard and Galloper wind farms).

2.21 In considering the travel pattern of workers into the parish, it should be noted that many of those travelling into Leiston are employed at Sizewell A and Sizewell B. Should the construction of Sizewell C proceed, the level of employment would increase, particularly during construction, and this would also have a positive impact on the local economy. As noted above, there would be further consultation on this, and any mitigating actions required to manage transport and housing impacts in the local area, prior to any application for development consent.

3.3 Reference is made in the Vision for Leiston to “nuclear safeguarding limits”. It is not clear what is meant by this or why it is included, given reference to Sizewell is already made in the second bullet point. Issues around emergency planning and ensuring that development is compatible with the proximity of the Sizewell power stations are dealt with later in the report.

5.6-5.7 The description of the Sizewell emergency arrangements and the interaction with planning requires clarification. Suffolk County Council is the authority responsible for all types of emergency planning, and its Joint Emergency Planning Unit maintains the offsite emergency plan in respect of any incidents at Sizewell. This plan includes a description of the Detailed Emergency Planning Zone (DEPZ), which is defined by the Office for Nuclear Regulation (ONR) and based on their assessment of the hazard. ONR works closely with the local authorities in doing its assessment. Suffolk Coastal District Council is the local planning authority, and should consult ONR in relation to development proposals within the DEPZ, or which could potentially affect the nuclear site. In coming to a view, ONR will consider whether the proposals are likely to have an impact on emergency planning arrangements and also whether any development could create a hazard for the power station (for example, a proposal to site a wind turbine in close proximity to the power station).

5.22 In terms of site allocations, particularly those sites identified in Policy H1: Housing Strategy, consideration should be given to EDF Energy’s existing and proposed activities (as identified in its consultation materials (<http://sizewell.edfenergyconsultation.info/>)) when developing the detail (e.g. layout) of a scheme. For example, EDF Energy’s proposals to use the local rail network to facilitate construction could result in a greater intensity of use of the existing railway line. Therefore, any layout of parcels of land adjacent to the railway line may need to have regard to this.

6.37 It is too early in the development planning process to reach conclusions on the impact of the construction of Sizewell C on the demand for business premises in Leiston. There will be further assessment of the socio-economic impact of the proposals, and the local community will have the opportunity to comment during the consultation process



ahead of any application for development consent for Sizewell C. However, EDF Energy will seek to work with the local community and businesses to ensure that economic development opportunities are maximised.

Should you wish to discuss any of the issues raised in our response or have any queries, please do not hesitate to contact Carly Vince or myself.

I confirm that this letter may be published on Suffolk Coastal District Council's website.

Yours sincerely,

Angela Hepworth
Corporate Policy and Regulation Director