

4 Development Strategy: Our place based approach

AWE Aldermaston and Burghfield

Policy SP 4

Atomic Weapons Establishment (AWE) Aldermaston and Atomic Weapons Establishment (AWE) Burghfield

In the interests of public safety, residential⁽⁹⁾ development in the Detailed Emergency Planning Zone (DEPZ)⁽¹⁰⁾ of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council, especially when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the Outer Consultation Zone (OCZ)⁽¹¹⁾ will be considered in consultation with the ONR having regard to the scale of development proposed, its location, population distribution of the area and the impact on public safety, to include how the development would impact on “Blue Light Services” and the emergency off site plan in the event of an emergency as well as other planning criteria. Consultation arrangements for planning applications will be undertaken with the ONR using the table below.

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation

AWE Aldermaston (AWE A)		AWE Burghfield (AWE B)
Zone	Development Type	Development Type
DEPZ	<p>Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p>	<p>Any new development, re-use or re-classification of an existing development that could lead to an increase in residential or non-residential populations thus impacting on the off-site emergency plan.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p>
Outer	<p>Any new residential development of 200 dwellings or greater.</p> <p>Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).</p> <p>Any new non-residential development that could introduce vulnerable groups to the OCZ.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p>	<p>Any new residential development of 200 dwellings or greater.</p> <p>Any re-use or re-classification of an existing development that will lead to a material increase in the size of an existing development (greater than 500 persons).</p> <p>Any new non-residential development that could introduce vulnerable groups to the OCZ.</p> <p>Any new development, re-use or re-classification of an existing development that could pose an external hazard to the site.</p>

9 Residential for the purpose of this policy includes any development resulting in a permanent resident night time population, e.g. residential institutions

10 Detailed Emergency Planning Zone (DEPZ) as defined by the AWE Off Site Emergency Plan as taken from the boundary fence

11 Outer Consultation Zone (OCZ) as defined in ONR-LUP-NS-001 Land Use Planning and the Siting of Nuclear Installations (OCZ AWE A 8km from grid reference SU595635: OCZ AWE B 5km from grid reference SU684680)

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See Appendix 4 for examples of different types of development

Supporting Text

4.35 There are two licensed nuclear installations located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE A) and in Burghfield (AWE B). These are operated by AWE plc on behalf of the Ministry of Defence.

4.36 There are hazards associated with the authorised use of these sites including conventional chemicals, explosives and radiation sources. As a result of the quantities and types of material involved, the sites are also regulated under the following legislation:

- a. The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPiR)⁽¹²⁾. Both sites fall within the scope of REPPiR legislation. The regulator for these sites is the Office for Nuclear Regulation (ONR);
- b. Control of Major Accident Hazards Regulations 2015 (COMAH)⁽¹³⁾. Under these regulations AWE Aldermaston is a Lower Tier COMAH site. The joint regulators for this site are the Office for Nuclear Regulation [ONR] and the Environment Agency (EA). AWE Burghfield does not fall under the COMAH regulations at the present time (2019);
- c. Explosive Regulations 201⁽¹⁴⁾. Both AWE Aldermaston and AWE Burghfield site have explosives on site and AWE plc holds an explosives licence for both sites. The regulator for these sites is the ONR.

