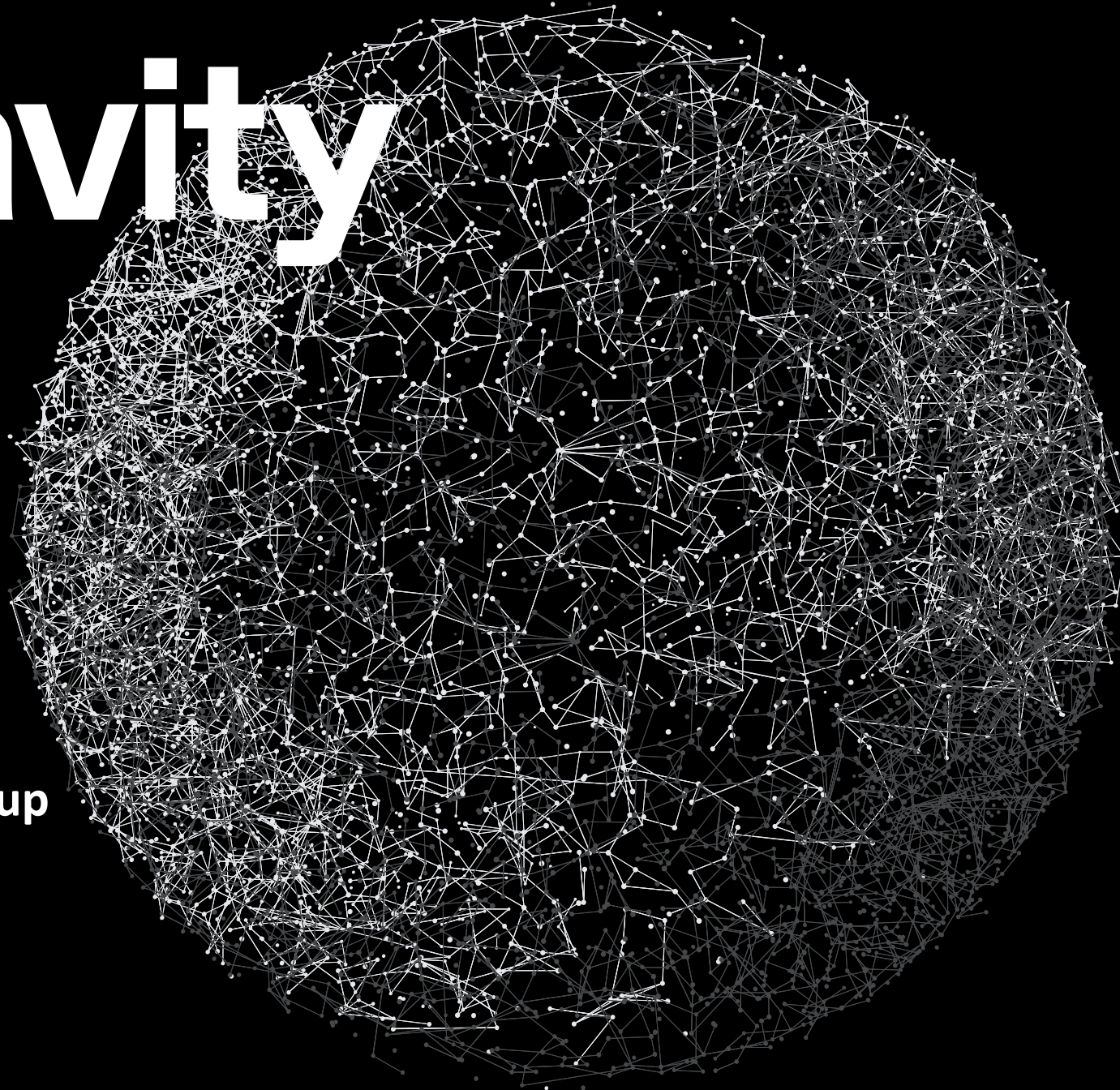


Gravity



LDO Delivery Group
Meeting **Four**
23 February 2021

Gravity

Item	Subject	Timings	Lead
1.	Welcome and Focus of the Meeting	2.30 – 2.35	CP
2.	Minutes of Delivery Group Three on 13 February	2.35 - 2.40	JT
3.	Community Update	2.40 - 2.50	BL
4.	Freeport, Advanced Manufacturing Update	2.50 – 3.00	CP
5.	Legal Advice on Consenting – LDO	3.00 - 3.15	KG
6.	Spatial Principles to Emerging Concept Plans - Presentation - Delivery Group Questions and Discussion	3.15 - 3.45	FO ALL
7.	Transport Sub-Group	3.45 – 3.55	SW
8.	Rail Strategy	3.55 – 4.10	IH
9.	Utilities and Infrastructure Sub-Group	4.10 – 4.20	PL
10.	AOB and Next Steps ▪ Delivery Group Meeting Five on 23 March 2.30 – 4.30	4.20 – 4.30	CP

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Focus of Delivery Group Meeting Four

- Update on community engagement
- Freeport bid
- Legal advice
- Emerging concept Plans
- Transport, rail and utilities



Smart Tech



Community / Local Services



Clean Growth



Future of mobility

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Minutes of Delivery Group Three

Approval of monthly Delivery Group Minutes

- Circulated on 16th February



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Community update

- ✓ Leaflets to 2,000+ addresses
- ✓ Community webinar – 83 attendees
- ✓ More than 70 comments and questions since
- ✓ Community e-newsletter and increasing the list
- ✓ Interactive map is live
- ✓ Media relations

Upcoming engagement:

- ✓ Webinar (March)
- ✓ Business engagement
- ✓ Community conversations



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Gravity: what's next?
Find out by joining our webinar!

Based on the site of the former Royal Ordnance Factory (ROF), between Puriton and Woolavington, Gravity will be the UK's first smart campus and community, creating a blueprint for a cleaner, smarter future.

Our aim is for Gravity to create an exceptional place to help drive the UK's shift towards a zero-carbon economy, placing Sedgemoor at the centre of the national clean growth revolution, benefitting local communities, the district and wider region.

Gravity will be a digitally connected community using emerging technologies to enhance lives. We look forward to creating opportunities for the community to access new leisure and open spaces as well as employment and training.

Gravity will create a new era of employment, attracting international investment and new businesses that are future-proof and create higher value jobs.

