



An **APLEONA** company

Our Ref: OG/17B604129/051217

5th December 2017

Local Plan Review  
The Planning Strategy Team  
Stroud District Council  
Ebley Mill  
Stroud  
GL5 4UB

Dear Sir / Madam,

Stroud District Council  
Stroud District Local Plan Review – Issues and Options 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 (Magnox), in respect of the current consultation on the *Stroud District Local Plan Review (Local Plan Review), Issues and Options* consultation. GVA is the appointed property advisor for the NDA and Magnox, and provides planning advice across the NDA's UK-wide estate.

This representation is made in respect of the 'Former Berkeley Power Station' (the Berkeley Site).

On the NDA's behalf, the power station part of the Berkeley Site is operated by Magnox Limited (the Site Licence Company) in order to carry out the decommissioning of the licensed site, including waste management and where appropriate land remediation.

The de-licensed part of the Berkeley Site is leased by NDA to South Gloucestershire and Stroud (SGS) College, who have developed a University Technical College (UTC) and GREEN skills Centre (Berkeley GREEN) at the site<sup>1</sup>. Cavendish Nuclear also has offices on this non-power station part of the Berkeley Site.

### **Clarifications**

The Berkeley Nuclear Licensed Site (NLS) originally comprised of Berkeley Power Station (now being decommissioned) and Berkeley Nuclear Laboratories (most recently known as Berkeley Centre, when reduced to only office space).

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**Birmingham Bristol Cardiff Dublin  
Edinburgh Glasgow Leeds Liverpool  
London Manchester Newcastle**

<sup>1</sup> For further information see the college website (<http://www.berkeleygreenutc.org.uk/>)

The former laboratories are now largely de-licensed, and the de-licensed area partially redeveloped by SGS College. The part of the former laboratories not de-licensed is now incorporated into the power station site and subject to the decommissioning process described elsewhere in this letter.

For the purposes of these representations, unless otherwise noted reference to 'the Berkeley Site' incorporates both the de-licensed site and licensed site / Power Station Site. Individual references to these two separate areas are made explicitly where required.

#### The Licensed Site (The Power Station Site)

Magnox is the Site Licence Company (SLC) under contract to the NDA to carry out the decommissioning and clean-up activities at a fleet of Magnox reactor sites as well as the Harwell and Winfrith research sites in Oxfordshire and Dorset respectively.

Berkeley Power Station generated electricity from 1962 to 1989 when it was shut down. The site is being decommissioned and is currently in the Care & Maintenance (C&M) preparation phase, following which it will move into C&M (the current scheduled date for entering C&M is mid-2023). During C&M, the site will be kept in a safe and secure state for a number of years until Final Site Clearance is undertaken.

Decommissioning involves the systematic removal and management of plant, buildings and waste previously associated with electricity generation; it is a long process expected to occur throughout and beyond the plan period. The decommissioning of the Power Station Site is an inevitable and important process controlled by various pieces of legislation outside of planning's remit. Certain new development proposals will be required in connection with the decommissioning of redundant facilities and these should be supported through the *Local Plan Review*.

The NDA and Magnox would like to ensure that the *Local Plan Review* recognises and supports the development and activities that may be required in connection with the decommissioning process including those associated with waste management and land remediation. These works may include the development of new buildings and potentially the *in-situ* disposal of waste.

The NDA and Magnox would like to draw the Council's attention to the emerging changes to legislation<sup>2</sup> concerning regulation in the final stages of decommissioning and identifying the optimal approach to waste management and the site end state. The Environmental Regulators' draft guidance<sup>3</sup> will require Magnox (and other Nuclear Site Licence holders) to review the site-wide waste management approach to identify and deliver an optimised site end state. This includes consideration of options including the *in-situ* disposal of existing sub-surface structures and consideration of the on-site disposal of wastes generated from above ground decommissioning works. This guidance should inform the policy context for the Power Station Site, and the NDA and Magnox would be grateful for the Council's consideration of this guidance in the preparation of the *Local Plan Review*.

#### The De-licensed Site (The Former Laboratories)

The University Technical College (UTC) and GREEN Skills Centre opened in 2017. This part of the Berkeley Site also provides additional commercial floor space to bring new business opportunities to

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<sup>2</sup> Discussion paper on the regulation of nuclear sites in the final stages of decommissioning and clean-up (November 2016) (<https://www.gov.uk/government/publications/discussion-paper-on-the-regulation-of-nuclear-sites-in-the-final-stages-of-decommissioning-and-clean-up>)

<sup>3</sup> Guidance on Requirements for Release of Nuclear Sites from Radioactive Substances Regulation (February 2016) (<https://consultation.sepa.org.uk/operations-portfolio/grr/>)

the area. The long term vision for this part of the Berkeley Site is that it will continue to be redeveloped for employment and employment-related training/education. At the present time this is being partially realised. However, having been de-licensed, no “decommissioning” as such is required.

