

From: Taylor Power Taylor.Power@pinsentmasons.com 
Subject: RE: HIF1 - Condition 3 Additional Wording [TLT-TLT.FID5842920] [PM-AC.FID5675067]
Date: 8 May 2024 at 18:44
To: Debbie Reynolds Debbie.Reynolds@TLT.com
Cc: Hugh Flanagan hugh.flanagan@ftbchambers.co.uk, Claire Brodrick Claire.Brodrick@pinsentmasons.com, Trigg, Matthew Matthew.Trigg@rwe.com, Roger.Bewley@rwe.com



Hi Debbie

Thank you very much for providing the below, and apologies that it had been missed earlier to now.

We have discussed the proposed wording with RWE to the extent we could today, in order to provide a position ahead of the Council's closing tomorrow where possible. We note that (as expressed in RWE's closing submissions) the planning condition does not resolve RWE's concerns such that RWE does not consider a private agreement necessary, and RWE looks forward to continuing negotiations with the Council on the Option Agreement shortly.

I also note that given the short time around from being alerted to this condition this morning, not all relevant persons for RWE have been able to review the below, and as such I may provide further comments tomorrow. However, for the purpose of updating ahead of your closing RWE is generally supportive of the proposed wording, provided the following suggested amendments in red were made:

[...]

RWE site

- *The details of construction activity set out above shall include the following matters:*
- *Details of how unrestricted vehicular and pedestrian access to the former Didcot A power station site and the existing Didcot B power station site (the "Property") shall be maintained on a 24 hours per day, 7 days per week basis throughout the construction period of the development and until the HIF Scheme is practically complete, open to the public and permanent access to RWE site has been connected to the Scheme, including for abnormal loads;*
- *Details of the minimum roading standards for any temporary access into RWE Land, including provision for the access road at all times to be a minimum of 7m wide, with surfacing better than gravel (such as temporary tarmac or an equivalent), as suitable for pedestrians, articulated vehicles, heavy load vehicles, and abnormal loads;*
- *Details of how protection, any diversion and any abandonment of utilities for the above sites shall be achieved, in consultation with RWE;*
- *Details of the sequencing of demolition of RWE's northwest lagoon (located off the roundabout junction of the A4130, Purchas Road and Hawksworth) and construction of the replacement lagoon, so as ensure that demolition of the existing lagoon does not take place until the new lagoon has been constructed and connected to the retained southeast lagoon (also located off the roundabout junction of the A4130, Purchas Road and Hawksworth);*
- *Sequencing of construction so that severance of the existing RWE gatehouse on Purchas Road does not occur until a new gatehouse (in the location identified in the outline planning permission P22/N2467/O for a replacement gatehouse) is constructed and operational, or a temporary facility has been constructed and is operational which enables the security of the RWE site to be maintained.*

We do also note that the condition could be simplified by reference to a plan which shows the relevant accesses / features of RWE's site, but given no such plan currently exists indicating construction (as opposed to permanent) access, RWE considers the above sufficient.

Please let me know if you have any questions regarding the above.

Kind regards
Taylor

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