

# Appendix J

## Chapter 18 Major Infrastructure Projects

### Introduction~~Planning for Major Infrastructure projects~~

- 18.1 Major Infrastructure Projects are large-scale projects of national importance such as new trunk roads, airports, ports, power stations (including nuclear), electricity transmission lines, waste water treatment works and chemical works.
- 18.1a For the purpose of the Core Strategy, Major Infrastructure Projects (MIPs) include those defined as Nationally Significant Infrastructure Projects (NSIP) in the Planning Act 2008. Where associated or ancillary development is related to the construction or operation of a NSIP, these proposals will also fall under the policies set out in this chapter, as well as other relevant policies in the plan.
- 18.1b This chapter of the Core Strategy deals with both Major Infrastructure Projects (MIPs) where South Gloucestershire Council is the determining planning authority, and NSIPs (such as the proposed Oldbury Nuclear New Build power station (NNB), where the Secretary of State makes the decision) as well as other applications to other agencies (such as to the Marine Management Organisation for a wharf) where the Council is a statutory consultee.
- 18.1c Whether in its role as decision maker, or as consultee for applications to other bodies the Council will seek to secure delivery on its key priorities as set out in the Sustainable Community Strategy (see Chapter 3 of the Core Strategy), and including 'delivering well designed and sustainable development that integrates with and benefits existing communities'.
- 18.1d Policy CS36 is an overarching policy relating to all Major Infrastructure Projects whether determined by the Secretary of State, this Council or any other agency. Policy CS37 applies to nuclear related development, including that associated with the proposed new power station, decommissioning of the existing or other proposals relating to nuclear waste.

<b>POLICY CS36 - PROPOSALS FOR MAJOR INFRASTRUCTURE PROJECTS</b>
<p><del>When preparing proposals for Major Infrastructure projects developers will be required to:</del><u>In its role either as determining authority for associated development, or as consultee for applications to other bodies, and within the provisions of national policy, the Council will, taking into consideration the nature, scale, extent and potential impact of any development proposals coming forward, seek to ensure that development makes a positive contribution to the implementation of its vision, strategic objectives and strategy for development as set out in Chapter 4 and where appropriate other relevant local plans and supporting documents.</u></p> <p><u>The Council will therefore seek compliance, as appropriate or relevant, with the following:</u></p> <ol style="list-style-type: none"><li>1. <u>The development and its associated / ancillary infrastructure, including</u><del>Demonstrate how the development and its associated infrastructure conforms with and delivers on the wider plans</del></li></ol>

~~and aspirations of South Gloucestershire's Core Strategy, and that any proposals for housing accommodation, education and training, employment, supply chain, transport, community, environmental and green infrastructure contribute to an overall balance of positive outcomes for local communities and the environment;~~ and

2. Provision of an assessment of how the consideration of alternatives has informed the proposals; and
3. ~~Provide~~ Provision of a comprehensive assessment of environmental, social, transport and economic impacts (positive, negative and cumulative) of the proposal during the construction, operation and where necessary, the decommissioning and restoration stages, and the delivery of measures where appropriate to avoid, minimise, mitigate and/ or compensate for harm caused; and
4. ~~Provide~~ Provision of contributions to the Local Authority or other appropriate and agreed organisation to offset any adverse impacts and harm caused by the project through effective engagement with local communities and the Council at the pre-application stage. The objective will be to identify measures, projects and services to enhance the long term well-being and sustainability of the communities affected; and
5. ~~Recognise the~~ In recognition of any burden and disturbance borne by the community in hosting a major national or regional infrastructure project, ~~In recognition of the burden and disturbance to the community~~ the Council will may require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project; and
6. ~~Demonstrate how~~ Local economic and community benefits can beare where feasible maximised, through agreement of strategies for procurement, employment, education, training and recruitment with the Council at an early stage of project development; and
7. Meeting the requirements of the legislative provisions of the Habitats Regulations 19942010; and
8. ~~Include~~ The provision of flood protection measures to manage flood risk and, where feasible, deliver improvements in the locality and. The provision of an assessment of anticipated impacts of the proposal on the surrounding marine and terrestrial environment and delivery of measures to manage and minimise any harm caused.