This use of the former laboratories site in this way reflects one of the NDA’s key strategic objectives in the current *NDA strategy*<sup>4</sup>: to maximise the re-use of the sites within its portfolio. It is therefore important that the employment role of the entire site continues to be recognised through the *Local Plan Review*.

### **Context – Existing Local Plan**

The adopted development plan affecting proposals at the Berkeley site currently comprises of the Stroud District Local Plan (adopted 19<sup>th</sup> November 2015).

The Berkeley Site as a whole is allocated within the *Stroud District Local Plan* under Delivery Policy EI2a (Former Berkley Power Station). Delivery Policy EI2a retains the site for B1-B8 employment uses and for employment related training and education purposes, and for operations and uses associated with the decommissioning of the nuclear power station. This policy is accompanied by a corresponding allocation on the *Local Plan Policies Map*.

While the NDA and Magnox are broadly supportive of the policy afforded to the Berkeley site (subject to the comments provided in the remainder of this letter), clarification over what exactly is meant by “*employment related training and education purposes*” would be appreciated. Is the policy specifically supporting vocational education and training only that would complement the proposed science and technology park? Should the wording allow more general training and education and be more flexible?

### **Response to Strategic Assessment of Land Availability (SALA) – Call for Sites Consultation**

As you will be aware, GVA previously submitted a representation on behalf of the NDA and SGS College to the *Local Plan Review, SALA – Call for Sites* consultation on 18<sup>th</sup> January 2016. At the *Call for Sites* stage, the Berkeley Site was put forward for consideration as a potential site for allocation within the *Local Plan Review* to support B1-B8 employment uses and employment related training and education, together with decommissioning of the nuclear power station at the site. We have enclosed a copy of this representation for your reference.

We note that the Council has published its response to the *SALA – Call for Sites* consultation, as set out within their ‘*Strategic Assessment of Land Availability (SALA) Report of Findings (May 2017) & Appendices*’. We note from the report that GVA’s site submission has been assigned the reference ‘Former Berkeley Power Station’ under site number ‘BER013’.

The Council’s assessment of the site submission is positive. The Council has assessed GVA’s site submission as being ‘deliverable and developable’. The assessment notes the site as being within key employment land, and the site is considered “*suitable for development or redevelopment for employment and employment training and education purposes and for decommissioning of the nuclear power station*”.

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<sup>4</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))

## Response to Issues and Options Consultation

The representation to the current *Issues and Options* consultation is set out below. We have referenced the relevant consultation question where appropriate. A completed representation response form is also enclosed.

For context, a key priority for the NDA and Magnox is securing a supportive policy context within the *Local Plan Review* to help support and facilitate the on-going decommissioning and, where appropriate, land remediation within the licensed site. This includes the management of waste in line with national strategies and policies. The continuation of a supportive policy for decommissioning, waste management and site remediation on the licensed site is therefore required. For operational reasons, development on the licensed site by third parties for uses not requiring a Nuclear Site Licence is unlikely to be appropriate. Development on the Licensed Site by and for Magnox in accordance with its mission is appropriate.

The NDA supports alternative development of the de-licensed site, currently led by SGS College at the UTC and GREEN Skills Centre, including B1-B8 employment uses and employment related training and education. Development of the de-licensed site for nuclear decommissioning or radioactive waste management purposes is unlikely to be appropriate since, with minor exceptions, there is a requirement for a Nuclear Site License for these activities.

In light of the above, the NDA and Magnox consider that the *Local Plan Review* would benefit from contextualising the on-going decommissioning process on the licensed site, as well as employment uses and employment related training and education uses within the de-licensed site. This will ensure that the *Local Plan Review* fully accounts for the current operational and future development at the whole Berkeley Site over the plan period. A site-specific policy and allocation should be included, similar to the existing *Local Plan* relating to the Berkeley Site, to support:

- B1-B8 employment uses;
- Employment related training and education uses within the de-licensed site; and
- Works and uses associated with nuclear decommissioning, waste management and land remediation in line with national strategies, policies and regulatory requirements within the licensed site / power station site.

With respect to the third point above, the decommissioning process is governed by national strategies (including NDA Strategies) which are subject to regular review and consultation. National strategies on decommissioning and associated radioactive waste management 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.

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. Examples policies can be found in the adopted Suffolk County Council *Waste Core Strategy*; Kent Minerals and Waste Local Plan 2013 – 2030; Somerset Waste Core Strategy; Anglesey & Gwynedd Joint Local Development Plan; Cumbria Minerals and Waste Local Plan 2015 – 2030; Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy; Essex and Southend-on-Sea Waste Local Plan, and in the emerging waste plan for Bournemouth, Dorset and Poole Councils.

