

**MINUTES OF THE MEETING OF THE
SIZEWELL A & B STAKEHOLDER GROUP (SSG)
HELD REMOTELY VIA ZOOM
FRIDAY 5th MARCH 2021**

Attendance

Members

Marianne Fellowes	Independent Chair
Pete Wilkinson	Deputy Chair
Trevor Branton	Co-Opted Member
Cllr Jocelyn Bond	East Suffolk Council
Janet Fendley	Suffolk Coastal Friends of the Earth
Joan Girling	Co-Opted Member
Pat Hogan	Sizewell Residents Association
Cllr Maureen Jones	Aldringham-cum-Thorp Parish Council
Cllr Peter Palmer	Aldeburgh Town Council
Cllr Russell Rainger	Suffolk County Council
Chris Wheeler	Co-Opted Member
Cllr Mary Ann Woolf	Leiston-cum-Sizewell Town Council

Officers

Sohail Ashraf	Site Director, Magnox
Lisa Chandler	Energy Projects Manager, East Suffolk Council
Cameron Clow	Senior Planning and Growth Officer, Suffolk County Council
Tracey Finn	SSG Secretariat, Magnox
Bill Hamilton	Communications and Stakeholder Relations Director, Magnox
Michael Hughes	Property Manager, NDA
Jonathan Jenkin	Stakeholder Relations and Socio Economics Manager, NDA
David Medlock	Group Director of Land & Property, NDA
John McNamara	Head of Stakeholder Engagement, NDA
Kirsty Ramsden	Regional Communications Lead, Magnox
John Rogers	ONR Inspector, SZA
Tony Smithers	Head of Group Property, NDA
Roger Wrayford	Manager of Property and Sales, Magnox
Shannon Bowie-Wooler	Minute Taker

Apologies

Carolyn Barnes	East Suffolk Council
Bill Howard	Member of the Public

1. APOLOGIES FOR ABSENCE AND DECLARATIONS OF INTEREST, WELCOME AND INTRODUCTION

List of attendees will be made available as part of the minutes, as this is a specially booked meeting not all usual attendees could attend. Marianne Fellowes welcomed the group and explained that the meeting will be recorded for the purposes of the minutes only and a summary of the minutes will be made available publicly after the meeting has concluded. This meeting is not being held in public, as it may contain confidential information which may be subjected to redaction which will be discussed further. Those attending introduced themselves before general housekeeping for the meeting was confirmed.

2. SUMMARY OF MEETING

The meeting was called to understand more about land ownership at Sizewell A, and to facilitate a greater understanding of the transaction with EDF. Discussion also took place around stakeholder engagement, setting end state and land usage within the community.

Following an introduction from John McNamara of the NDA, where he and Jonathan Jenkin confirmed that they would do their best to address questions around ownership and specific pieces of land, they had not been able to piece together a detailed timeline of who has owned what and in what time, in the time they had available. 4298 Jonathan Jenkin and John McNamara delivered their presentation see attached presentation which covered:

- Energy Act 2004 – Function and Duties
- NDA Strategy
- Sizewell A Decommissioning Plans
- Sizewell A land
- EDF Energy Interest
- Draft Sales Option Agreement

5.2 Energy Act 2004

Jonathan Jenkin explained that the Energy Act 2004 sets out the NDA's legal functions, duties, and powers, which included the duty to ensure value for money and socio-economic impact on communities. The Energy Act also details principal responsibility to ensure decommissioning and clean-up of NDA sites, NDA owns the Sizewell Site and Magnox is the operator. These activities are set out in legislation.

5.3 NDA Strategy 4

The NDA strategy is reviewed and published every 5 years, and recently we have consulted on draft Strategy 4 and this is currently being considered by ministers with the final approved strategy due to be published in late March. The strategy sets out a strategic objective to optimise the reuse of NDA sites, site restoration is core to the mission and ultimately re-enable the reuse of the land. Strategic outcome 47 is to ensure that all NDA land has been de-designated and reused, under the Energy Act the NDA is directed by the Secretary of State to carry out certain tasks which can include operate a facility, decommission and clean up an area of land or redundant facility. Once this has been completed, the direction is removed, and this is called de-designation, this is key strategic outcome that they want to achieve over time.

In addition to that, the strategy also sets out an objective to generate income as well as deliver socio-economic benefits to communities to offset the demand on the public purse. It commits to encourage development on brownfield over greenfield land. They are neither for nor against new build, they remain neutral and is not set out in the Energy Act 2004 or in their strategy to support or impede new nuclear build.

They have several drivers, some are commercial, and some are socio-economic and in making decisions they try to balance all of those, through discussion and engagement with stakeholders that balances all those different benefits.

5.4 Sizewell A site characteristics / decommissioning plans

It is located on a 14-hectare site, which is small in comparison to other Magnox reactor sites. The only NDA land that is outside of the site licence boundary is a section of foreshore which is adjacent to the Sizewell A site. They have not had time to put together a detailed timeframe of various ownership of land, if there has been any land previously owned in the public sector such as the CEGB (predecessor organisation) that has been transferred to EDF energy it was well before the NDA was set up in 2005.

Current decommissioning plan would see the site enter care and maintenance in 2034 and the final site clearance to be completed by 2098. The decommissioning strategy for Magnox sites is being reviewed, they have shared with the SSG that at Trawsfynydd a new continuous decommissioning strategy has been developed. Magnox has been reviewing their decommissioning strategy and end dates across the fleet, this will likely end with a mixture of continuous decommissioning strategies and deferred decommissioning strategies. They should have more information by the summer, and they will be engaging with local communities and stakeholders when they are able to do so. Ian Warner is leading that work for Magnox, has previously briefed the SSG on this. They were not aware when these discussions will be taking place for Sizewell, and Jonathan will speak to Ian to get an update for the timescale. All work will be carried out with the engagement with stakeholders, community and the SSG.