9. In order to have sufficient information to be able to assess the effects of the proposals, the Council may request the preparation of management or delivery plans identifying the measures to be taken to maximise benefits and to mitigate and/or compensate for impacts where this is justified by national or local policy. These plans should identify the timetables for delivery and the systems and resources that will be used to implement the proposed measures.

## Planning for Major Infrastructure Projects

18.2 ~~On 29 June 2010 the government announced that the Infrastructure Planning Commission (IPC) will be abolished and replaced with a democratically accountable, fast track system for decision making on Major Infrastructure Projects.~~

18.2a Local authorities or other statutory bodies would be the decision maker for any elements of associated or related development not included within the main DCO application, and national policy will be a material consideration as appropriate.

~~18.3 New primary legislation will be brought forward to close the IPC but until this is in place the IPC will continue to consider and determine applications.~~

18.4 ~~The IPC~~Planning Inspectorate (PINs) will therefore continue to examine applications for new nationally significant infrastructure development, using the criteria on national need, benefits and impacts as set out in the relevant policy. NPS; For energy infrastructure this will include the relevant National Policy Statements for Energy Infrastructure (EN-1- 6), and, in accordance with guidance in the NPS, and consider evidence put forward on potential local effects PINs may also consider other matters that are important and relevant to its decisions, including the Local Development Framework and Local Transport Plan. The local authority role is largely discretionary under the Act, however they will be invited to assess the adequacy of consultation and local impacts and report on these to PINs in a Local Impact Report. Similarly applications may be made to other organisations such as for a jetty the Marine Management Organisation, where the Local Authority is also a statutory consultee.

~~18.5 The draft Nuclear National Policy Statement has found the site in Oldbury-on-Severn as potentially suitable for a new nuclear power station by 2025.~~

18.5a There are currently three proposed Nationally Significant Major Infrastructure Projects currently proposed at the pre-application stage which are either located within South Gloucestershire or are likely to affect South Gloucestershire within the Core Strategy period:

- A new nuclear power station near to Oldbury-on-Severn proposed by Horizon Nuclear Power, as identified in the National Policy Statement for Nuclear Power Generation (EN-6):
- National Grid Transmission Lines connecting Hinkley in Somerset with the Seabank Power Station at Avonmouth proposed by National Grid;
- Avon Power Station: Proposed Gas Turbine (CCGT) Power Station at Severnside, proposed by Scottish Power.

Other NSIPs/MIPs may come forward during the lifetime of the Core Strategy, including improvements to National Grid transmission lines connecting with the proposed new nuclear power station at Oldbury-on-Severn, are to build a new nuclear power station at Oldbury, plus connections to a new nuclear power station at Hinkley Point, Somerset. In addition, Scottish Power has indicated its intention to promote a Combined Cycle Gas Turbine (CCGT) Power Station on the site of the former Severnside works off Central Avenue.

~~18.6 There are likely to be wide-ranging impacts associated the development at Oldbury and the operation of a nuclear plant and waste storage facility on the image of the area, the agricultural sector, the property market, the tourism industry and on inward investment and economic growth.~~

~~18.7 At present, the Council cannot agree in principle with the decision to include Oldbury on the list of sites for new nuclear power stations. The Council considers that there~~

~~are a number of fundamental issues relating specifically to Oldbury that are currently unknown and which could potentially render the proposal unacceptable.~~

18.8 ~~Nevertheless, it will ultimately be the decision of the IPC (or its successor) as to whether or not to grant consent for Major Infrastructure Projects in our area. Local authorities' functions in respect of Major Infrastructure Projects are largely discretionary, but~~ ~~the cumulative impacts of hosting one or more national facilities in the area are of substantial importance and the impact on existing and future generations will~~ is likely to be significant. Further reforms to the planning system may affect the respective roles of the IPC (or its successor) and the Local Authority with regard to decision making in respect of major infrastructure projects.

18.9 If the Council is to effectively respond and successfully engage with developers on behalf of our communities in respect of MIP proposals, this is likely to require significant resources beyond the capacity of the Council.

18.10 In order to address this, South Gloucestershire Council will ~~encourage~~ require developers to enter into Planning Performance Agreements and Service Level Agreements, appropriate to each project. These will define the working relationships, roles and responsibilities of each of the parties to the agreement, and agree how this will be resourced. Should pre-application advice be required in advance of agreement of a PPA, the Council's approved pre-application charges may apply.