The approach suggested here for the licensed site is therefore consistent with development plans adopted elsewhere in the UK. The existing site boundary for the Berkeley Site (as per its allocation under Delivery Policy EI2a within the adopted *Stroud District Local Plan*) is considered appropriate for any allocation applied to the site within the *Local Plan Review* provided that the divergent nature of the de-licensed site and the licensed site / power station site is recognised.

## **Issues and Options Consultation Document – Key Issues**

### Question 1.0a – What are your priorities for Stroud District?

As highlighted above, a key priority for the NDA and Magnox is securing a supportive policy context within the *Local Plan Review* to help support and facilitate the on-going decommissioning, waste management and land remediation on the Berkeley licensed site in line with national strategies and policies. The NDA supports the continued redevelopment of the de-licensed site for alternative uses, including employment related training and education.

### Question 1.0b – Do you have any ideas and suggestions for how the Local Plan might tackle particular issues?

It is requested that the *Local Plan Review* retains the current site-specific policy and allocation for the Berkeley Site, as per the adopted *Stroud District Local Plan (adopted November 2015)*, subject to the wording changes provided below.

Whilst the NDA and Magnox are satisfied that Development Policy EI2a sufficiently supports proposals which may come forward at the Berkeley Site, there is an opportunity to make some minor amendments to the policy wording to ensure that the Local Plan is consistent with national policy in the form of national strategies and regulatory guidance. There is also an opportunity to recognise that the overall Berkeley Site now consists of two, distinct areas. It is therefore requested that the policy is re-worded as follows:

#### ***“Policy XX***

##### ***Former Berkeley Power Station***

*The site will be retained for B1-B8 employment uses and for employment related training and education within the de-licensed area; and for operations and uses associated with decommissioning, waste management and land remediation on the Nuclear Licensed Site in line with national strategies and policies and regulatory requirements.*

We have suggested that the clause restricting future uses should be removed on the basis that there should be a presumption in favour of sustainable development. It is also requested that the Council gives consideration to including a supportive provision for power generation (non-nuclear) at the site where it does not conflict with other allocated uses. We understand SGS College are considering power generation / storage options on the de-licensed site and the NDA would be supportive of this in principle.

It is considered that the continued allocation of the Berkeley Site within the *Local Plan Review* can help support *Priority 1*<sup>5</sup> for the Stroud District as the site will continue to retain a strategic importance both currently, as the former power station and SGS College sites both generate employment.

## **Issues and Options Consultation Document – Needs**

### Question 2.1b Do you think there is a need for further employment land allocations? If yes what types of premises are required and where should they be located?

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<sup>5</sup> “Continuing to provide job opportunities across the District, with a focus on knowledge based industries, environmental technologies, engineering and manufacturing, creative industries and high quality social care” (Issues and Options Paper, Page 5).

As detailed above, it is considered that the Berkeley Site should continue to be subject to an appropriate allocation.

We note from the Figure showing the South of the District key diagram on page 27 of the *Issues and Options Paper* that the site is recognised as an existing employment area (as per its existing *Stroud District Local Plan* allocation). The site is clearly established within the existing *Stroud District Local Plan* as an existing employment site. The Council's assessment of the site, as contained within their response to the SALA – *Call for Sites* consultation, is positive and recognises the site as being within key employment land. The assessment also considers the site to be 'deliverable and developable' for the proposed uses at the site. Despite the recognition of the site as an existing employment area, we note that the site has not been put forward as a potential employment site within the *Issues and Options Paper*. In light of this, GVA wonder whether the omission of the site from the *Issues and Options Paper* is an oversight, or whether the detail of which specific sites will be allocated for employment has yet to be considered, and would therefore request further clarification in respect of this matter.

As previously mentioned in this letter, the Berkeley GREEN University Technical College (UTC) opened in 2017, and there is also some additional commercial floorspace. Furthermore, the Power Station site will continue to be a significant local employer until the site enters C&M. It is therefore important that the employment role of the site continues to be recognised through the *Local Plan Review* as the site will continue to retain a strategic employment function throughout and beyond the plan period.

Question 2.1d Should there be increased flexibility to allow other job generating uses on all employment sites or would this limit the options for those companies operating in the B classes? Should increased flexibility be allowed only on some sites? Please specify any sites where a more flexible approach could be taken. Alternatively, a percentage threshold, in terms of units or site floorspace, could be identified for non B class employment uses, which might help to provide services to other businesses?

Once the Berkeley Site is allocated within the *Local Plan Review*, it would be beneficial to acknowledge the sorts of uses that would be supported at the site (i.e. B1-B8 employment uses and employment related training and education, together with works and uses associated with nuclear decommissioning, waste management and, where appropriate, land remediation).

It should also be noted that much of the development required as part of decommissioning and site remediation is considered 'Sui Generis' use, and as such, does not represent traditional 'employment uses' (use Class B1-B8). Nonetheless, the Power Station generates employment and business activity.

