



**REPORT of
DIRECTOR OF STRATEGY, PERFORMANCE AND GOVERNANCE**

**to
COUNCIL
13 FEBRUARY 2020**

BRADWELL B DEVELOPMENT PLAN DOCUMENT

1. PURPOSE OF THE REPORT

- 1.1 To provide Members with a summary of the adopted planning policy with regard to Bradwell B and to consider the preparation of a Development Plan Document (DPD) to address wider development impacts and opportunities arising from the Bradwell B proposal.

2. RECOMMENDATIONS

- (i) That the current references and policies in the Local Development Plan be noted;
- (ii) That the Council approves preparation of a Development Plan Document (DPD) to provide an adopted planning policy framework and to provide clarity on the Council's vision and development strategy in relation to the wider development impacts and opportunities arising from the development of a new nuclear power station at Bradwell-on-Sea;
- (iii) That the Council approves establishing a Bradwell B DPD Working Group of up to six Members.

3. SUMMARY OF KEY ISSUES

3.1 Background

- 3.1.1 In 2010 the Government announced that Bradwell was one of eight sites it considered suitable in principle for the siting of a new nuclear power station. Currently (China Genera Nuclear Power) and EDF (Électricité de France) are partnering in the development of the station and have formed a jointly owned company, Bradwell B Power Generation Company Limited (BRB). The development of a new nuclear power station falls within the scope of the 'Nationally Significant Infrastructure Projects' (NSIPs), as set out in the Planning Act 2008. In these instances, the developer applies directly to the Secretary of State for a Development Consent Order (DCO) rather than to the Local Planning Authority for planning permission.
- 3.1.2 The adopted Local Development Plan (LDP) acknowledges that Bradwell-on-Sea has been identified as a potential site to accommodate a new nuclear power station (at

para 3.42). Policy D4 Renewable and Low Carbon Energy Generation of the Local Development Plan states that “the Council will strongly support the principle of the development of a new nuclear power station at Bradwell-on-Sea”. However, the Local Development Plan does not provide any further planning policy which can inform and guide the Council’s approach to the wider development impacts and opportunities.

- 3.1.3 It is anticipated that Bradwell B may generate wider development opportunities and impacts across the district, particularly in terms of housing, economic growth and associated infrastructure, alongside those impacts which may result directly from the power station and any necessary operational infrastructure.
- 3.1.4 These wider strategic impacts could include demand for additional housing and associated infrastructure. This may be needed in the medium term to address both:
 - increased housing demand from on-site staff, and
 - increased housing demand arising from growth in the local economy.
- 3.1.5 Growth in the local economy may also generate an increased demand for employment land and premises. Growth in the local economy could include, for example, support services and supply chain sectors.

3.2 **A Plan led approach**

- 3.2.1 An adopted development strategy will enable the Council to capture its vision for the medium term, to set out how the development strategy will help to deliver this vision and its contribution to the longer-term legacy in the district. The development strategy can set out how the district intends to accommodate the resulting growth requirements, such as increased need for additional homes and employment space.
- 3.2.2 Without a clear development strategy to provide certainty and confidence to the development market, the market may not bring forward development at a required rate or in suitable locations. This could result in housing pressures, increased commuting or a reduced ability to capture secondary economic growth within the district.
- 3.2.3 A plan led approach enables the Council to provide clarity on the Council’s vision and development strategy and can better inform early discussions on the Bradwell B project. It can provide a corporate focus to provide coordination to a range of technical responses from Maldon District, and could also help to inform and coordinate external stakeholder engagement.
- 3.2.4 A plan led approach also supports the early planning and long lead in times that are needed to deliver strategic development sites. This increases the opportunity for land value increase over time to be captured and reinvested in the quality of development and associated infrastructure, increasing the opportunity to deliver higher quality development.
- 3.2.5 It is suggested the Council would benefit from having an adopted development strategy to set out its vision and how this contributes to the development legacy in the district.

3.3 Bradwell B Development Plan Document

- 3.3.1 A focused DPD has a number of advantages compared to incorporating this element of development strategy within a wider update of the Local Development Plan.
- 3.3.2 A DPD will be quicker to prepare than an update of the Local Development Plan. It could therefore provide a basis to inform earlier discussions on Bradwell B and to identify early opportunities to seek to influence peripheral aspects of the Bradwell B project, to better support the District's wider vision and development strategy. This can help to secure an improved legacy for the District.
- 3.3.3 A standalone DPD can also be readily placed to one side if Bradwell B does not proceed, without undermining the policies of the existing LDP. (The work undertaken, however, would not necessarily be unproductive as it could inform any subsequent review of the LDP).
- 3.3.4 In contrast, updating the LDP to incorporate an updated development strategy for the District, to include the growth associated with Bradwell B, will take longer to prepare and to progress through the procedural stages. The wider the scope of the LDP update, the longer it will take to progress an update.
- 3.3.5 If an LDP update were to be progressed, incorporating additional growth arising from Bradwell B, and Bradwell B does not go ahead, then the updated LDP would include significant levels of excess housing sites. Depending on the development strategy that is adopted for the growth associated with Bradwell B, some of these sites may be in locations that would not be considered suitable if Bradwell B did not go ahead.
- 3.3.6 Preparation of a DPD will involve stakeholder and public consultation and Examination by a Planning Inspector. It is anticipated that public consultation on the DPD could be undertaken in winter / spring 2021, with an Examination in 2022 and adoption in late 2022.