18.11 ~~In facilitating this, it is important that the Core Strategy~~ Local Development Framework sets out a policy framework to enable the Council to assess ~~these and respond to MIP proposals coming forward,~~ including for example:

- providing advice to inform project promoters during the development of their proposals for consultation and project development;
- responding to formal consultations during project development and on applications to other determining bodies such as PINs and the Marine Management Organisation (MMO);
- suggesting appropriate requirements for inclusion in the DCO and obligations (such as S106 and CIL);
- determining applications for associated, ancillary or related development outside the Development Consent Order; and
- assessing the adequacy of consultation, and
- assessing the impacts of the project both positive and negative in the Local Impact Report that PINs will invite this Council to submit after the application for any DCO is submitted; and
- making representations as part of the formal examination of the DCO by PINs, and
- in determining any approvals subsequent to consent (including planning 'conditions'), and in discharging functions as the enforcing authority.

~~The Core Strategy therefore contains two policies, one overarching approach to the consideration of Major Infrastructure applications and another specifically in consideration of the proposal for Oldbury.~~

18.11a The Core Strategy, other development plan documents (DPDs) and neighbourhood plans (NDPs), may also provide relevant policy framework considerations. In addition, documents such as the Local Transport Plan, the Sustainable Community Strategy,

the Economic Development Strategy and other relevant documents, may also be material considerations.

## **Formal eConsultation on Major Infrastructure Projects**

- 18.12 The 2008 Planning Act introduced a new duty on promoters to ensure that proposals for Major Infrastructure Projects are properly prepared and consulted on before they submit an application for development consent.
- 18.13 As part of this pre-application process, the potential applicant must consult the relevant local authority about their proposals and have regard to any views they express.
- 18.14 In addition to this, in order to ensure that the development proposals take full account of local community views and the impact of any development in the area, the potential applicant must prepare and publicise a 'Statement of Community Consultation'. In preparing this, they must consult with and have regard to the views of any relevant local authority on the content of the statement.
- 18.15 Under the process, ~~the following opportunities are available for individuals and groups to have their views considered~~ early engagement with communities is encouraged and opportunities are available for individuals and groups to have their views considered, including:
1. During the public consultations on the draft NPSs; project development to give members of the public the opportunity to influence project development and provide feedback on options
  2. When applications are being prepared for submission to ~~the IPC (or successor)~~ PINs – at this stage developers are required to consult with local communities about their proposals and have regard to views expressed;
  3. During ~~the IPC's~~ PINs' examination of applications – when individuals and groups who have registered their interest can submit evidence in writing;
  4. Taking part in the open floor hearings chaired by ~~IPC Commissioners~~ PINs during their examinations of proposals.

This process ~~is intended to~~ will provide better and clearer opportunities for the public and local communities to get involved from an early stage in decisions that affect them and their area.

18.15a Applications submitted to the local planning authority for any elements of associated or related development not included within the main Development Consent Order (DCO) application, would be subject to the normal planning application consultation procedures.

- 18.16 The view of the Council is that appropriate community benefits should be provided for such Major Infrastructure Projects, as set out in this chapter. Any community benefits should also be subject to public consultation.

## **Mitigation and Compensation**

18.16i Developments such as NSIPs and their associated infrastructure are of a scale that will be likely to have considerable impacts and opportunities. In addition, the Council would want to understand better the inter-relationships and cumulative impacts of projects such as a new Nuclear Power Station at Oldbury with other major projects in the area such as the proposed new nuclear station at Hinkley, a potential extension to Seabank adjacent to the South Gloucestershire boundary, a potential new gas fired

power station at Severnside, the new container terminal at Avonmouth and an expanding Bristol Port.

18.16ii The scale and impact of MIPs may require an appropriate and comprehensive package of developer contributions to mitigate and compensate for any new and increased levels of impact and harm. These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy when implemented.

18.16iii In addition the Council may require packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project. Any such fund will be used to off-set the burden on the locality, and would identify potential legacy uses, including transport, social, economic and community infrastructure which would benefit the community in the long term.