### ***Issues and Options Consultation Document – Future Growth Strategy***

Question 3.3b We welcome views on the most appropriate locations for housing and employment growth on the southern edge of Stroud District. Current Tier 2 settlements in the area are Berkeley and Wotton-under-Edge.

The Berkeley Site lies to the southern edge of the Stroud District. The site is a key employment growth area and will retain a strategic employment function throughout and beyond the plan period. The site should therefore continue to be identified as an existing employment and nuclear decommissioning site within the *Local Plan Review*.

Question 3.6 Read through the settlement summaries over the following pages and tell us whether you agree with the potential broad locations for growth, if future housing, employment or community facilities are needed. Where more than one location is identified you can tell us which is the best option. You may identify an alternative or additional location or site by indicating so on a map. You may also identify broad locations or sites at smaller villages that you think are appropriate for some development. In all cases, please specify whether the site is appropriate for housing, employment, retail and/or community uses including open space

We note that, despite the positive recognition of the Berkeley Site as an existing employment area (i.e. by way of the existing *Stroud District Local Plan* allocation and the Council's assessment of the *SALA – Call for Sites* consultation site submission), the site has not been put forward as a potential employment site within the *Issues and Options Paper*.

As detailed within this letter, the Berkeley Site should continue to be allocated within the *Local Plan Review* for B1-B8 employment uses and for employment related training and education purposes within the de-licensed site; and for works and uses associated with nuclear decommissioning, waste management and land remediation in line with national strategies and policies and regulatory requirements on the licensed Site.

A map showing the site boundary for the Berkeley Site was submitted along with the representation to the *SALA – Call for Sites* consultation. This map aligns with the existing allocation for the Berkeley Site within the adopted *Stroud District Local Plan*. This boundary is considered appropriate for any allocation applied to the site within the *Local Plan Review*. However, the Council should give strong consideration to acknowledging the divergent nature of the de-licensed and licensed areas.

## Conclusion

This representation has been made by GVA on behalf of the NDA and Magnox in response to the current consultation on the *Stroud District Local Plan Review, Issues and Options*.

In summary, the NDA and Magnox request that the Berkeley Site should continue to be allocated within the *Local Plan Review* for B1-B8 employment uses and for employment related training and education within the de-licensed site; and for works and uses associated with nuclear decommissioning, waste management and land remediation in line with national decommissioning and waste management strategies and policies within the nuclear licensed site.

Given the diverging nature of the de-licensed and licensed sites, the Council should give strong consideration to acknowledging this within the policy wording, or even splitting the allocation into two. The NDA and Magnox would welcome the opportunity to work with Stroud District Council on the proposed policy wording for the Berkeley Site, and look forward to contributing to the *Local Plan Review* process.

If you require any clarity in respect of the enclosed representation, then please contact us.

Yours faithfully,

[Redacted signature]

[Redacted name]

Director of Planning Development & Regeneration

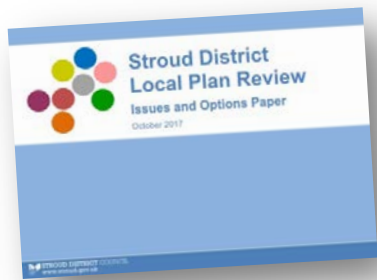
[Redacted contact information]

For and on behalf of GVA Grimley Ltd

cc.

[Redacted recipient]

[Redacted recipient]



Stroud District Council is starting the process of reviewing the current Local Plan. This consultation is seeking views about the range of issues that the next Local Plan will need to tackle, and options for addressing them. This includes the identification of potential areas for growth and development. We ask a series of questions throughout the consultation document (each of which is numbered). Please refer to the question number and/or topic in your response, where relevant.

You can download a PDF or an editable electronic copy of this form from our website [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview). You will also find the main consultation document on this web page, as well as some supporting material and further reading. **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (Local Plan Review: Call for Sites).**

The consultation closes on Tuesday 5<sup>th</sup> December 2017. Please email completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **Local Plan Review, The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB**. Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Consultation response form PART A

### Your details

Thank you for taking part. Please fill out your personal information in PART A. Your contact details will not be made public and won't be used for any purpose other than this consultation. We will not accept anonymous responses. Your comments may be summarised when we report the findings of this consultation.