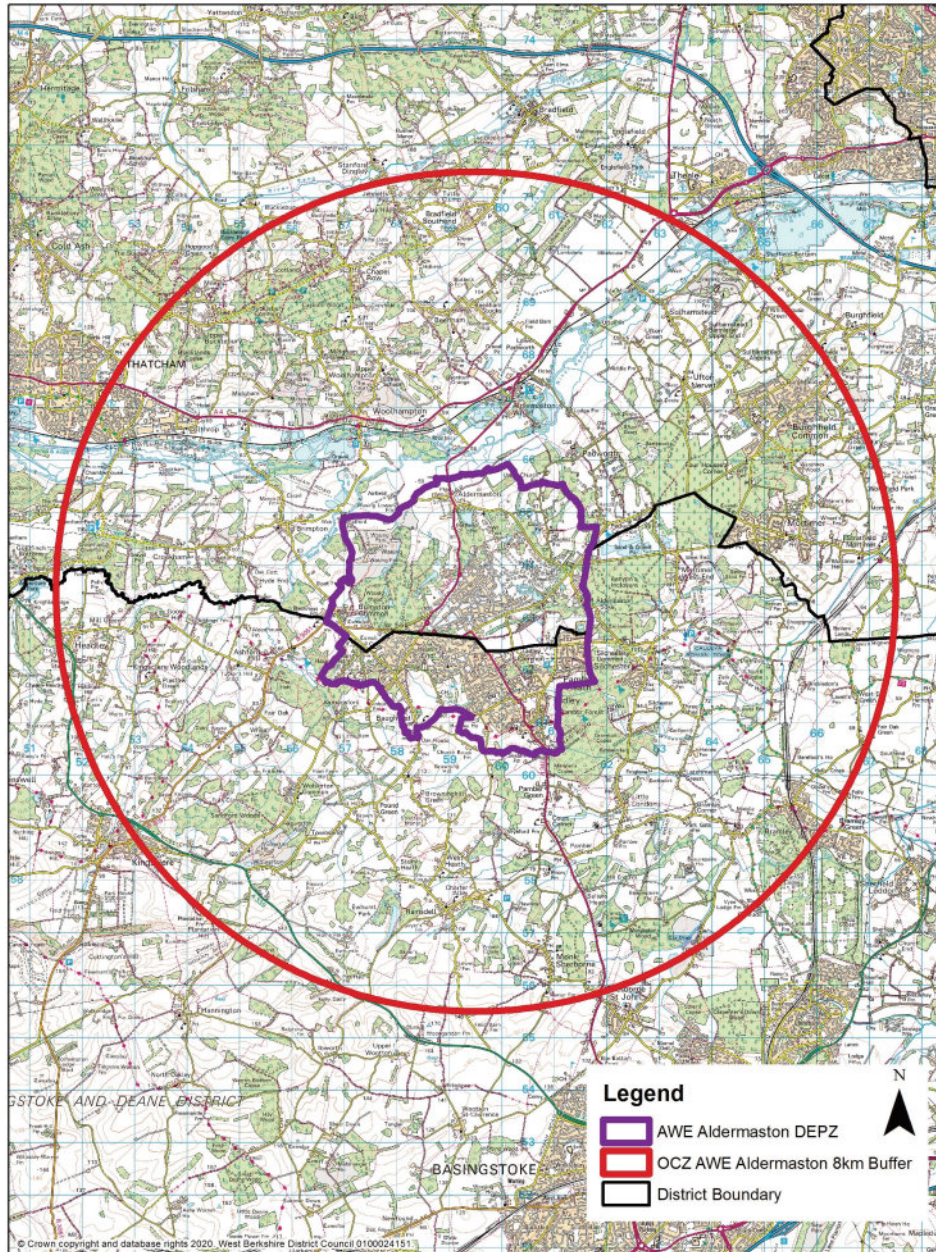
12 Radiation - Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPiR)

13 [COMAH Guidance](#)

14 [Explosives Regulations 2014 -L150](#)

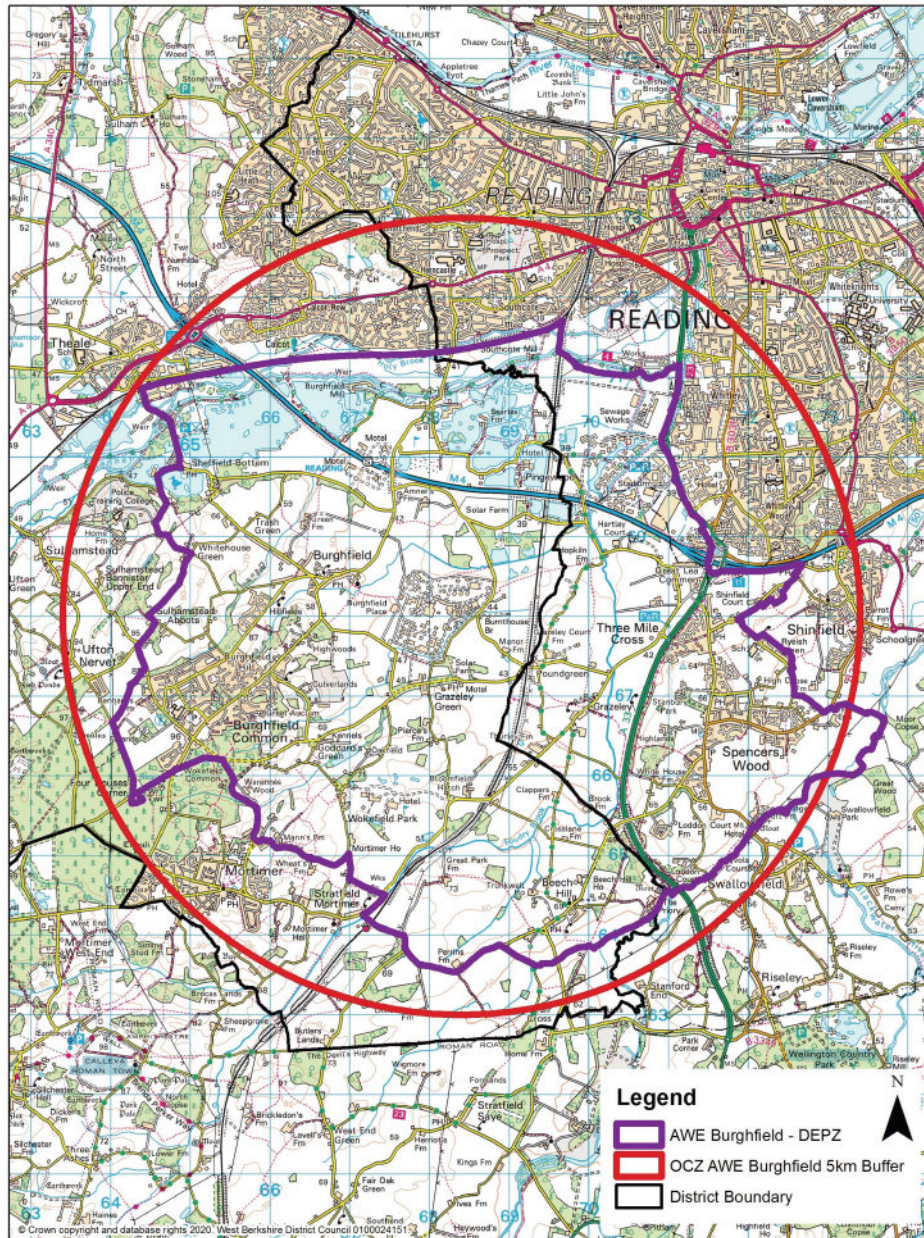
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Figure 3 AWE Aldermaston DEPZ and OCZ 8km Buffer



