

Our Ref: rwb /17B604228/130117

13<sup>th</sup> January 2017



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Dear Ms Britton,

## **SOUTH GLOUCESTERSHIRE POLICIES, SITES AND PLACES PLAN, EXAMINATION HEARINGS Response to Inspector's Questions on behalf of the NDA and Magnox Limited**

We are writing to you on behalf of the Nuclear Decommissioning Authority (the NDA) and Magnox Limited, in response to the Inspector's Issues and Questions for the Examination Hearings. GVA is the appointed property advisors for the NDA and Magnox Limited, and provides planning advice across the NDA's UK wide estate.

The NDA is the strategic authority responsible for managing the effective and efficient clean up of the of the UK's nuclear legacy, which includes the Oldbury site. Land within the Nuclear Licensed Site (NLS) is subject to decommissioning of redundant facilities and, where necessary, the remediation of land. Magnox Ltd is the Site License Company (SLC) carrying out the decommissioning process on the NDA's behalf.

For the avoidance of doubt, we previously made representations on behalf of the NDA and Magnox to the consultation on the Proposed Submission Version of the Policies, Sites and Places Plan (PSP) Plan on 8<sup>th</sup> September 2016. Our comments have been assigned the representor ID '263/1'. Further representations were made in respect of the Council's response and accompanying suggested modifications (reference 'SM57') on 6<sup>th</sup> January 2017.

For ease of reference and completeness, copies of previous representations submitted on behalf of the NDA and Magnox are attached to this letter.

### **Response to Inspector's Issues and Questions**

This response is made in respect of Question 14(b) under Issue 4 ('Are the Policies in the PSPP justified and consistent with National Policy?'). We have addressed the two parts to this question in turn below.

### ***Is it necessary to allocate/safeguard the site for the decommissioning of the former Oldbury Power Station in order to accomplish the decommissioning process?***

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The NDA and Magnox consider an allocation at the Oldbury site which supports decommissioning, and the development of related employment uses, is necessary as it provides a positive policy context for the decommissioning process.

Decommissioning is not simply a process of demolition and site clearance. Certain new development proposals will inevitably be required in connection with the decommissioning and remediation process (including those associated with waste management) and these should be supported through the PSP. These works may include the development of new buildings (both permanent and temporary) and other facilities required for decommissioning and potentially the in situ management of waste (both radioactive and non radioactive). The Environment Agency has issued draft guidance which will require Magnox (and other Nuclear Site Licence holders) to optimise the waste management approach to deliver the site reference state (the condition in which a site is available for unrestricted use). For example, this includes consideration of options for in situ disposal of existing sub surface structures along with other potential end state options.

A key strategic objective for the NDA is to optimise the re use of the sites within its portfolio<sup>1</sup>. A supportive policy context is a key aspect of this. Without a specific allocation, the site would remain as 'white land' within the 'open countryside' in planning terms as it is outside the physical settlement limit boundaries. This could create uncertainty in the determination of any planning applications that may come forward for new development required as part of the decommissioning programme. As an example, the Stroud District Local Plan includes an allocation and a site specific policy for the 'Former Berkeley Power Station'. This policy provides a site allocation for operations and uses associated with nuclear decommissioning, along with B1 B8 employment uses and for employment related training and education purposes<sup>2</sup>. This policy approach recognises and supports both the decommissioning process and the re use of the site.

It is also considered that a site specific policy relating to the existing Oldbury site is necessary to distinguish between the existing and proposed nuclear power stations, and provide clarity between the different activities and operations on the two sites. Development at the Oldbury NNB site would be brought forward in line with PSP Plan Policy PSP46. As such, it is considered that development required as part of the decommissioning of the former Oldbury Power Station site should be brought forward in line with a site specific policy relating to the existing Oldbury site within the PSP Plan. Such an approach would ensure that the emerging PSP Plan provides a supportive policy framework for existing and future development at either site.

The approach to having separate policies for existing and proposed new nuclear power stations has been taken by other local authorities in their development plans. Example policies are contained within the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Document (adopted July 2013), West Somerset Local Plan to 2032 (adopted November 2016), Copeland Local Plan 2013 - 2028 Core Strategy and Development Management Policies Document (adopted December 2013) and the emerging Anglesey & Gwynedd Joint Local Development Plan.