#### Your name

(title): [REDACTED]	name: [REDACTED]
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#### Your company name or organisation (if applicable)

GVA
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#### Your address (optional)

[REDACTED] [REDACTED] [REDACTED] [REDACTED]
--

#### Your email address \*

[REDACTED]
------------

#### Your phone number (optional)

[REDACTED]
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If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): <b>c/o agent</b>	name: <b>c/o agent</b>
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#### Your client's company or organisation (if applicable)

<b>TheNuclear Decomissioning Authority/Magnox Limited</b>
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### Keeping you updated:

Would you like to be notified of future progress on the Local Plan review? (\* we will do this via email)

- |      |  |            |                                     |           |                          |
|------|--|------------|-------------------------------------|-----------|--------------------------|
| i)   | When the findings from this consultation are made public | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| ii)  | The next formal round of public consultation             | Yes please | <input checked="" type="checkbox"/> | No thanks | <input type="checkbox"/> |
| iii) | No further contact please                                |            | <input type="checkbox"/>            |           |                          |



## Consultation response form PART B:

If you have several different comments to make, you may wish to use a separate PART B sheet for each one (although you do not have to). If you use multiple PART B sheets, please make sure you fill in your name on each of them (you only have to fill out PART A once, as long as it is clearly attached to your PART B sheets when you submit the forms to us).

Your name

Your organisation or company

GVA

Your client's name/organisation  
(if applicable)

TheNuclear Decommissioning Authority/Magnox Limited

The consultation is seeking views about whether the big issues identified within this paper are the right things to focus on and what options exist for tackling them. Are there other issues, options or opportunities that have been missed? **Please note: there is a separate form for you to fill out if your comment relates specifically to a site submission / proposed alternative site (download a copy of the sites form at [www.stroud.gov.uk/localplanreview](http://www.stroud.gov.uk/localplanreview)).**

**We ask a series of questions (highlighted in pink boxes) throughout the consultation paper. Each of the questions is numbered. Please can you reference the question number(s) and/or the topic here:**

Question number: 1.0a, 1.0b, 2.1b, 2.1d, 3.3b, 3.5a & 3.6

Please use this box to set out your comments:

*(Attach additional sheets of paper or expand this box if you need to)*

Please see the covering letter which has been prepared by GVA and is submitted in support of this representation.

# Stroud District Council

## Strategic Assessment of Land Availability (SALA)

### Response to Call for Sites (07 December 2015 – 18 January 2016): Representations made on behalf of South Gloucestershire & Stroud College Commercial Services Limited and NDA Properties Limited

#### Introduction

This submission is made on behalf of SGS College Commercial Services Limited (a subsidiary of South Gloucestershire & Stroud College) and NDA Properties Limited (a subsidiary of the Nuclear Decommissioning Authority (NDA)). The NDA is the freehold owner of the former Berkeley Power Station and NDA Properties Limited is the freehold owner of the Berkeley Centre and the land to the north of the former Power Station.

On the 14<sup>th</sup> August 2015 NDA Properties Ltd granted a 999 year lease to South Gloucestershire & Stroud College Commercial Services Limited (a wholly owned subsidiary of SGS College) for the creation of the Gloucestershire Science and Technology Park, Berkeley Green.

The submission is made in respect of the 'call for sites' as part of the SALA and seeks to safeguard the allocation of the Former Berkeley Power Station made under Policy EI2a in the adopted Stroud District Local Plan.

#### Context

The Council are undertaking an early review of the Local Plan, which was adopted on 19 November 2015. The SALA is the first part of the review process. Bilfinger GVA made a series of representations, on behalf of SGS College and the NDA, during the examination of the Local Plan. This resulted in the allocation of the Former Berkeley Power Station under Policy EI2a. The policy states:

*"The site will be retained for B1-B8 employment uses and for employment related training and education purposes and for operations and uses associated with the decommissioning of the nuclear power station. Redevelopment for unrelated alternative uses will not be permitted."*

Although SGS College and NDA Properties are satisfied with the allocation in its current form, these representations seek to safeguard the allocation moving forward.

The majority of information about the site is provided on the 'Site Submission Form.' However, the following sections provide more detail on certain aspects of the form, where required.

#### **4b: Do you believe constraints on the site can be overcome?**

It is considered that the site's constraints, primarily being flood risk and ecology, can be overcome through the use of appropriate mitigation measures where required. By virtue of the site's existing allocation in the Local Plan, it is clear that the Council share this opinion. Notwithstanding this, a brief overview of how each constraint can be overcome is provided below.

#### Flood Risk

Although the majority of the site is within Flood Zones 2 and 3a, much of the site benefits from flood defence measures installed along the banks of the River Severn, which significantly reduce the chance of these areas suffering from adverse effects of flood events. The decommissioning of the power station is location specific in its nature and will continue beyond the plan period. National



Planning Practice Guidance (NPPG) acknowledges that energy infrastructure requiring a coastal location is classed as 'essential infrastructure' in flood risk terms, and is therefore appropriate in Flood Zone 2, as well as in Zone 3a as long as the exception test is passed. Due to the location specific nature of uses associated with decommissioning, there is considered to be sufficient scope for proposals to pass the sequential test. Proposals subject to the exception test will be case specific, but must not increase flood risk elsewhere and provide wider sustainability benefits that outweigh flood risk, both of which are considered to be achievable.