5.5 Sizewell A site Licence Boundary

A map of the site boundary of Sizewell A and B was shown,

The area highlighted in yellow is the former National Grid yard, Along with an aerial photo of the site and a

map of the Sizewell B site boundary from EDF Energy. This image is available on the EDF website <https://www.edfenergy.com/energy/power-stations/sizewell-b>. The area highlighted in blue is Pillbox Field, and the Sizewell A site is located to the east of that.

The Sizewell A former National Grid sub-station yard, was decommissioned and cleared in 2019/20. The history of why there are discussions with EDF on this piece of land, relate to the original planning application to relocate facilities when there was an assumption to develop on Pillbox Field and use this as a lay down area. Several interested parties, stakeholders, and local authorities in their response to the planning application stated they would prefer to use the brownfield land

The Chair confirmed that although that was represented, it was requested that it was to be completed after the DCO had been decided.

Jonathan handed over to Michael Hughes in NDA Land and Registry who delivered his presentation and highlighted the following

- This is the former location of the 132kv sub-station.
- It is currently leased to National Grid Electricity Trading, and the process of transfer of ownership is currently underway.
- Substation was decommissioned and the land cleared up in 2019/20
- Magnox, as SLC, have confirmed the land is not needed for decommissioning purposes.
- NDA is required to divest itself of surplus land.

5.6 EDF interest in Sizewell A land

EDF Energy expressed an interest in purchasing the former Sizewell A sub-station grid-yard in September 2019, commercial terms have been subsequently agreed between the NDA and

EDFE land agents. The NDA understands the land will be used for laydown, to relocate facilities and to avoid development on Pillbox Field. This interest has been included in the Sizewell B planning application for relocation of facilities and Sizewell C Development Consent Order (DCO) documents.

5.7 Draft Sales Option Agreement

NDA and Magnox are preparing an option agreement where sale of the land to EDFE would be triggered upon meeting certain criteria conditions:

- Surrender of existing National Grid and Magnox leases over the site
- Confirmation from ONR that it will re-licence the site to EDF
- Confirmation from BEIS that it will revoke NDA's designation direction over the site
- Payment of outstanding monies to complete the transaction.

The legal drafting of the option agreement is likely to begin shortly and be completed in early 2021/22. This will then be followed by a completion of re-licensing and revocation of designating direction activities; this will need to be signed off by the Secretary of State. This will take 1-2 years from completion of options agreement. EDF will take a lease over the site during that period. The ONR and EA would need to ensure that samples of the ground are free of nuclear contamination, and then a business case to BEIS.

Their understanding of the DCO timescale, is that the decision is due April 2022 by that point it is unlikely that they would have triggered the sale, if the DCO is not approved the sale would not complete as they have not met the conditions mentioned.

5.8 Other interest in Sizewell A land

There has been additional interest in the land including:

- National Grid previously expressed an interest in using Sizewell A land – however, the former grid-yard is not of sufficient size for EA1N and EA2 substations.
- NDA has considered alternative uses for the former grid-yard which is a brownfield site with very limited utility outside nuclear licensed site.
- No other surplus land at Sizewell A will be available for the foreseeable future as Magnox develops site-specific decommissioning strategies.

5.9 Questions on presentations – to be summarized into a brief table please with question and answer not word for word. Thanks.....example below but I could not get the indent off. This whole document is very hard to work with Tracey!

Are there trees on the land – answer given by Roger Wrayford NDA	Yes
Who owns the road – answer given by Jonathan Jenkin NDA	In 1996 when the CEBG stopped operating as part of that deal the government handed a lot of the ownership to EDF. This was on the view that it was worth more to them, the road is not part of the land and we access our site through agreement.
Does this affect the site license – answer given by John Rodgers ONR	To give some clarification on the relicensing process that the two sites would have to go through. There would still be a need for each site to have two separate licences if the proposed transfer of land was to go ahead. From the nuclear license point of view both Magnox

	<p>and EDF would apply for a new site licence. This would negate the need for the sampling of the ground, if it is for the delicensing process it is a time consuming and expensive method that both parties can avoid. The Environment Agency would need to be involved in the process, for their permit issue.</p>
Please clarify site ownership and NDA responsibilities when they took over	To be answered following meeting.
How long will the land be used for lay down will it affect the end state?	To be answered following meeting.
Can lease be considered instead of sale?	To be answered following meeting.
What was previously agreed legally for the use of SZA when decommissioned?	To be answered following meeting.
How is balance achieved between need for income and stakeholder engagement, and wider socio-economics?	To be answered following meeting.
What vision exists for the end state, end use of the land?	To be answered following meeting.
Actions:	<p>The NDA and local authorities to clarify with the use of current and previous maps, the land use and when pieces of land were divested to what ownership. Primarily so there can be an understanding of the foot by foot land use, and especially the foreshore and the outfall tunnels as the sewage from both sites goes out into the foreshore for both sites.</p> <p>6.2 Leasehold option to be further explored. This may need to be a joint meeting with EDF</p> <p>6.3 The timeline of decisions to be looked at, and the request made to Sizewell B that relocation of facilities is paused until the DCO is determined.</p> <p>6.4 NDA to look at how stakeholder engagement is fed into the timeline, to be part of these conversations around how the process is put together.</p>