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<sup>1</sup> For further information see NDA Strategy effective from April 2016 ([https://www.gov.uk/government/uploads/system/uploads/attachment\\_data/file/512836/Nuclear\\_Decommissioning\\_Authority\\_Strategy\\_effective\\_from\\_April\\_2016.pdf](https://www.gov.uk/government/uploads/system/uploads/attachment_data/file/512836/Nuclear_Decommissioning_Authority_Strategy_effective_from_April_2016.pdf))

<sup>2</sup> the site is being redeveloped as a University Technical College (UTC) and GREEN Skills Centre by South Gloucestershire and Stroud College

Importantly, a site specific policy and allocation for Oldbury site would also ensure that the PSP Plan reflects the significance of the current national strategies (including NDA Strategies) to the decommissioning and remediation process. This is set out in more detail below in our response to the second element of Question 14(b).

***Why can this not be achieved within the policy framework provided by the Core Strategy and PSP46 of the PSPP as proposed?***

The decommissioning process is governed by national strategies (including NDA Strategies) which are subject to regular review and consultation. Magnox translates these strategies into its own Integrated Decommissioning and Waste Management Strategy, the latest version of which was published in May 2016<sup>3</sup>. National strategies on radioactive waste have been recognised as national policy in the planning arena. This position was supported by the Inspector during the Somerset County Council Waste Core Strategy Examination, and is reflected in a number of adopted and emerging development plan documents including the Suffolk County Council Waste Core Strategy and Kent County Council Minerals and Waste Local Plan.

There is no recognition in the PSP Plan (or for that matter, in the Core Strategy) of these national strategies or that on going development in line with these national strategies could be required as part of the decommissioning process. In light of this, the NDA and Magnox maintain their view that the policy framework provided by the Core Strategy and emerging PSP Plan is inconsistent with national policy in the form of national strategies for radioactive waste management.

The NDA and Magnox have made a number of representations to development plans throughout the UK to ensure that the policy provisions relating to their sites make reference to the need to comply with the aforementioned national strategies for decommissioning and radioactive waste management (including NDA Strategies). Examples policies can be found in the adopted Kent Minerals and Waste Local Plan, the adopted Somerset Waste Core Strategy, the adopted Cumbria Minerals and Waste Development Framework Core Strategy and Generic Development Control Policies Development Plan Documents, and in the emerging plans for Cumbria, Essex and Southend on Sea, Oxfordshire and Bournemouth, Dorset and Poole Councils.

The approach suggested is therefore consistent with development plans elsewhere in the UK. The NDA and Magnox would like to ensure that that the PSP Plan recognises the significance of national strategies which govern waste management and the decommissioning and remediation process and supports the development and activities required as part of decommissioning, where proposals are consistent with the relevant national strategies. The inclusion of a site specific policy within the emerging PSP Plan would provide a suitable opportunity to achieve this.

## Conclusion

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<sup>3</sup> <https://magnoxsites.com/wp-content/uploads/2016/06/Magnox-IWS-May-2016.pdf>

This representation has been made by GVA on behalf of the NDA and Magnox Limited in response to the Inspector's invitation to submit a statement to the Policies, Sites and Places (PSP) Plan Examination Hearings to address the Inspector's Issues and Questions.

In summary, the NDA and Magnox maintain their view that a site specific policy relating to the existing Oldbury site should be included within the emerging PSP Plan in order to support existing and potential future development associated with decommissioning and related employment uses. The inclusion of a site specific policy within the emerging PSP Plan would also provide a suitable opportunity to make reference to the relevant national strategies which govern the decommissioning and remediation process, thus ensuring compliance with such strategies.

If you require anything further in respect of this representation, then please contact me on 02920 248911 or at [ben.lewis@gva.co.uk](mailto:ben.lewis@gva.co.uk).

Yours faithfully



**Ben Lewis MRTPI**  
**Director in Planning, Development & Regeneration**  
**For and on behalf of GVA Grimley Limited**

cc. Kim Baines – NDA  
Roger Wrayford – Magnox Limited

Our Ref: TN /14B602244/080916

08 September 2016



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Dear Sir / Madam

## SOUTH GLOUCESTERSHIRE LOCAL PLAN POLICIES, SITES AND PLACES PLAN CONSULTATION **Representation on behalf of Magnox Limited and the NDA**

We are writing to you to provide a representation to the current consultation on the South Gloucestershire Local Plan Policies, Sites and Places Plan Submission Documents, on behalf of Magnox Limited and the Nuclear Decommissioning Authority (NDA). Bilfinger GVA is the appointed property advisors for Magnox Limited and the NDA and provides planning advice across the NDA's UK wide estate. We have made representations to various local plan and other consultations across the UK, affecting various NDA sites.