18.16iii(a) Community benefits which go beyond the requirements of the Planning Acts may be sought through the provisions of the Local Government Acts, or other legislation, or alternatively through voluntary agreement with the project provider, or in accordance with an industry protocol.

18.16iv Policies CS36 and CS37 set out how the Council intends to work with applicants, local communities and statutory consultees to agree a strategy for minimising negative impacts of the proposals and maximising the benefits, in line with the Council's vision and priorities, as set out in its Community Strategy, Council Plan, Local Transport Plans and policies and this Core Strategy and other DPD and NDPs.

## **Delivery**

18.16a Where appropriate, SPDs may be brought forward to set out a more detailed policy framework for Major Infrastructure Projects. Where applications for NSIPs are submitted to PINs\* the Council will seek to ensure delivery of Policies CS36 and CS37 through negotiations with the developer, the preparation of a Local Impact Report and submissions to any Examination in public. A recommendation will then be made by PINs to the Secretary of State who will consider and determine the application for development consent. Where applications for associated and/or related development are submitted to this Council, this will be delivered through the development management process. Where applications are made to any other body this Council will seek delivery of Policies CS36 and CS37 in its role as consultee.

18.16b Monitoring of the delivery of the project will be required to assess its effects as it is implemented, and to assess the extent to which they avoid, minimise, mitigate and/or compensate for negative impacts and align with the objectives, plans and strategies of the Council. This will include the monitoring of obligations to demonstrate that funding has been spent on the mitigation and compensation measures agreed with the MIP promoter.

18.16c The Council may request delivery plans where appropriate to ensure action results in tangible and timely impact mitigation, investment and improvement for local places and communities as part of any related conditions, requirements and/or obligations.

\*Under the Localism Act 2011 PINs has replaced the Infrastructure Planning Commission and decisions on applications for development consent will be determined by the Secretary of State.

## **Nuclear power stations in the Oldbury on Severn area**

### **Planning Context**

18.16d Over the plan period, development proposals are expected to come forward in respect of the decommissioning of the existing nuclear power station at Oldbury and the proposed new nuclear power station on land adjacent to the existing station.

18.16e It is also possible that proposals may come forward in relation to nuclear waste arising either from the existing station or from elsewhere. (see paragraphs 18.23c-f)

18.17 The government in its draft NPS has now confirmed the site at Oldbury on Severn as potentially suitable for a new nuclear power station. In its National Policy Statement for Nuclear Power Generation (NPS) (EN-6), the government has included a site near to Oldbury-on-Severn as potentially suitable for a new nuclear power station by 2025. However it acknowledges that nomination does not prevent the SoS determining that the adverse impacts are greater than the benefits and that consent on a site could be refused.

18.17a Whilst acknowledging that the proposed new build nuclear project has the potential to bring benefits to the community, the Council considers that there are currently a number of fundamental issues relating specifically to Oldbury that are unresolved, and these are set out in policies CS36 and CS37.

18.17b If a proposal for Oldbury is brought forward, it will be the subject of a DCO application considered by PINs. Any associated or related development not included within this DCO application or within any application for consent to another statutory body will be considered by South Gloucestershire Council through the normal planning application procedure.

18.18 As a result of the Council in its role as a statutory consultee and /or determining authority will need to evaluate the adequacy of consultation undertaken by the developer as well as the impacts of both the listing of the site in the NPS and any emerging proposals from the developer and make the case for appropriate planning mitigation, compensation and legitimate community benefit.

18.18a The planning, construction and implementation of this project will be likely to have a major impact and legacy on the district and its communities for many decades. Paragraphs 18.16i to 18.16iv sets out the Council's approach.