You can find out more about Gravity by joining our webinar at 6pm on Tuesday, 26 January 2021. Please register to attend by visiting: thisisgravity.co.uk/community/

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Great Western Freeport

- Bristol as world class hub of global trade – US, Asian routes
- 5G enabled green economic recovery
- Retain workforce in SW and upskill....levelling up
- Economic restructuring
- Innovation and engineering based - Adv. man,
 - robotics, A1, digital, aerospace,
 - fusion, composites
- 480 ha of which Gravity is 200 ha
- Meeting with University of Bristol
- Sheffield University- Advanced Manufacturing



Great Western Freeport – Creating the Conditions to Attract Occupiers

- Treasury Led Initiative
- Defer duty and import VAT for goods on the Freeport customs site.
- Simplified declarations will be used for goods entering the zone with standard import declarations required for any goods subsequently entering the UK market
- Exemptions for re-exports where raw materials / components are processed into finished goods in the secure zone and then re-exported with no UK tariffs or import VAT applied.
- 100% occupier business rates relief to 2026 for new, relocating /expanding business.
- Employers NIC contributions set at 0% for 3 years for employees earning up to £25k p.a.
- Capital Allowances - enhanced Structures & Buildings Allowance ('SBA') for commercial buildings and structures allowing taxable profit to be reduced by 10% of the investment cost for 10 years, (rather than 3% for 33yrs), on qualifying assets to September 2026.
- Enhanced Capital Allowances on plant & machinery will allow taxable profit to be reduced by the full cost of the qualifying investment to September 2026.

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Legal Advice on Consenting

1. Legislative background

- 61A Town and County Planning Act enables LDO to grant planning permission for development specified in LDO
- LDO for exemplar Smart Campus and Community
- National policy for Enterprise Zones promote simplified planning regimes (LDOs) and emphasis on delivery of development
- Made by Sedgemoor District Council using LDO procedures with statutory consultation

2. Relationship with extant consent

- Extant Hybrid planning permission and s106
- No further EIA required for reserved matters within extant consent
- Safeguarded areas



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Legal Advice on Consenting

3. EIA and Rochdale Envelope

- Must explain any uncertain designs at consultation
- Certainty v Flexibility – anticipated range from fixed details to defined limits
- Assess effects

4. Rail

- Possibility of consenting through LDO
- Governance for Rail Investment Projects (GRIP) v Project Acceleration in a Controlled Environment (PACE)
- Detailed design for spur and flexibility of design on site



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Legal Advice on Consenting

5. Freeports

- Goods remain free of import duty while onsite
- New Permitted Development rights for ports by April
- Legislative changes to be incorporated into the LDO if Freeport adopted.