These representations are made in respect of the Oldbury site, which is operated by Magnox Limited on the NDA's behalf in order to carry out the decommissioning process. Oldbury generated power until 29 February 2012. Decommissioning involves the systematic removal of plant and buildings previously associated with electricity generation; it is a long process expected to last several decades.

### **Representation Made**

It is our view that the '*South Gloucestershire Local Plan Proposed Submission: Policies, Sites and Places Plan*' (PSP Plan) (June 2016) does not properly acknowledge the on going decommissioning process at Oldbury, which is noted in the '*Major Infrastructure Projects Oldbury New Nuclear Build*' at paragraph 9.4.

It is expected that decommissioning of the former Oldbury power station will continue beyond the plan period (current prediction for care and maintenance is 2027). Certain new development proposals will inevitably be required in connection with the decommissioning of the power station and these should be supported through the PSP Plan.

While we are satisfied that South Gloucestershire Local Plan Core Strategy 2006 - 2027 (Core Strategy) Policies CS36 and CS37 suitably allow for necessary development associated with decommissioning at Oldbury, we feel that the PSP Plan would benefit from contextualizing the on going decommissioning process at Oldbury in order to ensure consistency with the relevant policies of the Core Strategy.

It is our view that the existing Oldbury site should be subject to an allocation in the PSP Plan, and an additional policy should be introduced to '*Part 1 Development Management Policies*' to recognise the importance of on going development required as part of the decommissioning process. It is suggested that a new policy should be worded as follows:



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*“Policy PSPXX Oldbury Nuclear Power Station*

*In accordance with Core Strategy Policies CS36 and CS37, the existing site at Oldbury will be retained for operations and uses associated with the decommissioning of the nuclear power station, related employment uses and, where feasible, be integrated with the proposed new nuclear build at Oldbury.”*

It is also suggested that the following paragraph be inserted after the new policy to provide additional clarity:

*“Oldbury is subject to decommissioning, a long process which will extend beyond the plan period. Certain proposals for new development (associated with decommissioning) will be required at Oldbury. In order to minimise impact and maximise re use of the existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of a new build power station at Oldbury with the decommissioning of the existing power station.”*

The Oldbury site is located in the 'open countryside' in planning terms as it is outside the physical limits boundaries. While we acknowledge that the Core Strategy allows for necessary development associated with decommissioning at Oldbury, it is our view that the site would benefit from an appropriate site allocation under 'Part 2 Sites and Places' of the PSP Plan in order to ensure the PSP Plan and the accompanying Local Plan Policies Map fully accounts for the on going decommissioning process.

A site plan showing the proposed allocation is enclosed. The area proposed for allocation represents the land area currently under lease to Magnox, the Site License Company responsible for decommissioning Oldbury. The site area has been proposed as it reflects Magnox's operation requirements for decommissioning. In addition, we have included a number of fields to the north of the power station that are already included within the allocation for the *Nuclear New Build at Oldbury* (NNB). We consider that the inclusion of this land within the proposed allocation can contribute to the integration of the NNB with the decommissioning of the existing power station, in accordance with the Core Strategy policies.

Should a new policy or site allocation not be introduced, the PSP Plan is not considered to be 'effective' in terms of the test of soundness as set out in paragraph 182 of the National Planning Policy Framework (NPPF). It would not represent what is deliverable at the site, given the continuing decommissioning operations and works which will extend throughout and beyond the plan period. It would also be inconsistent with Core Strategy policies CS36 and CS37, which recognise that certain development is required as part of the on going decommissioning process.