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Figure 4 AWE Burghfield - DEPZ and OCZ 5km Buffer



4.37 The NPPF states at paragraph 45: "Local planning authorities should consult the appropriate bodies when considering applications for the siting of, or changes to, major hazard sites, installations or pipelines, or for development around them"

4.38 Furthermore, the NPPF at paragraph 95 states:

"Planning policies and decisions should promote public safety and take into account wider security and defence requirements by:

- i. anticipating and addressing possible malicious threats and natural hazards, especially in locations where large numbers of people are expected to congregate. Policies for relevant areas (such as town centre and regeneration frameworks), and the layout and design of developments, should be informed by the most up-to-date information available from the police and other agencies about the nature of potential threats and their implications. This includes appropriate

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and proportionate steps that can be taken to reduce vulnerability, increase resilience and ensure public safety; and security and

- ii. *recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development proposed in the area."*

4.39 The NPPF defines major hazards as: Major hazard sites, installations and pipelines: Sites and infrastructure, including licensed explosive sites and nuclear installations, around which Health and Safety Executive (HSE) (and Office for Nuclear Regulation) consultation distances to mitigate the consequences to public safety of major accidents may apply.

4.40 The preface to the Guidance accompanying REPPiR 2019 states:

"The provisions in REPPiR have been developed with consideration of provisions in the Control of Major Hazards Regulations 2015 (COMAH) [10] and the Pipelines Safety Regulations 1996 [11] to maximise emergency preparedness consistency between Regulations for major hazards sectors."

4.41 Nuclear installations therefore present a potential major hazard (from the quantities of radioactive materials on site) and the ONR consultation zones (within which Local Authorities (LAs) should consult ONR in specified circumstances) are a direct parallel to the HSE's COMAH consultation zones (within which LAs must consult HSE in specified circumstances – or ONR in the case of COMAH sites that are also nuclear sites).

4.42 The DEPZs and OCZs for the installations cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council.

4.43 ONR provides advice to the local planning authorities on any planning applications for developments around the AWE nuclear sites. The advice provided seeks to limit the radiological consequences to members of the public in the event of a nuclear emergency.

4.44 ONR is consulted on any planning applications within the DEPZ around each site, and proposed developments within the Outer Consultation Zone which meet their consultation criteria and therefore have the potential to affect the viability, operability or extendibility of the off-site emergency plan.

4.45 Given the potential cumulative effects of any population increase surrounding the installations, it will be necessary to monitor committed and future development proposals in partnership with neighbouring Councils and the ONR. The Councils will monitor housing completions and commitments as part of the Annual Monitoring Report and send this information directly to the ONR for them to make informed judgements when assessing future development proposals.