6. Implementation

- New S 106 agreement

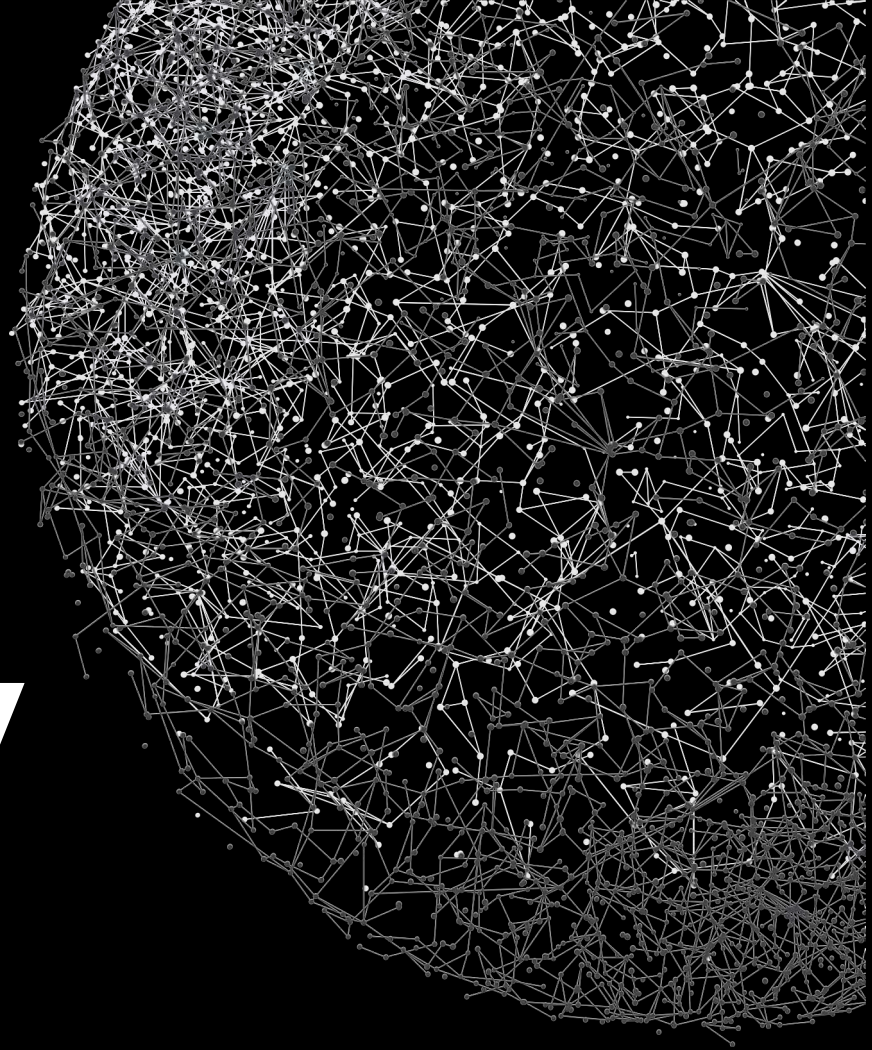




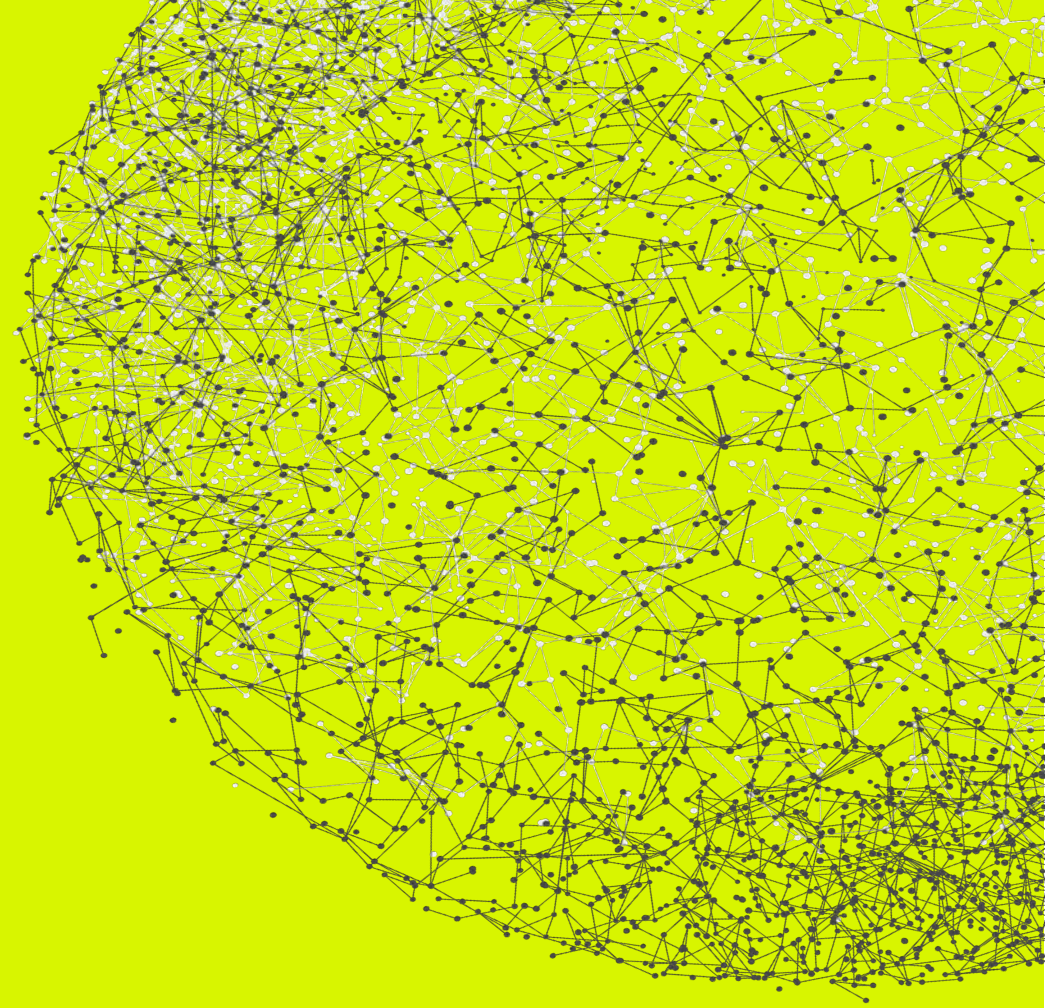
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A Smart Campus and Community