## **Conclusion**

This representation has been made by Bilfinger GVA on behalf of Magnox Limited and the NDA in response to the current consultation on South Gloucestershire Local Plan Policies, Sites and Places Plan (PSP Plan). In summary, it is Magnox and the NDA's contention that the PSP Plan should have more recognition of the necessary development associated with the decommissioning process at Oldbury, and this should be fully accounted for in the accompanying Local Plan Policies Map. If you require any clarity in respect of the above representation, then please contact me on [REDACTED]

Magnox Limited  
Page 3

Yours faithfully



**Ben Lewis MRTPI**  
**Director in Planning, Development & Regeneration**  
**For and on behalf of GVA Grimley Limited**

cc. Kim Baines – NDA  
Stephen Wilmott – Magnox Limited

## **Representation Form**

### **South Gloucestershire Council Local Plan: Policies, Sites and Places Plan Regulation 19 of the Town & Country Planning (Local Planning) (England) Regulations 2012.**

#### **Proposed Submission Policies, Sites and Places (PSP) Plan June 2016**

The Council is inviting representations on the South Gloucestershire Local Plan Proposed Submission Policies, Sites and Places Plan (PSP Plan). These will be considered by the examining Inspector in the context of the soundness of the Plan.

This is a formal statutory stage. The Government's Planning Inspectorate will appoint an independent inspector to review the Plan and hear any objections, plus require representations to be made in accordance with the procedures set out on this form. It is important that you read the accompanying guidance notes, supplied with this form, as they provide an explanation for the terminology in some of the questions.

#### **Making Representations**

The Council's preference is that representations be submitted using the online consultation system at [www.southglos.gov.uk/PSPpublication](http://www.southglos.gov.uk/PSPpublication).

Alternatively, all representations can be made using the representation form below (which, alongside the consultation material, is available via the Council's website at [www.southglos.gov.uk/PSPpublication](http://www.southglos.gov.uk/PSPpublication) and submitted to the Council using the contact details below. All representations must be made in writing.

Email:	<a href="mailto:planningLDF@southglos.gov.uk">planningLDF@southglos.gov.uk</a>
Post:	Strategic Planning Policy & Specialist Advice Team Environment and Community Services Department PO Box 299 Civic Centre Bristol BS15 0DR

If you have any questions regarding this invitation to make representations or would like any further information, please contact the Strategic Planning Policy & Specialist Advice Team on 01454 863464.

Representations should only be submitted once i.e. by email or by post.

**All representations must be received by no later than 7.00pm on Thursday 8 September 2016.**

**Please read the Guidance Note available at: [www.southglos.gov.uk/PSPpublication](http://www.southglos.gov.uk/PSPpublication) before completing your representation. To ensure the Planning Inspector considers your comments.**



**Please note that all representations must complete parts one and two of this form.**

## **PART ONE- YOUR DETAILS**

Please be aware that anonymous forms cannot be included and that in order for you to submit your form you **must** include your details below.

The information collected as part this consultation will also be used by the Council in accordance with the data protection principles in the Data Protection Act 1998. The purposes for collecting this data are: to assist in plan making; and to contact you, if necessary, regarding the planning consultation process. Some of the data may be made public as it will form part of the evidence base used to inform the creation of planning policy documents. The above purposes may require public disclosure of any data received on the response form, in accordance with the Freedom of Information Act 2000.

**Should you wish to make more than one representation, please submit a separate form for each representation in Part Two below clearly stating which section of the document you wish to comment on. (N.B. You only need to complete Part One (Your Details) once)**

In circumstances where there are individuals/ groups/ organisations who share a similar view as to how the plan should change, it would be helpful if individuals/ groups/ organisations make a single representation. It would also be useful if the group/ organisation state how many people the submission is representing and how the representation was authorised.

<b>Your Details</b>	<b>Your Agent's Details (If applicable)</b>
Reference No (if known*):	Reference No (if known*):
Title: Mr / Mrs / Miss / Ms / Dr / Other:	Title: Mr / Mrs / Miss / Ms / Dr / Other: <b>Mr</b>
Surname:	Surname: <b>Lewis</b>
Forename:	Forename: <b>Ben</b>
Organisation / Company:	Organisation / Company: <b>GVA</b>
Address: Postcode:	Address: <b>One Kingsway Cardiff</b>  Postcode: <b>CF10 3AN</b>
Contact No:	Contact No: <b>[REDACTED]</b>
Email:	Email: <b>[REDACTED]</b>

\*If you have been contacted by post, you will find your reference number at the top of the letter under 'Our Ref'

## **PART TWO - YOUR REPRESENTATION**

Please use a separate form for each representation made and read the Guidance Note available at: [www.southglos.gov.uk/PSPpublication](http://www.southglos.gov.uk/PSPpublication).