4.46 The ONR's decision whether to advise against a particular development is based on complex modelling. The ONR has indicated that on the basis of its current model for testing the acceptability of residential developments around the AWE sites, it would advise against nearly all new residential development within the DEPZs defined on the Proposals Map. Policy SP4 reflects the Council's intention to normally follow the ONR's advice in the DEPZs. Whether or not the ONR would advise against a particular proposal beyond the DEPZs depends on a variety of factors, including the scale of the development, distance from the relevant AWE site, and the relationship to existing and planned developments. It is not therefore practical to express the ONR's likely advice, or the Council's response, in any further policy in this Plan.

4.47 During the plan period there is likely to be changes of inputs to the ONR's model which may result in, changes to the consultation zones. These will be kept under review.

6 Delivering Housing

Sites allocated for residential and mixed-use development in Eastern Area

Policy SP 14

Sites allocated for residential development in Eastern Area

Development in the Eastern Area will be allocated as follows:

Large sites (1ha or larger)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA10	HSA10	Stonehams Farm, Tilehurst EUA008	60
RSA12	HSA11	72 Purley Rise, Purley on Thames	35
RSA13	HSA12	Land adjacent to Junction 12 of M4, Bath Road, Calcot	150-200
RSA14	HSA13	Land adjacent to Bath Road and Dorking Way, Calcot	35
RSA15	HSA14	Land between A340 and The Green, Theale	100
RSA16		Whitehart Meadow, Theale	100
RSA17		Former sewage treatment works, Theale	70
RSA18	HSA15	Land adjoining Pondhouse Farm, Clayhill Road, Burghfield Common	100
RSA19	HSA16	Land to the rear of The Hollies Nursing Home and land opposite 44 Lamden Way, Burghfield Common	60
RSA20		Land north of A4 at junction of new Hill Road, Woolhampton	20

Small and Medium sites (less than 1ha)

LPR Policy	Current Policy Ref	Site name	Approx no's
RSA11	HSA9	Stonehams Farm, Tilehurst EUA003	85 bedspace care home
RSA32	TS1	New Stocks Farm, Paices Hill	8 pitches

Total by Designated Neighbourhood Area

Designated Neighbourhood Area	Total
Burghfield	0
Stratfield Mortimer	110 already allocated up to 2026
Tilehurst	175

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Supporting Text

6.22 In the Eastern Area the significant constraints to development mean provision for new development is more limited. Though Grazeley has been identified as a possible location for a new garden settlement, there are uncertainties regarding the proximity to AWE Burghfield, funding for infrastructure and delivery timescales. No strategic allocation is therefore made in this spatial area. New non-strategic allocations are proposed at the rural service centre of Theale and the service village of Woolhampton with additional sites to be brought forward through Neighbourhood Plans.

8 Non strategic site allocations: our place based approach

Policy RSA 19

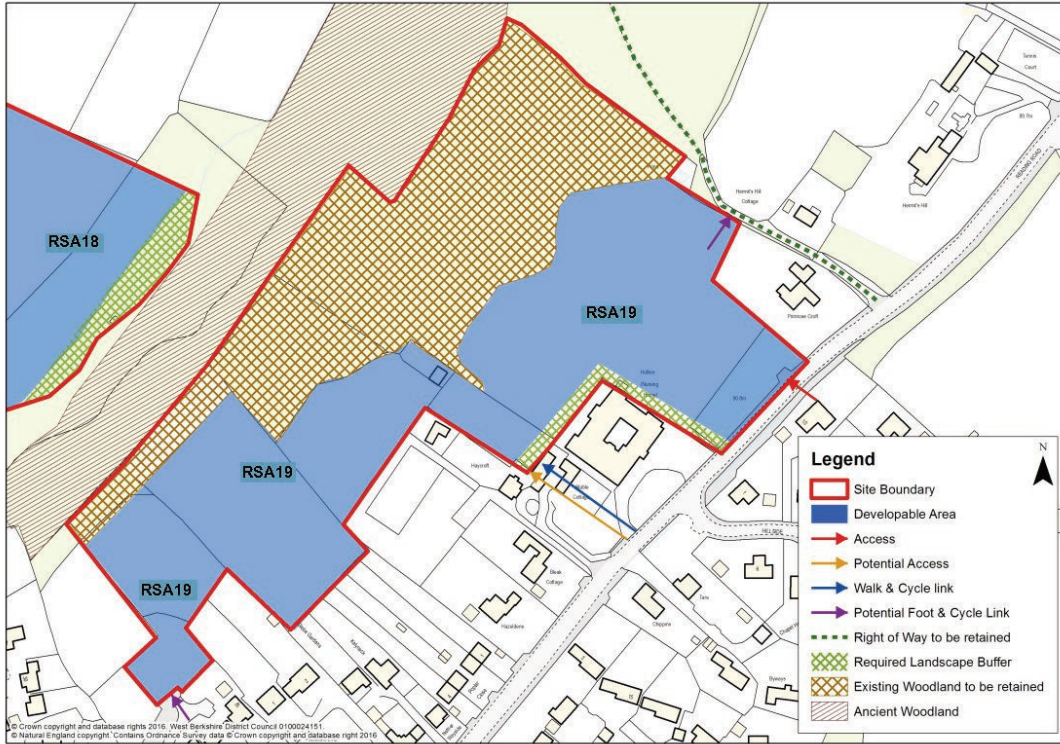
Land to the rear of The Hollies Nursing Home, Reading Road and Land opposite 44 Lamden Way, Burghfield Common (Site Ref HSA 16)