Draft Spatial Parameters
23/02/21

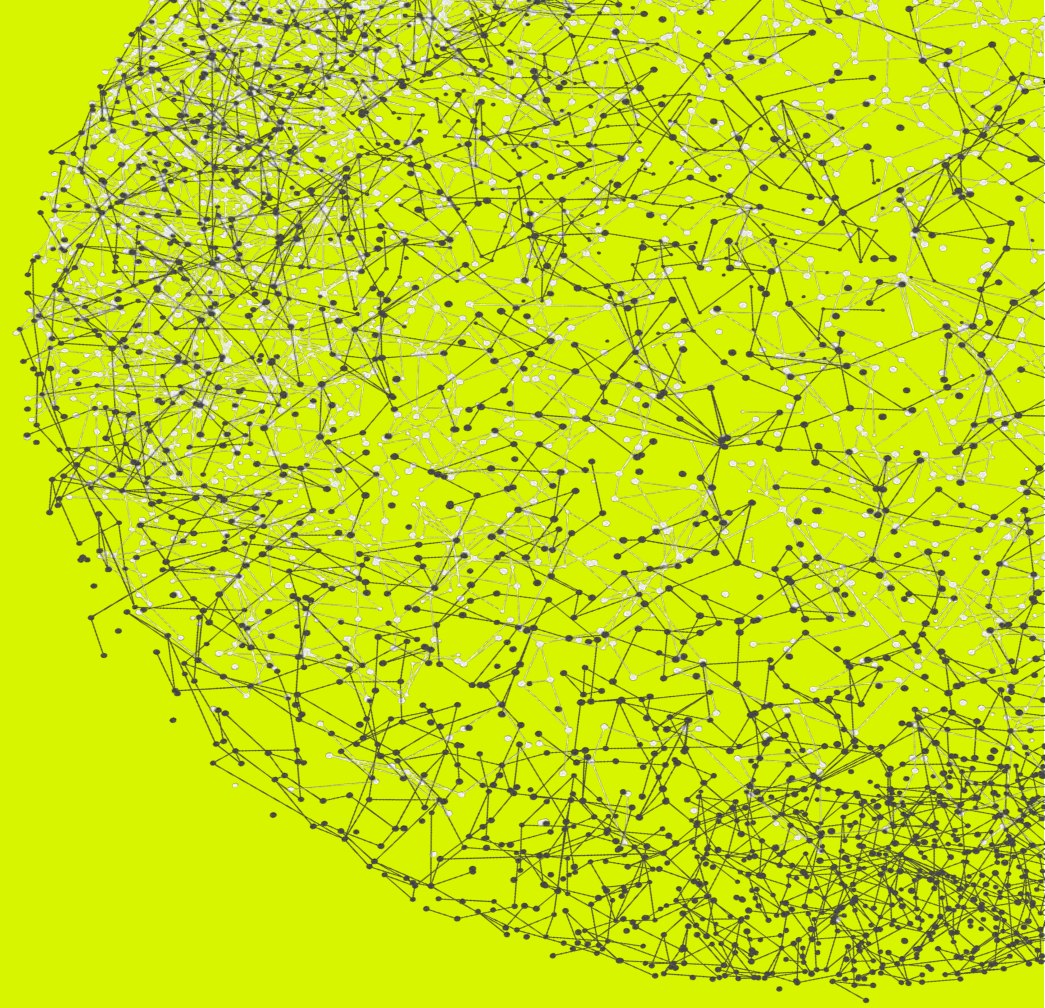


1



Vision

2



Draft Spatial Parameters

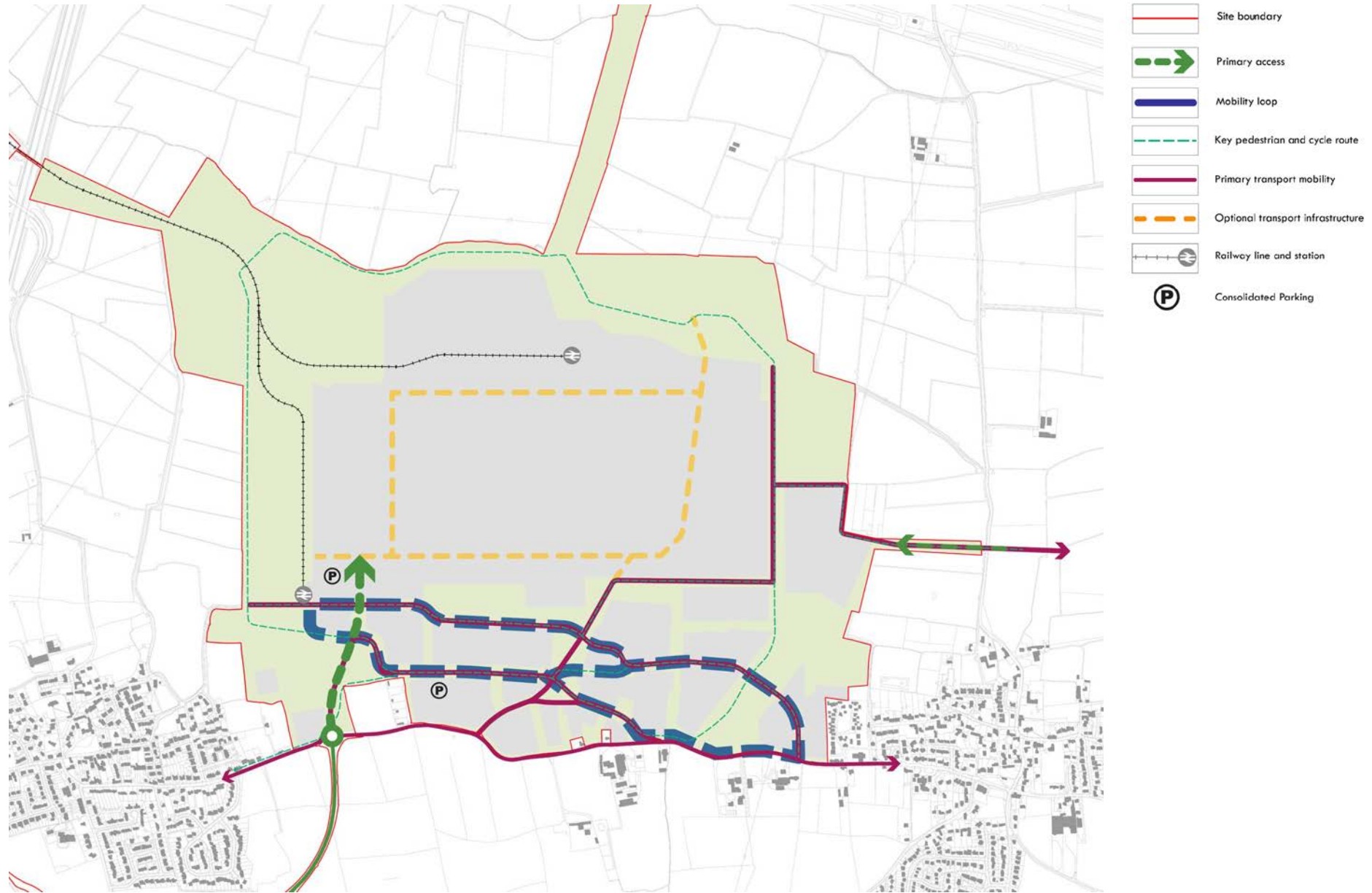
Indicative Placemaking