NPPG defines offices, general industry and storage/distribution (Class B1-B8) as 'less vulnerable, which are considered appropriate uses in Flood Zones 2 and 3a. Educational establishments are defined as 'more vulnerable', which are appropriate in Flood Zone 2, but require the exception test to be passed if in Flood Zone 3a. Proposals subject to the exception test will be case specific, but must not increase flood risk elsewhere and provide wider sustainability benefits that outweigh flood risk, both of which are considered to be achievable.

### Wildlife Assets

The Severn Estuary is designated as a Special Area of Conservation (SAC), Special Protection Area (SPA) and a Ramsar site; these designations are collectively known as the Severn Estuary European Marine Site. The estuary is also designated as a Site of Special Scientific Interest (SSSI). Given the developed nature of the allocated site, it is not likely to support the numbers of protected species which may be located in the surrounding area.

SGS College Commercial Services Limited currently has a planning application with the Council for determination. The proposed development comprises "*construction of a new University Technical College (Use Class D1) and associated hard and soft landscaping and footpaths on part of The Berkeley Centre in Gloucestershire.*" A Habitat Regulations Screening Assessment (prepared by JBA Consulting) was submitted with the application which provides useful evidence supporting the development of the site in spite of the adjacent designated sites. The report concludes that the protected species associated with each designated site were found to utilise the Severn and its foreshore, but not the site itself. It is likely that similar ecological evidence will be required in support of any future applications for educational or training facilities.

### **Conclusion**

Basic information about the site has been provided on the 'Site Submission Form.' Context to the representations made and further information required to supplement the form has also been provided.

SGS College and the NDA are satisfied with Policy EI2a of the Stroud Local Plan (adopted November 2015), which allocates the Former Berkeley Power Station for B1-B8 uses, employment based education and training, as well as uses/operations associated with the decommissioning of the power station. These representations have been made to safeguard this position, but have also provided additional information on overcoming the site's constraints, which include flood risk and ecology. The southern part of the site (the Berkeley Centre) has begun its transition to a University Technical College, which is due to open in September 2017. The northern part of the site is still subject to decommissioning, which will continue beyond the plan period.

Bilfinger GVA  
18 January 2016





Stroud District Council is inviting the submission of potential development sites, in and around the District's settlements, for consideration in a new **Strategic Assessment of Land Availability (SALA)**.

Please use this form to provide information on sites within Stroud District that you would like to suggest as suitable for:

- **new housing development of five dwellings or more,**
- **sites of 0.25 hectares/ 500 square metres of floorspace and above that could be suitable for economic development, other residential development, retail or community uses.**

An **individual site submission form** is required for each site you wish to be considered in the Assessment, accompanied by a **site location plan** on an Ordnance Survey base clearly identifying the site boundaries and access to the site.

Please submit your sites by **Monday 18<sup>th</sup> January** for inclusion in the SALA 2016.

Please email your completed electronic responses to [local.plan@stroud.gov.uk](mailto:local.plan@stroud.gov.uk) or post paper copies to **The Planning Strategy Team, Stroud District Council, Ebley Mill, Westward Road, Stroud, GL5 4UB.**

Should you have any queries, the Planning Strategy Team can be contacted on 01453 754143.

## Site Submission form PART A

All sites submitted under the Call for Sites will be assessed for their suitability, availability and achievability and cannot be treated confidentially.

### Your details:

Please fill out this section with your personal information.

This part of the response form (Part A) will *not* be made public and will not be used for any purpose other than the Strategic Assessment of Land Availability. **Please note we will not process any anonymous responses.**

#### Your name

(title): ■	first name: ■	last name: ■
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#### Site name and address

Former Berkeley Power Station	
Berkeley, Gloucestershire	Postcode GL13 9PA

#### Your company name or organisation (if applicable)

Bilfinger GVA
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#### Your address

■
■
■

#### Your email address

■
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#### Your phone number

■
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If you are acting on behalf of a client, please supply the following details:

#### Your client's name

(title): ■	name: ■
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#### Your client's company or organisation (if applicable)

SGS College Commercial Services Limited
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## Site Submission form PART B

Your name

Site name and address

<b>Former Berkeley Power Station, Berkeley</b>	
<b>Gloucestershire</b>	<b>Postcode GL13 9PA</b>

Your organisation or company

Your client's name/organisation  
*(if applicable)*

### 1: Your interest in the site

*Please click on box to indicate*

Owner of the site	<input checked="" type="checkbox"/>	Planning consultant	<input checked="" type="checkbox"/>
Parish Council	<input type="checkbox"/>	Land agent	<input type="checkbox"/>
Local resident	<input type="checkbox"/>	Developer	<input type="checkbox"/>
Amenity/ community group	<input type="checkbox"/>	Registered social landlord	<input type="checkbox"/>
Other (please specify)			