<b>Q1. To which part of the document does this representation relate?</b>
<input checked="" type="checkbox"/> Policy <input checked="" type="checkbox"/> Paragraph <input type="checkbox"/> Table <input checked="" type="checkbox"/> Figure / Map
<b>Please specify which Policy, Paragraph, Table, Figure / Map or other document you are referring to:</b>
Paragraph 9.4. POLICY PSP46 – OLDBURY NEW NUCLEAR BUILD (NNB). Local Plan Policies Map.

<b>Q2a. Do you consider the document is legally compliant?</b>
<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No
<b>Q2b. Do you consider the document is sound?</b>
<input type="checkbox"/> Yes <input type="checkbox"/> Yes, with minor changes <input checked="" type="checkbox"/> No

<b>Q3. On what grounds do you consider the document is <u>unsound</u>? Is it because it is <u>not</u>:</b>
<input type="checkbox"/> Positively Prepared?
<input type="checkbox"/> Justified?
<input checked="" type="checkbox"/> Effective?
<input checked="" type="checkbox"/> Consistent with National Policy?

<b>Q4. Please give details of why you consider the document is not legally compliant or is unsound. Please be as precise as possible.</b>
<b>If you wish to support the legal compliance or soundness of the Policies, Sites and Places Plan, make a representation on the Sustainability Appraisal or Habitat Regulation Assessment; please also use this box to set out your representation.</b>
Please note your representation should cover succinctly all the information, evidence and supporting information necessary to support/justify the representation and the suggested change. After this stage, further submissions will be only at the request of the Inspector, based on the matters and issues he/she identifies for examination.
It is our view that the 'South Gloucestershire Local Plan Proposed Submission: Policies, Sites and Places Plan' (PSP Plan) (June 2016) does not properly acknowledge the on-going decommissioning process at Oldbury, which is noted in the 'Major Infrastructure Projects – Oldbury New Nuclear Build' at paragraph 9.4.
It is expected that decommissioning of the former Oldbury power station will continue beyond the plan period (current prediction for care and maintenance is 2027). Certain new development proposals will inevitably be required in connection with the decommissioning of the power station and these should

be supported through the PSP Plan.

While we are satisfied that South Gloucestershire Local Plan Core Strategy 2006 – 2027 (Core Strategy) Policies CS36 and CS37 suitably allow for necessary development associated with decommissioning at Oldbury, we feel that the PSP Plan would benefit from contextualizing the on-going decommissioning process at Oldbury in order to ensure consistency with the relevant policies of the Core Strategy.

Further to the above, the Oldbury site is located in the 'open countryside' in planning terms as it is outside the physical limits boundaries. While we acknowledge that the Core Strategy allows for necessary development associated with decommissioning at Oldbury, it is our view that the site would benefit from an appropriate site allocation under 'Part 2 – Sites and Places' of the PSP Plan in order to ensure the PSP Plan and the accompanying Local Plan Policies Map fully accounts for the on-going decommissioning process.

Should a new policy or site allocation not be introduced, the PSP Plan is not considered to be 'effective' in terms of the test of soundness as set out in paragraph 182 of the National Planning Policy Framework (NPPF). It would not represent what is deliverable at the site, given the continuing decommissioning operations and works which will extend throughout and beyond the plan period. It would also be inconsistent with Core Strategy policies CS36 and CS37, which recognise that certain development is required as part of the on-going decommissioning process.

**Q5. Please set out what change(s) you consider necessary to make the document legally compliant or sound. Please be as precise as possible.**

**Your suggested change should have regard to the test you have identified at Q4 above where this relates to soundness. You will need to say why this change will make the Policies, Sites and Places Plan legally compliant or sound. It will be helpful if you are able to put forward your suggested revised wording of any policy or text.**

It is our view that an additional policy should be introduced to 'Part 1 – Development Management Policies' to recognise the importance of on-going development required as part of the decommissioning process. It is suggested that a new policy should be worded as follows:

*"Policy PSPXX – Oldbury Nuclear Power Station*

*In accordance with Core Strategy Policies CS36 and CS37, the existing site will be retained for operations and uses associated with the decommissioning of the nuclear power station, related employment uses and, where feasible, be integrated with the proposed new nuclear build at Oldbury."*