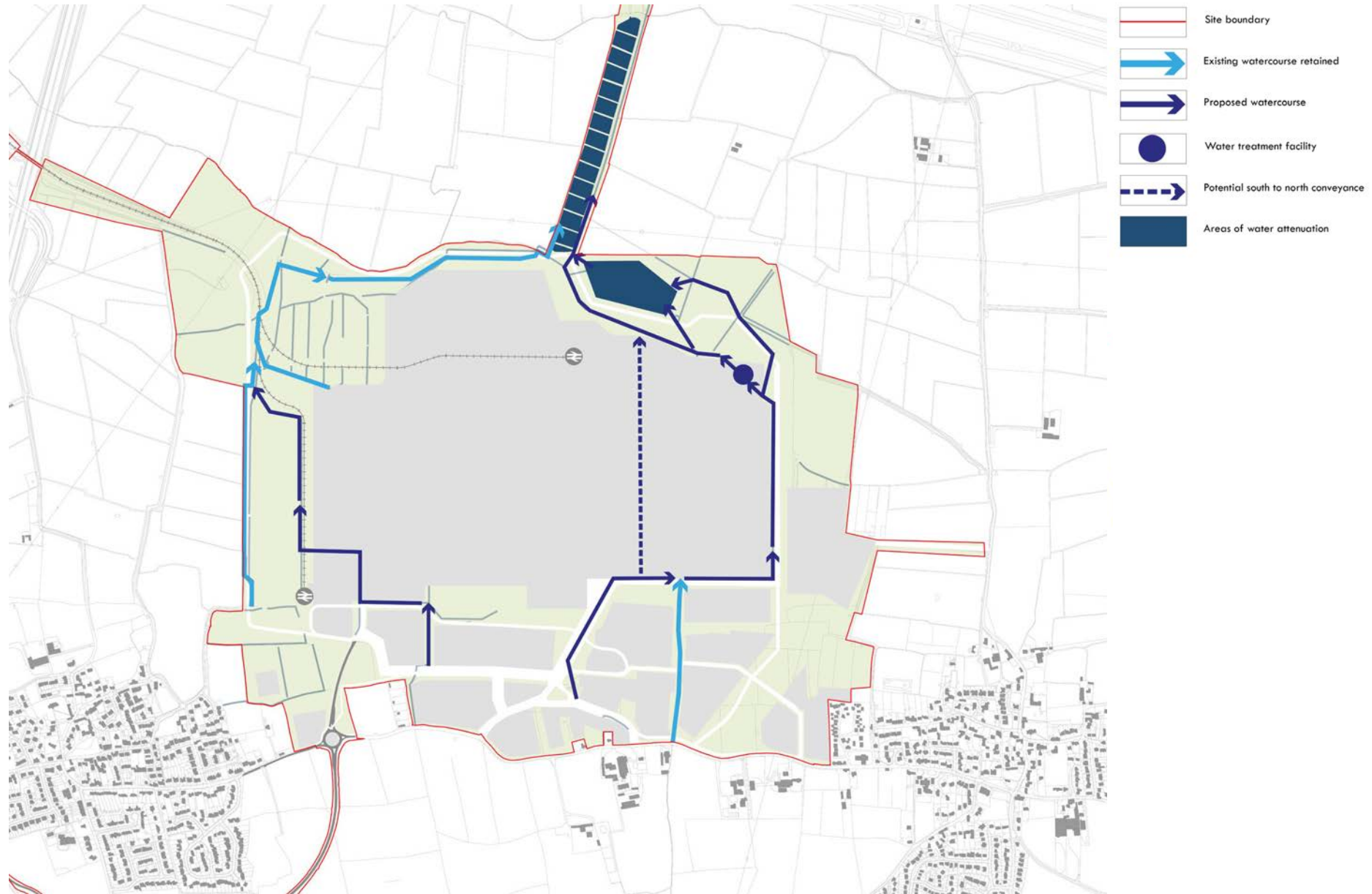
Illustrative Landscape Framework



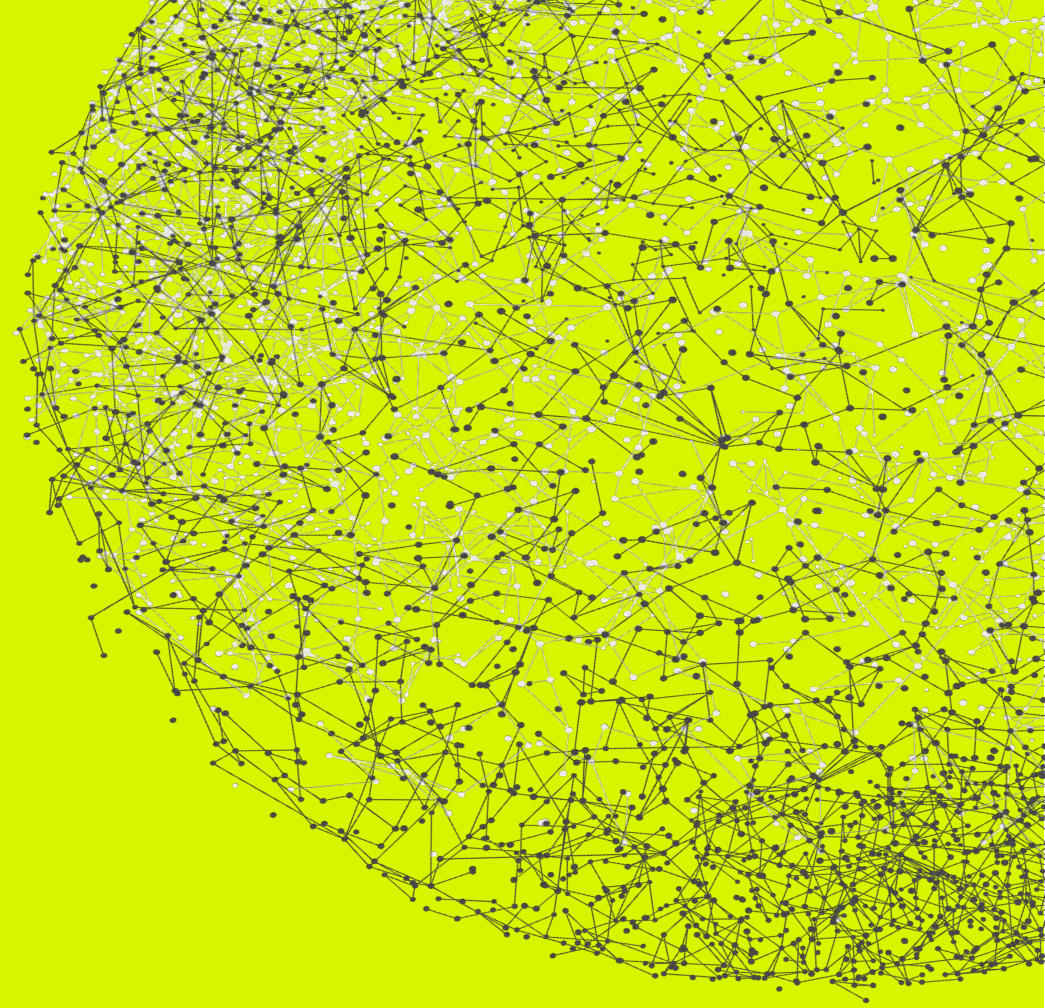
Indicative Access, Movement and Transport Mobility