*Replace previous version of Policy CS37 with the following*

<b>POLICY CS37 - NUCLEAR RELATED DEVELOPMENT</b>	
<b>In its role either as determining authority for associated development, or as consultee for applications to other bodies, and within the provisions of national policy, the Council will when assessing and responding to emerging proposals for nuclear related development including that associated with or ancillary to the existing or proposed Oldbury Power Stations, will seek to ensure compliance, where appropriate or relevant, with the following:</b>	
<b>1.</b>	<b>Any relevant development plan documents and neighbourhood plans should shape the approach to the development of proposals for nuclear related development and any associated development or infrastructure; and</b>
<b>2.</b>	<b>In order to minimise impact and maximise re-use of existing facilities and materials, opportunities have been taken where</b>

feasible to integrate the requirements of a new build power station at Oldbury with the proposed decommissioning of the existing power stations; and

3. **Highways and transport proposals for Oldbury NNB form part of a robust transport and logistics plan that has regard to Policies CS36 and CS37 and minimises adverse transport impacts to an acceptable level, including those arising during the construction, operation and decommissioning and restoration stages. Proposals should where feasible make a positive contribution to transportation policy objectives in the locality, and should include multi-modal solutions and investment that encourages travel by public transport, walking and cycling; and**
4. **The requirements of the temporary workers should be met in a way that minimises impact on the local housing market to an acceptable level, including the ability of those on low incomes to access the private rented sector, affordable housing and other housing services, or result in unacceptable adverse economic, social or environmental impacts; and**
6. **The siting and design of associated development should be informed by a consideration of legacy uses, so that investment in elements such as infrastructure, buildings, ecological and landscape works brings long term benefits. Where appropriate delivery plans should be agreed for legacy uses during the pre-application process that will inform the approach to the design and layout of the associated development sites, as well as the framing of a S106 and/or other agreements and CIL payments; and**
7. **The scheme layout and design and the scale of green infrastructure proposed should avoid, minimise mitigate or compensate for visual, landscape and ecological impacts on the local and wider area, as well as on cultural and historic aspects of the landscape, both in the short and longer term. Proposals will be expected to be commensurate with the scale of the development, and the extent of its impact; and**
8. **The provision of procurement, employment, education, training and recruitment strategies and delivery plans should be agreed by the Council at an early stage of project development, with an objective to maximise employment, business and training opportunities for the local communities both in the short and longer term; and**
9. **Where community infrastructure is provided for construction workers, for example park and ride facilities, shops, healthcare and sports and leisure facilities, where feasible this should be sited and designed so that it can be made available for community use during the construction phase and ultimately, where appropriate, serve a community legacy use. Where there would be additional impacts or demands on existing facilities the Council will seek appropriate contributions for off-site facilities; and**
10. **Proposals should include appropriate measures for promoting social cohesion and community safety; and**

11. The burden and disturbance borne by the community in hosting a major national or regional nuclear related infrastructure project should be recognised; and appropriate packages of community benefits will be sought to offset and compensate the community for the burden and disturbance imposed by hosting the project.
12. Any proposal (outside a DCO) to treat, store or dispose of Very Low level, Low Level or Intermediate Level Waste or to treat or to store spent fuel arising from the existing nuclear power station or any future nuclear development or from elsewhere within or outside the Council area, in an existing or proposed facility on or off the nuclear site would need to:
- Be strongly justified;
  - Demonstrate that the planning impacts are acceptable; and
  - Demonstrate that the environmental, social and economic benefits outweigh any negative impacts.

It is possible that as the project develops, due to unforeseen consequences resulting from the construction and operation of Oldbury, the Council may require additional information from, or works to be carried out by the developer and may, as a result, seek to re-negotiate any mitigation or compensation package in order to off-set any additional impacts or burdens borne by the community affected. The developer should build in review mechanisms to monitor the full range of impacts, and to review the adequacy of mitigation or compensation measures and to make adjustments as necessary.