3.4 Evidence Base

- 3.4.1 It will be important to quantify the anticipated level of growth in support services and supply chain sectors, as this will inform the associated housing and infrastructure requirements within the District. An Economic Analysis Study will be able to assess the likelihood and the scope of any impacts arising from Bradwell B in terms of local economic opportunities and impacts. This will include projected indirect jobs in various economic sub-sectors and actions that the Council can take to maximise its ability to capture growth within those sub-sectors.
- 3.4.2 Further evidence will also be needed to support the preparation of a Development Plan Document. An update of the Local Housing Needs Assessment will provide evidence of the likely scale of additional housing growth that may be needed. This will be informed by the Economic Analysis Study, so it is sensible in the first instance to assess the projected scale and scope of local economic growth.
- 3.4.3 A range of other technical evidence will be needed including those identified in Table 1 below (shown with estimated costs):

Table 1 Key Technical Evidence required and estimated costs:

Economic Analysis Study (to quantify projected indirect jobs in various economic sub-sectors and actions the Council can take to maximise its ability to capture that growth in the identified sub sectors)	£25,000
Housing and Economic Needs Assessment update (to quantify the indirect housing requirements)	£30,000
Employment Land Review update (if needed)	£25,000
Strategic Housing and Employment Land Availability Assessment update (including Call for Sites)	Prepared In house
Highways modelling (particularly regarding indirect housing and employment development and to inform Sustainability Appraisal/Habitats Regulation Assessment)	£50,000
Infrastructure Delivery Plan Update	£20,000
Strategic Flood Risk Assessment	£20,000
Strategic Environmental Assessment/Sustainability Appraisal – (to assess options and sites for locating growth)	£35,000
Habitats Regulations Assessment	£30,000
Phase 1 Habitats Survey (a review of Local Wildlife Sites may be needed depending on areas being considered within the DPD)	-
Plan Viability Assessment	£20,000
Examination costs and reserve for legal costs	£100,000
Evidence and Examination Total (including Legal reserve)	£355,000

4. CONCLUSION

- 4.1 A focused Development Plan Document will provide an adopted planning policy framework. It will provide clarity on the Council’s vision and development strategy in relation to the wider development impacts and opportunities arising from the development of a new nuclear power station at Bradwell-on-Sea. If the preparation of the DPD is approved the Local Development Scheme (LDS) will be updated accordingly to include the Bradwell B DPD. Establishing a Bradwell B DPD Working Group will provide greater opportunity for Member input into the DPD work programme as it progresses over the coming months.

5. IMPACT ON STRATEGIC THEMES

- 5.1 The wider development impacts and opportunities arising from the development of Bradwell B have the potential to affect the corporate themes of Place, Community and Prosperity, through delivery of sustainable growth and new infrastructure, and supporting economic growth and prosperity.

6. IMPLICATIONS

- (i) **Impact on Customers** –A focused Development Plan Document would provide an adopted planning policy framework and provide clarity on the Council’s vision and development strategy which provides the opportunity for

the District to secure an improved legacy in relation to the wider development impacts and opportunities.

- (ii) **Impact on Equalities** – The proposals would not have a direct impact on equalities.
- (iii) **Impact on Risk** – The proposed amendment would reduce risk by reducing uncertainty.
- (iv) **Impact on Resources (financial and human)** – Potential call on Council reserves (MDC looking to maximise the funding secured through the BRB DCO process). Initial funding for staff confirmed to June 2020.
- (v) **Impact on the Environment** – Having a focused DPD will enable environmental impacts to be mitigated.
- (vi) **Impact on Strengthening Communities** – The adoption of a Development Plan Document would provide a clear vision and an adopted development strategy for the wider development impacts and opportunities arising from the development of Bradwell B.

Background Papers:

Local Development Plan – www.maldon.gov.uk/ldp

National Policy Statement for Nuclear Power Generation (EN-6)

<https://www.gov.uk/government/publications/national-policy-statements-for-energy-infrastructure>

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