Indicative Blue Infrastructure

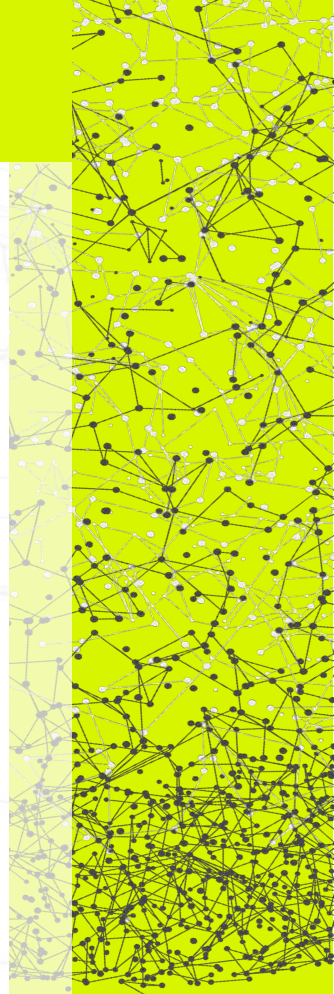
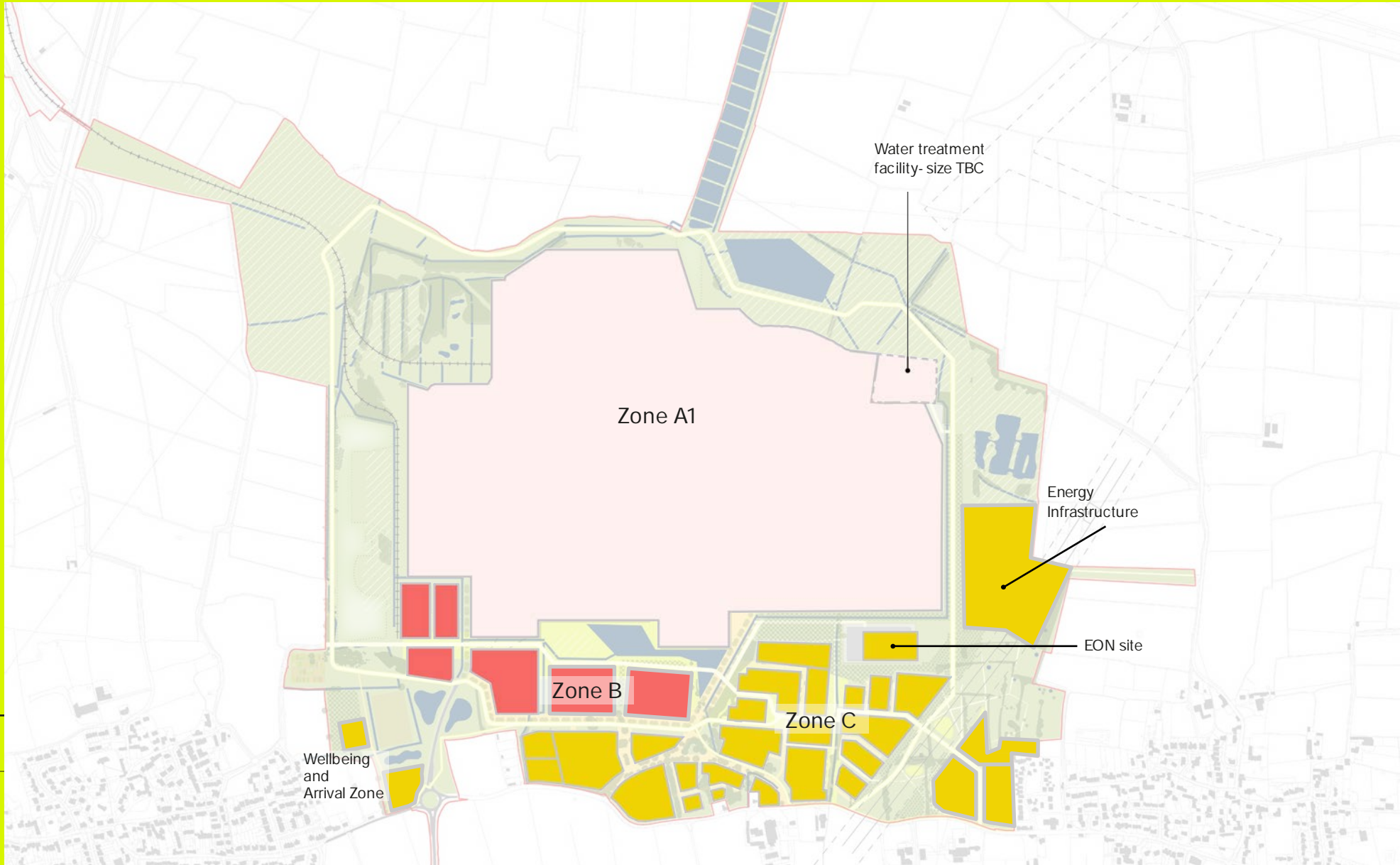


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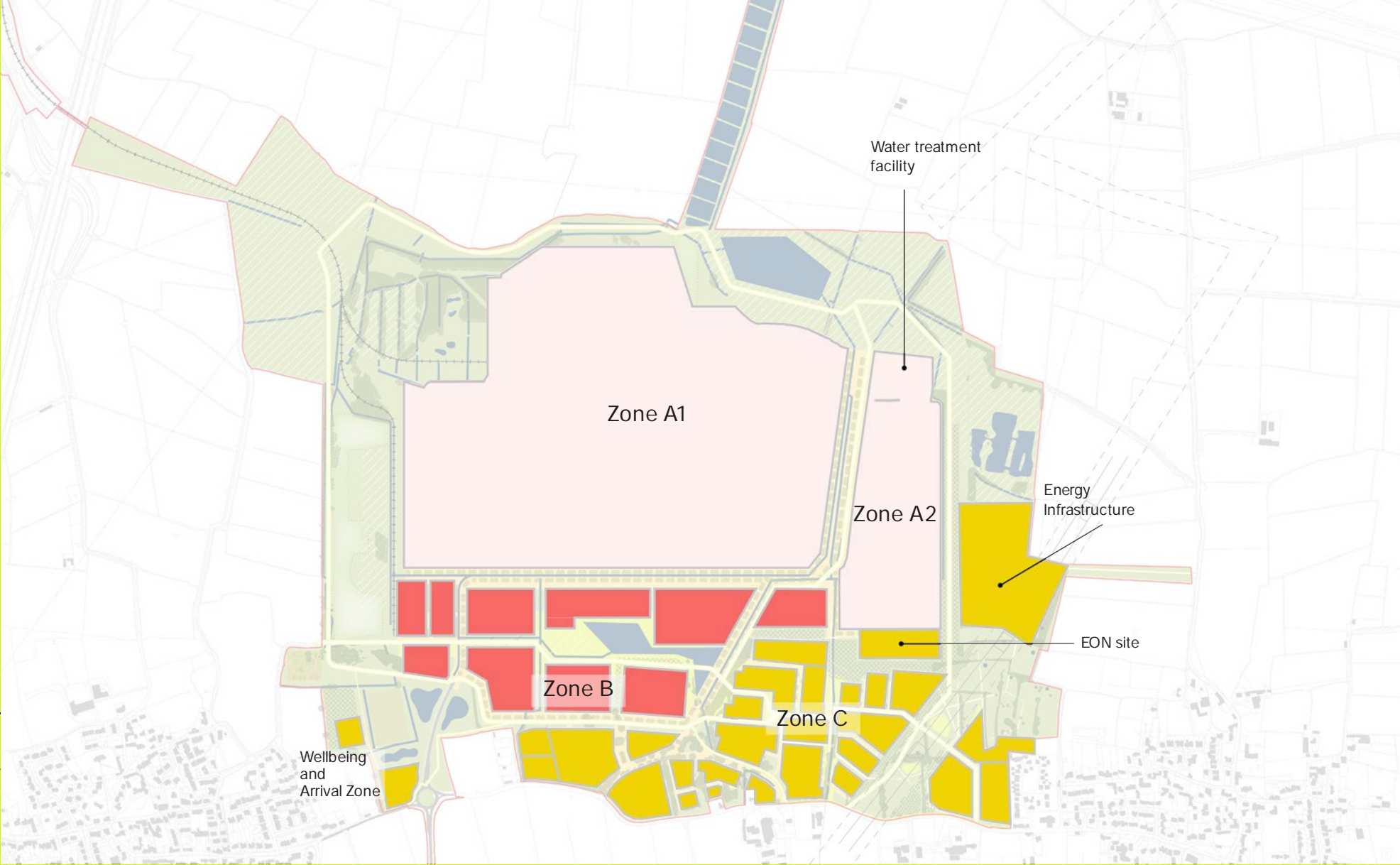