It is also suggested that the following paragraph be inserted after the new policy to provide additional clarity:

*"Oldbury is subject to decommissioning, a long process which will extend beyond the plan period. Certain proposals for new development (associated with decommissioning) will be required at Oldbury. In order to minimise impact and maximise re-use of the existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of a new build power station at Oldbury with the decommissioning of the existing power station."*

Similarly, it is our view that the site would benefit from an appropriate site allocation under 'Part 2 – Sites and Places' of the PSP Plan in order to ensure the PSP Plan and the accompanying Local Plan Policies Map fully accounts for the on-going decommissioning process.

A site plan showing the proposed allocation is enclosed. The area proposed for allocation represents the land area currently under lease to Magnox, the Site License Company responsible for decommissioning Oldbury. The site area has been proposed as it reflects Magnox's operation requirements for decommissioning. In addition, we have included a number of fields to the north of the power station that are already included within the allocation for the *Nuclear New Build at Oldbury* (NNB). We consider that the inclusion of this land within the proposed allocation can contribute to the integration of the NNB with the decommissioning of the existing power station, in accordance with the Core Strategy policies.

**Q6. Do you consider it necessary to participate at the oral part of the examination?**

- No, I do not wish to participate at the oral examination
- Yes, I wish to participate at the oral examination

**Q7. If you wish to participate, please outline why you feel it is necessary to participate at the oral part of the examination.**

**Please note the Inspector will determine the most appropriate procedure to adopt to hear those who have indicated that they wish to participate at the oral part of the examination.**

In order to ensure that any policy and allocation for the existing Oldbury site fully accounts for the ongoing decommissioning process at the site, and to ensure that NDA Properties Limited and Magnox Limited have the opportunity to comment on any further modifications proposed.

**Q8. Representations may be accompanied by a request to be notified at a specific address of the following. Please indicate which, if any, of the following you wish to be notified about.**

- the submission of the Plan for independent examination
- the publication of the recommendations of the independent Inspector
- the adoption of the Plan

*Please indicate as appropriate*

Signature:



Date:

08/09/16

Thank you for your time to complete and return this representation form.  
Please keep a copy for future reference.

**All representations must be received by no later than 7.00pm on Thursday 8 September 2016.**



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Our Ref: rwb /17B604228/060117



6<sup>th</sup> January 2017

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Dear Sir / Madam

**SOUTH GLOUCESTERSHIRE POLICIES, SITES AND PLACES PLAN, PROPOSED SUBMISSION PLAN, SUGGESTED MODIFICATIONS CONSULTATION**  
**Representation on behalf of the NDA and Magnox Limited**

We are writing to you on behalf of the Nuclear Decommissioning Authority (the NDA) and Magnox Limited, in respect of the current consultation on the suggested modifications to the Proposed Submission version of the Policies, Sites and Places (PSP) Plan. GVA is the appointed property advisors for the NDA and Magnox Limited, and provides planning advice across the NDA's UK wide estate.

We previously made representations on behalf of the NDA and Magnox to the consultation on the Proposed Submission version of the PSP Plan on 8 September 2016. Our comments have been assigned the representor ID '263/1'.

**Representation Made**

We note that that the Council has published their response to the representations made to the Proposed Submission Plan consultation along with their suggested modifications to the Plan. These representations are made in respect of the Council's response and accompanying suggested modification (reference 'SM57'). The 'Suggested Modifications Consultation Comments Form' is attached to this letter.

For ease of reference, the NDA and Magnox's previous representations sought the inclusion of a new site specific policy relating to Oldbury Nuclear Power station as follows:

*"Policy PSPXX Oldbury Nuclear Power Station*

*In accordance with Core Strategy Policies CS36 and CS37, the existing site at Oldbury will be retained for operations and uses associated with the decommissioning of the nuclear power station, related employment uses and, where feasible, be integrated with the proposed new nuclear build at Oldbury."*

It was also suggested that the following paragraph be inserted after the new policy to provide additional clarity:

*“Oldbury is subject to decommissioning, a long process which will extend beyond the plan period. Certain proposals for new development (associated with decommissioning) will be required at Oldbury. In order to minimise impact and maximise re use of the existing facilities and materials, opportunities have been taken where feasible to integrate the requirements of a new build power station at Oldbury with the decommissioning of the existing power station.”*

We note from the Council's response to GVA's representations that it considers that the adopted Core Strategy (adopted December 2013), together with the Development Management policies contained within the emerging PSP Plan include adequate policy provision for the decommissioning of the existing power station. As such, the Council does not consider it necessary for the site to be allocated or safeguarded for decommissioning purposes. We note, however, that the Council does propose to include a map within the PSP Plan showing the extent of the existing Oldbury nuclear site as well as that of the nominated Oldbury New Nuclear Build (NNB) site.