### 2: Site information

*Please provide as much detail as possible*

OS Grid reference (EENN)		Total site area (hectares)	<b>31ha</b>
Is the site in single ownership? <i>Please click on box to indicate</i>	Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>	Developable area (hectares)	

Current use(s) of the site (e.g. vacant, agricultural, employment etc.) Please include Use Class if known:

**Nuclear power station subject to decommissioning, offices, and educational college (opens 2017)**

Past uses:

**Nuclea power station**

Planning history *(Please include reference numbers, planning application/ SHLAA site, if known):*

**Some minor applications (decommissioning)**

**S.07/0927/CM - ILW Store**

**S.14/2736/FUL - Change of use of building to educational skills centre**

**S.15/2826/FUL - Construction of a new college (pending consideration)**

Access to the site (vehicle and pedestrian):

**Access taken from Hamfield Lane**



Can the site be seen from a public road, public footpath, bridleway or other public land?  
*Please click on box to indicate*

Yes  No

**3a: Is the site proposed for RESIDENTIAL development?**  
*Please click to indicate*

Yes  No

<b>If Yes:</b>	<b>Number of houses</b>	
	<b>Number of flats</b>	
	<b>TOTAL number of units</b>	

<i>Where possible, please click to indicate which of the following apply:</i>		<b>Number of units</b>
<b>Market housing</b>	Yes <input type="checkbox"/> No <input type="checkbox"/>	
<b>Affordable housing</b>	Affordable rent Yes <input type="checkbox"/> No <input type="checkbox"/>	
	Shared ownership Yes <input type="checkbox"/> No <input type="checkbox"/>	

Is the site proposed to meet a particular need? (e.g. older people housing, self build)      Yes  No

If Yes, please specify:

**3b: Is the site proposed for institutional residential development?**  
**(e.g. care home, hospital or residential college)**

Yes  No

*Please click to indicate*

If Yes, please indicate number of bed spaces and specify use :      **Number of bed spaces**

Use:

**3c: Is the site proposed for NON RESIDENTIAL development?**  
*Please click to indicate*

Yes  No

<b>If Yes:</b>	<b>TOTAL floorspace</b>	<b>m<sup>2</sup></b>
<i>Where possible, please click to indicate which of the following apply:</i>		<b>Floor space</b>
Offices, research and development, light industrial (B1)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
General industrial (B2)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Warehousing (B8)	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Retail	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Community facilities	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>



[For office use only]  
ID ref. \_\_\_\_\_

Sports/ leisure	Yes <input type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>
Other: ( If Yes, please specify) <b>Education and Decomissioning</b>	Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	m <sup>2</sup>



<b>4: Possible constraints</b>		
<i>Please provide as much information as possible</i>		
<b>4a: To the best of your knowledge is there anything restricting the development potential of the site?</b>		
<i>Please click to indicate</i>	<i>If Yes, please provide brief details</i>	
Contamination/ pollution      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Land stability      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Ground levels      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Mains water/ sewerage      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Electricity/ gas/ telecommunications      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Highway access and servicing      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Ownership/ leases/ tenancies/ occupiers      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Easements/ covenants      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		
Drainage/ flood risk      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>The site is mostly within Flood Zones 2 and 3a, although a small section is Flood Zone 1.</b>	
Heritage/ landscape/ wildlife assets      Yes <input checked="" type="checkbox"/> No <input type="checkbox"/>	<b>Adjoins Severn Estuary designations (ramsar site, SSSI, SPA, SAC)</b>	
Other abnormal development costs      Yes <input type="checkbox"/> No <input checked="" type="checkbox"/>		





[For office use only]  
ID ref. \_\_\_\_\_

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**4b: Do you believe constraints on the site can be overcome? Click box**

Yes  No

*If Yes, please provide details below of how they will be overcome and the likely time frame*

**Please see attached written response.**

*(Please continue on additional sheets and attach as required)*

**5: Please provide an estimate of the number of dwellings/ floor space m<sup>2</sup> to be built on site per annum (1<sup>st</sup> April to 31<sup>st</sup> March)**

2016/17		2023/24		2030/31	
2017/18		2024/25		2031/32	
2018/19		2025/26		2032/33	
2019/20		2026/27		2033/34	
2020/21		2027/28		2034/35	
2021/22		2028/29		2035/36	
2022/23		2029/30		2036/37	

**6: Please indicate the current market status of the site**

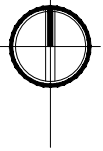
<i>Please click all relevant boxes</i>	<i>Please provide brief details where possible</i>
Site is owned by a developer <input checked="" type="checkbox"/>	<b>999 year lease</b>
Site is under option to a developer <input type="checkbox"/>	
Enquiries received from a developer <input type="checkbox"/>	
Site is being marketed <input type="checkbox"/>	
No interest currently <input type="checkbox"/>	