### **Proposed Nuclear New Build at Oldbury**

- 18.19 The nominated site area (as shown on the Policies Map) is located on the eastern bank of the Severn Estuary, with tidal mudflats and the power station lagoon to the west, and the historic, flat and open pastoral landscape of the Severn Levels to the east. ~~adjoining~~ It adjoins the north eastern boundary of the existing nuclear power station at Oldbury and covers an area of ~~some~~ 150 hectares. The project promoter Horizon Nuclear Power plans to deliver a total of around 6,000 MW of capacity across its two sites at Wylfa on Anglesey and near Oldbury-on-Severn in South Gloucestershire. Whilst Wylfa has been selected as the lead site, work to support future Development Consent and Site Licence applications is being progressed with the aim of achieving first generation of low carbon electricity at Oldbury by 2025. ~~Planning and site licence applications are now expected to be submitted in 2014, with initial construction of the non nuclear components commencing as early as 2016, with the main construction of the nuclear plant commencing from 2019. This means that the plant would be generating low carbon electricity by 2025.~~
- 18.20 If granted development consent by the IPC Secretary of State, a new power station could comprise ~~either two or three nuclear reactors (depending on the design used), cooling towers infrastructure, interim high level waste storage facilities and other buildings and facilities necessary for a nuclear power station.~~ Associated development is likely to include both permanent and temporary works including modifications to the electricity transmission infrastructure, access roads and/or highway improvements, implementation of a flood defence strategy for the site and the surrounding area, a marine offloading facility and other facilities for the delivery of construction materials and abnormal loads, as well as park and ride and accommodation and other facilities for construction workers.

18.20a Initial estimates from the scheme promoter, Horizon Nuclear Power, indicate that the proposals could represent an investment of around £8bn, creating around 800 direct permanent jobs. When completed, the power station would generate up to 3,300MW of low carbon energy.

18.21 ~~The peak of construction workforce is forecast to be in 2021 when approximately 5,000 workers are expected on site. The construction programme, including the preparatory works for one nuclear reactor is expected to last 6 years. However, it is proposed to construct more than one reactor at the site~~ Approximately 5,000 workers are expected on site at the peak of construction. It is proposed to construct either two or three reactors at the site, depending on the final choice of technology through a staggered construction programme expected to last 6 years, the length of which is dependent on which reactor design is chosen for the site.

18.22 ~~Initial estimates from the scheme promoter, Horizon Nuclear Power, indicate that the proposals could represent an investment of £7.5bn, creating around 800 direct permanent jobs (plus 5,000 during the construction period). When completed, the power station would generate up to 3,300MW of low carbon energy.~~

18.22a A Shadow Planning Performance Agreement has been agreed between the Council and Horizon Nuclear Power at Oldbury. While the PPA does not bind either party to any future decisions or recommendations it does set out the arrangements to which the parties are working, ensures a project managed and efficient approach to the work required and fosters mutual trust, while at the same time ensuring the independence and impartiality of both parties as well as transparency of process. The agreed PPA Vision sets out what the project should achieve, including:

- A contribution to the national need for secure low carbon electricity and replacement of decommissioning nuclear capacity in accordance with applicable and current Government policy;
- Completion of the Development Proposal and the supply of electricity by 2025, so far as reasonably possible;
- a proper assessment and scrutiny of the environmental, social and economic impacts (both positive and negative);
- a contribution of socio-economic benefits to the local community, both during construction and in operation;
- a positive contribution to sustainability and design quality, as well as an acceptable minimisation of environmental impact;
- compliance with operational, safety and security requirements;
- delivery of appropriate mitigation, compensation and community benefits; and
- alignment where appropriate with the local communities aspirations for the social, economic, transport and environmental future of their area as set out in spatial planning and other relevant policies applicable to the Development Site.

~~18.23 Until the impacts of this new development are properly addressed, South Gloucestershire Council cannot at present agree in principle with the decision to include Oldbury in the list of sites for a new nuclear power station. The ability to negotiate community benefit packages, as distinct from normal S106 requirements, is an absolute prerequisite for South Gloucestershire Council if the local area is to host a national infrastructure facility with all its associated impacts for a period of up to 1060 years. As a result of the burden and disturbance borne by the community in~~

~~hosting such a project it is essential that the Council on behalf of its residents achieves an appropriate level of community gain.~~

18.23a The ability to negotiate community benefit packages, as distinct from normal S106 and other requirements, will be sought by South Gloucestershire Council if the local area is to host a national infrastructure facility with all its associated impacts for a period of up to 160 years. As a result of the burden and disturbance borne by the community in hosting such a project it is important that the Council on behalf of its residents achieves an appropriate level of community gain.

### **The Existing Power Station at Oldbury**

18.23b Generation of electricity at the existing nuclear power station at Oldbury ceased on 29 February 2012. The Council considers in order to minimize impact on the locality, it will be important where possible and practical to reuse of the existing power station facilities and/or land, to ensure the integration of the nuclear new build (NNB) with the existing station as far as is possible. This may require a reconsideration of the proposed intermediate and/ end states for the existing power station site. Proposals and programmes or works associated with the decommissioning of the existing station will be assessed against the policies in this plan.