Whilst the proposed plan is a helpful addition to the PSP Plan, the NDA and Magnox maintain their view that that a site specific policy relating to the existing Oldbury site is required. Such a policy would distinguish between the existing and proposed nuclear power stations, and provide clarity between the different activities and operations on the two sites. This would ensure the plan is positively prepared with respect to Oldbury. The policy could also ensure that the PSP Plan recognizes the significance of NDA national strategy (see below) to the decommissioning process.

The approach to having separate policies for existing and proposed new nuclear power stations has been taken by other local authorities in their development plans. Example policies are contained within the Suffolk Coastal District Local Plan Core Strategy & Development Management Policies Document (adopted July 2013), West Somerset Local Plan to 2032 (adopted November 2016), Copeland Local Plan 2013 – 2028 Core Strategy and Development Management Policies Document (adopted December 2013) and the emerging Anglesey & Gwynedd Joint Local Development Plan.

The approach suggested is therefore consistent with development plans elsewhere in the UK and the inclusion of a site specific policy within the emerging PSP Plan would provide a suitable opportunity to make reference to the national strategies which govern the decommissioning and remediation process. This would ensure the plan is consistent with national policy.

It is noted that the Council considers that the adopted Core Strategy contains the relevant policies covering decommissioning at the existing Oldbury site is noted. However, the NDA and Magnox wish to highlight that the Core Strategy does not include reference to current national strategies which govern the decommissioning and remediation process – strategies which are subject to regular review and consultation. The NDA's national strategies for the management of radioactive waste are recognized as national policy in the planning arena in a number of adopted and emerging development plan documents including the Somerset Waste Core Strategy. The NDA and Magnox have made a number of representations to development plans throughout the UK to ensure that the policy provisions

relating to their sites<sup>1</sup> make reference to the need to comply with the aforementioned national strategies for decommissioning and radioactive waste management (including NDA Strategies). Therefore, the NDA and Magnox requests that, for consistency, the relevant development plan documents for South Gloucestershire have regard to these national strategies as they represent national policy in the planning arena.

The changes sought by the NDA and Magnox will ensure the plan is positively prepared and consistent with national policy, and therefore be regarded as sound.

## Conclusion

This representation has been made by GVA on behalf of the NDA and Magnox Limited in response to the current consultation on the suggested modifications to the Proposed Submission version of the Policies, Sites and Places (PSP) Plan.

In summary, whilst the inclusion of a map within the PSP Plan showing the extent of the existing Oldbury nuclear site as well as that of the nominated Oldbury NNB is welcomed, the NDA and Magnox maintain their view that a site specific policy relating to the existing Oldbury site should be included within the emerging PSP Plan in order to support existing and potential future development at the site, which includes development associated with decommissioning. The inclusion of a site specific policy within the emerging PSP Plan would also provide a suitable opportunity to make reference to the relevant national strategies which govern the decommissioning and remediation process, thus ensuring compliance with such strategies.

If you require anything further in respect of this representation, then please contact me on

[REDACTED]

Yours faithfully

[REDACTED]

**Ben Lewis MRTPI**  
**Director in Planning, Development & Regeneration**  
**For and on behalf of GVA Grimley Limited**

cc. Kim Baines – NDA  
Roger Wrayford – Magnox Limited

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<sup>1</sup> Example policies can be found in the adopted Kent Minerals and Waste Local Plan, the adopted Somerset Waste Core Strategy, the adopted Cumbria Minerals and Waste Development Framework Core Strategy and Generic Development Control Policies Development Plan Documents, and in the emerging plans for Cumbria, Essex and Southend-on-Sea, Oxfordshire and Bournemouth, Dorset and Poole Councils.