**7: Site location plan**

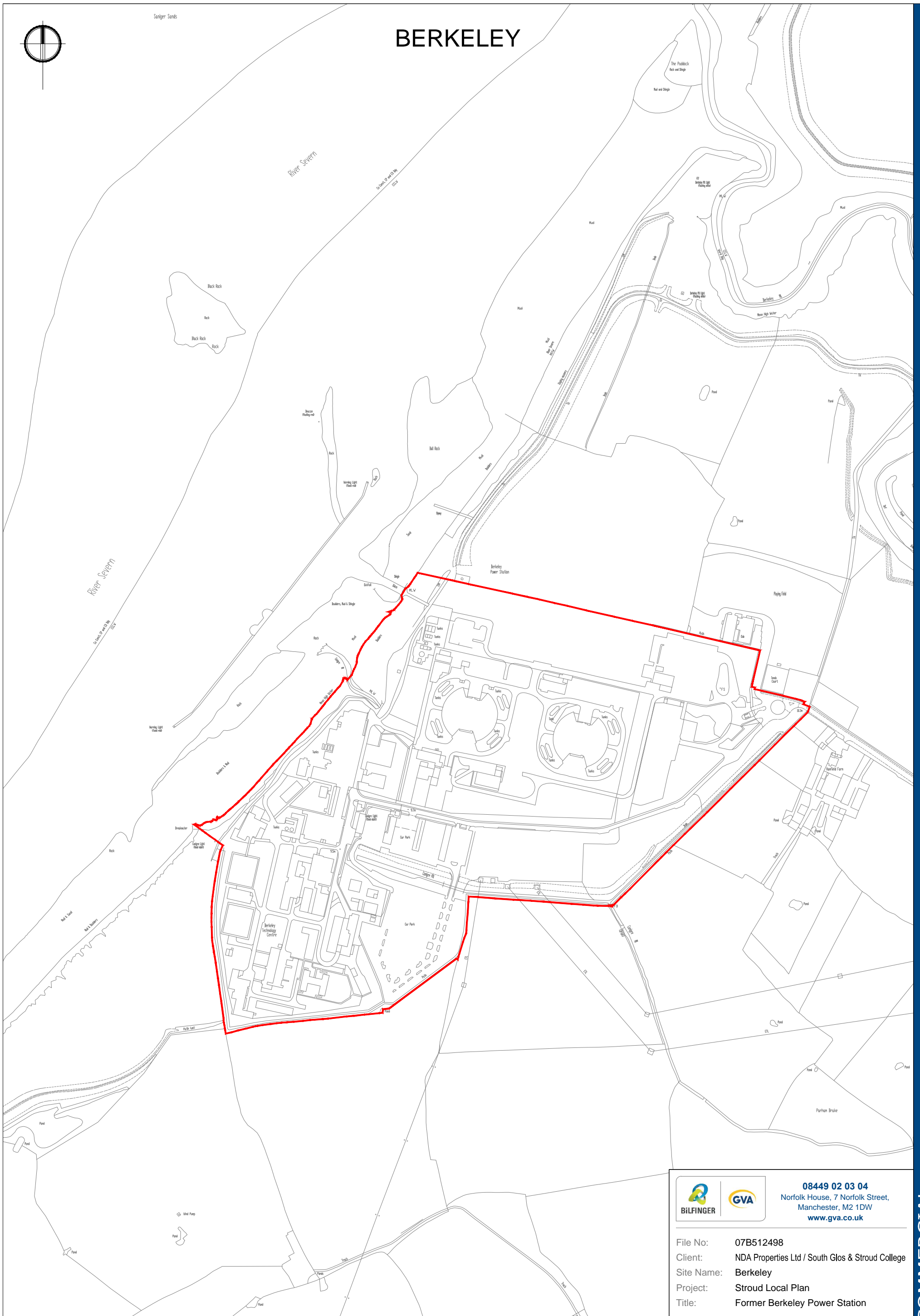
**Each Site Submission Form must be accompanied by a site location plan** on an Ordnance Survey base and clearly showing the site boundaries and access to the site.

**Please click on box to confirm you have included the required site location plan**

Yes



# BERKELEY



 Former Berkeley Power Station

		<b>08449 02 03 04</b> Norfolk House, 7 Norfolk Street, Manchester, M2 1DW <a href="http://www.gva.co.uk">www.gva.co.uk</a>
File No:	07B512498	
Client:	NDA Properties Ltd / South Glos & Stroud College	
Site Name:	Berkeley	
Project:	Stroud Local Plan	
Title:	Former Berkeley Power Station	

Scale: 1:5000 @ A3      Date: 18 January 2016  
 Drawn by: KE01      Dwg No: STROUD-001