### **Nuclear Waste**

18.23c The interim storage of radioactive waste and spent fuel on site forms an integral part of any nuclear power station and associated facilities. To provide long term temporary storage for such materials on a new build site would be expected to form part of any DCO application. It is planned that each power station site will have its own store for Intermediate Level Waste and this is clear in the NPS.

18.23d Should shared storage be identified as a possibility during the plan period or proposals for the treatment, storage or disposal of Low Level or Very Low Level Waste from nuclear sites be proposed at other waste disposal sites in South Gloucestershire, the Council would expect such proposals to demonstrate that the benefits of any proposals outweigh the impacts.

### **Mitigation and Compensation**

~~18.24 Development of this scale will have considerable impacts. In addition, the Council would want to understand better the inter-relationship of a Nuclear Power Station at Oldbury with other major projects in the area such as the proposed new nuclear station at Hinkley, a gas fired power station at Severnside, the new container terminal at Avonmouth and an expanding Bristol Port.~~

18.25 The scale and impact of the proposed Oldbury NNB project will require an appropriate and comprehensive package of developer contributions to mitigate and compensate for any new and increased levels of impact and harm associated with this major project. These contributions will be negotiated as part of the planning process, including through section 106 agreements and the Community Infrastructure Levy when implemented.

18.26 In addition the Council will require appropriate packages of community benefits to be provided by the developer to offset and compensate the community for the burden imposed by hosting the project. This fund will be used to off-set the burden on the locality, and will identify potential legacy uses, including transportation infrastructure – such as park and ride facilities, as well as other environmental improvements and social, economic and community infrastructure which would benefit the community in the long term.

~~18.27 The planning, construction and implementation of this project will have a major impact and legacy on the district and its communities for many decades. The following policy sets out how the Council intends to work with the applicant, local communities and statutory consultees to agree a strategy for minimising negative impacts of the proposals and maximising the benefits, in line with the Council's vision and priorities as set out in its Community Strategy, Council Plan and this Core Strategy.~~

## **Delivery**

18.27a See paragraphs 18.16a – 18.16c.

## **Severn Tidal Power**

- 18.28 The Severn Estuary is one of the UK's largest estuaries with potential tidal energy resource of between 4.4%-5% of all UK energy.
- 18.29 The government has recently concluded that it does not at present see a strategic case to bring forward a tidal energy scheme in the Severn Estuary. The Severn Tidal Power feasibility study showed that a tidal power scheme in the Estuary could cost in excess of £30bn, making it high cost and high risk in comparison to other ways of generating electricity. The government considers therefore that it would be very costly to deliver and very challenging to attract the necessary investment from the private sector alone.
- 18.30 The report did however recommend that a Severn tidal project should not be ruled out as a longer term option if market conditions change, recognising the significant UK resource that the Severn Estuary presents, and its potential for making an important contribution to the UK's renewable energy targets and wider climate change and energy goals in the future.
- 18.31 South Gloucestershire Council supports the government's conclusions and considers that the significant environmental impacts on the conservation objectives and integrity of the Severn Estuary European (Natura 2000 and Ramsar) site ~~(and Ramsar)~~, its marine environment and natural habitats, as well as the landscape and visual impacts, outweighs at this point any advantages in terms of renewable energy generation based on ~~barrage~~ tidal power technology currently available. It is recognised that future schemes will need to be considered with regard to their energy generation potential in relation to their environmental impact.

## **Delivery**

~~18.32 Where applications for major infrastructure projects are submitted to the Major Infrastructure Planning Unit (MIPU)\*, the Council will seek to ensure delivery of Policies CS36 and CS37 through negotiations with the developer, the preparation of a Local Impact Report and submissions to any Examination in public. A recommendation will then be made by the MIPU to the Secretary of State who will consider and determine the application for development consent. Where applications for associated and/or related development are submitted, this will be delivered through the development management process.~~

~~\*The Localism Bill proposes that MIPU replaces the current Infrastructure Planning Commission and that decisions on applications for development consent are determined by the Secretary of State.~~