Emerging Scenarios

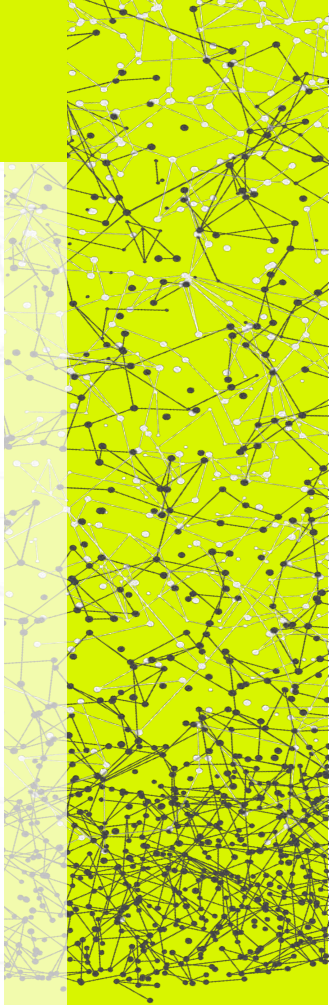
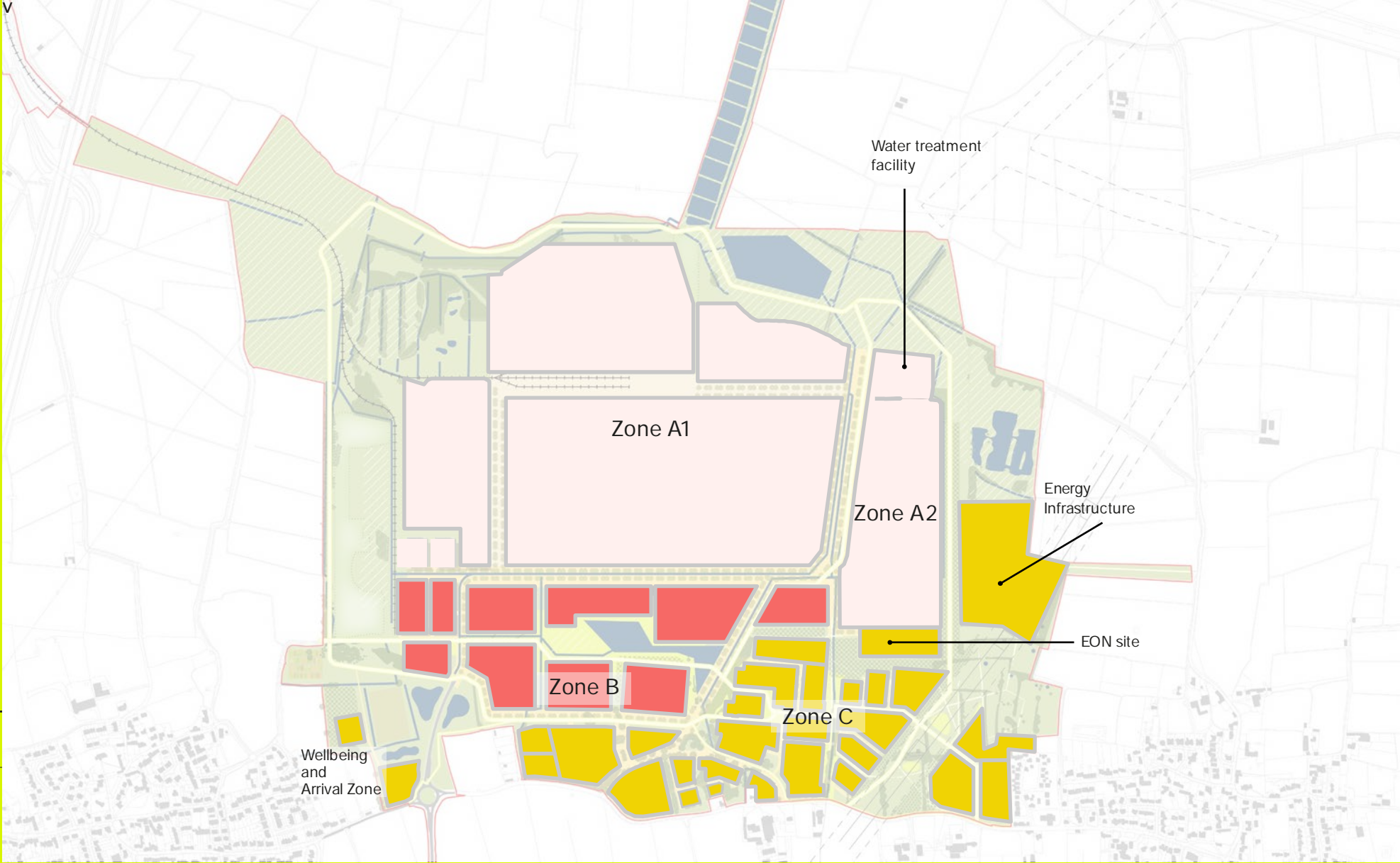
Scenario 1 - Indicative Uses and Flexibility



Scenario 2 - Indicative Uses and Flexibility



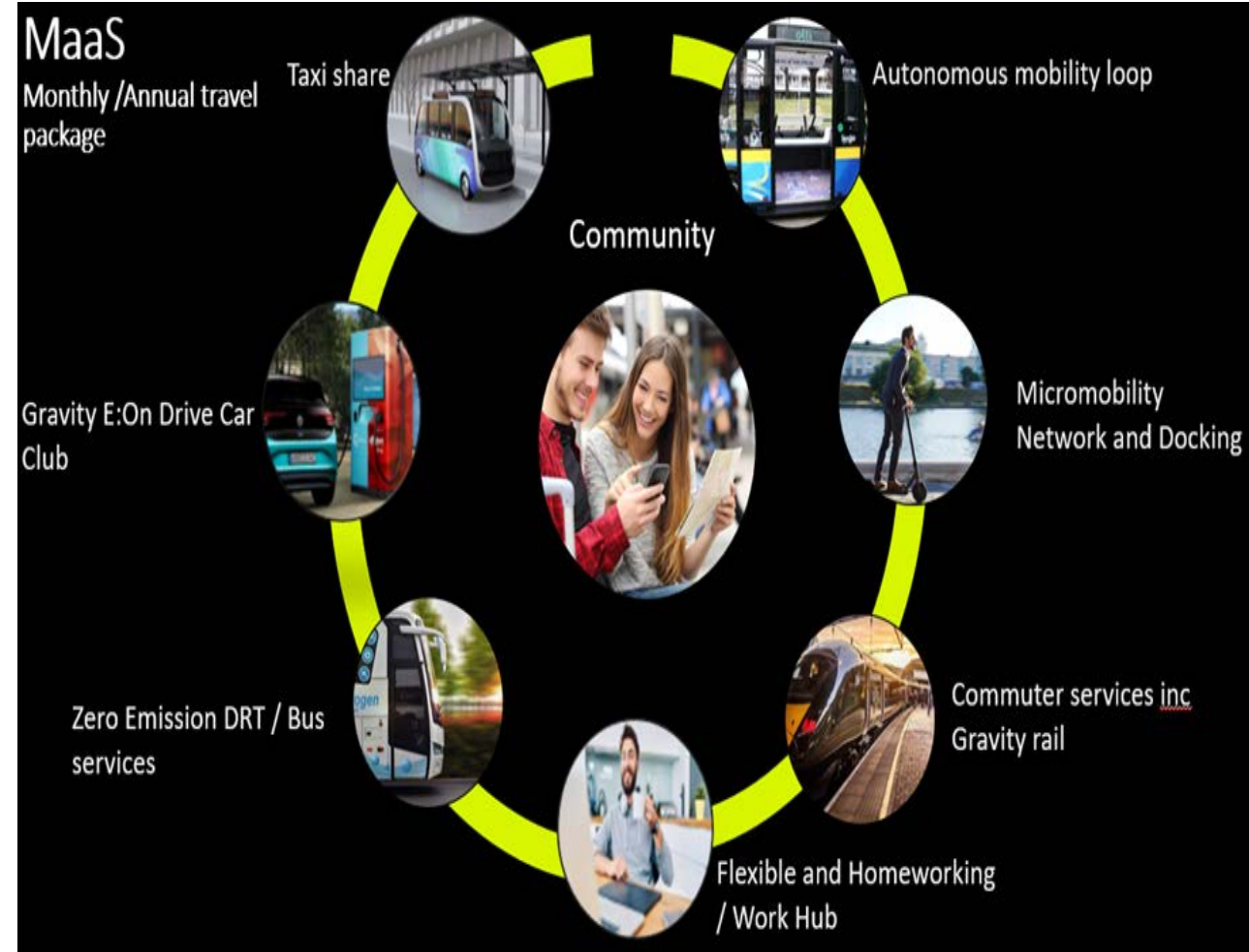
Scenario 3 - Indicative Uses and Flexibility



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Transport Sub-Group

- Several Transport Sub Group Meetings held; ongoing every 2 weeks
- 1st Draft Scoping Report issued
- Draft technical notes issued covering person trip generation, potential interventions, HEP consented scheme
- Spreadsheet tool still in development phase but early draft version issued last week
- Restoring Your Railway Fund bid



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Rail Strategy

- Network Rail study tested options for re-connecting Gravity site to the Bristol to Exeter main line
 - Option with single lead to down line, and crossover is preferred solution
 - Three elements – junction with main line (needs to be in Network Rail control); bridge over M5; infrastructure within Gravity site
- Opportunity for Restoring Your Railway funding to develop Strategic Outline Business Case
 - Meeting with DfT RYR team held in January
 - RYR round 3 bids to be submitted by 5 March
 - Need for strong stakeholder and political support
- Network Rail Bristol to Exeter Strategic Study
 - Timetable options being tested include passenger services to Gravity site (either extending Bristol to Weston services, or a Highbridge & Burnham to Gravity shuttle)
 - Additional Bristol to Exeter freight path being tested - could facilitate Bristol to Gravity freight services
 - Engagement with Network Rail on potential rail impact of Freeport proposal

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Utilities and Infrastructure Sub-Group

In developing the utility infrastructure, Gravity will always seek to:

1. Adopt a balanced approach to environmental effects
2. Assist in reducing carbon emissions across the site
3. Enhance the wellbeing of all stakeholders

Energy

- WPD
- National Grid
- Wales and West
- EoN
- Private wire
- EctoGrid
- AD
- Air and ground source heat pumps
- Huntspill River
- Photo Voltaic
- Battery storage
- Wind
- Hydrogen
- EV charging

Water & Waste

Albion Water

- Potable
- Waste
- Sewage treatment
- Surface water management
- Grey water
- Trade waste
- Meanwhile solutions

GENeco

- Sewage solids
- Green
- Organic
- AD
- Recycle
- Black bag
- Trade waste

Phased approach to solutions

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AOB and Next Steps

- Environmental Sub Group Meeting – 2 March
- Delivery Group Meeting Five – 23 March