These sites, as shown on the indicative map, are being considered together as one site and have a developable area of approximately 2.7 hectares. The sites should be masterplanned comprehensively in accordance with the following parameters:

- (i) The provision of approximately 60 dwellings with a mix of dwelling types and sizes.
- (ii) The site will be accessed from Reading Road, with a potential secondary access from Stable Cottage.
- (iii) The scheme will be supported by an extended phase 1 habitat survey together with further detailed surveys arising from that as necessary. Appropriate avoidance and mitigation measures will need to be implemented, to ensure any protected species are not adversely affected
- (iv) The scheme will be informed by a Flood Risk Assessment to take into account surface water flooding and advise on any appropriate mitigation measures.
- (v) The scheme will comprise a development design and layout that will:
 - Limit the developable area to the west of the site to exclude the areas of existing woodland.
 - Be informed by a Landscape and Visual Impact Assessment which will include measures to:
 - Reflect the semi-rural edge of Burghfield Common through appropriate landscaping.
 - Provide a buffer of 15 metres to the areas of ancient woodland to the west of the site and provide appropriate buffers to the rest of the TPO woodland.
 - Provide an appropriate landscape buffer on the part of the site that is adjacent to The Hollies to minimise any impact on the residents.
 - Explore options to provide footpath and cycle links to existing and proposed residential development to increase permeability to other parts of Burghfield Common.

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Land to rear of The HOLLIES Nursing Home and opposite 44 Lamden Way, Burghfield Common



Letter LPAs - Changes to ONR Land Use Planning consultation zone
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What are your reasons for supporting or objecting?

Please note that ONR's land use planning processes published at <http://www.onr.org.uk/land-use-planning.htm> <<http://protect-eu.mimecast.com/s/58d5CVPrZUlkwM4TJqjXv?domain=onr.org.uk> may apply to some of the developments within the West Berkshire Local Plan Review to 2037.

If you are a Local Authority with areas that are within an ONR consultation zone please be aware that in order for ONR to have no objections to such developments we will require:

- confirmation from relevant Council emergency planners that developments can be accommodated within any emergency plan required under the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and
- that the developments do not pose an external hazard to the site.

Also please see the attached email which includes details of a letter sent to all local authority planning departments regarding forthcoming changes ONR is to make to our consultation zones. (*Letter attached*)

Additional comments received 18th Feb 2021 -

Since ONR's initial response to your consultation on the emerging draft of the West Berkshire Local Plan Review to 2037 (attached) I have been made aware of an error within the draft plan ([Local Plan Review 2020-2037: Emerging Draft](#) (westberks.gov.uk)).

The plan includes an incorrect reference to ONR-LUP-NS-001 'Land Use Planning and the Siting of Nuclear Installations'.

The AWE sites centre points are not included in this document. The centre points are not yet published on the ONR Land Use Planning Website [ONR - Land use planning](#), but will be when a revised version of the webpage is published later this year. Please note also, as per my letter of 24 April 2020 to Local Planning Authorities (attached), the Outer Consultation Zone (OCZ) for AWE Aldermaston will soon be amended from 8km to 5km. I will write to all Local Planning Authorities to inform them of when changes to OCZ are to be implemented.

Could you please update your Local Plan accordingly to remove reference to ONR-LUP-NS-001 'Land Use Planning and the Siting of Nuclear Installations' and also to include the OCZ for AWE Aldermaston as 5km.

Date: 24 April 2020

To: Head of Local Authority Planning Team

Redgrave Court
Merton Road
Bootle
Merseyside
L20 7HS

Telephone: [REDACTED]
Email: [REDACTED]

Our Reference: 2020/111036
Unique Number: ONR-EPR-20-040

Dear Sir/Madam,

Changes to ONR Land Use Planning consultation zones

ONR has a non-statutory role when considering the impact of proposed developments on local detailed emergency planning arrangements for GB nuclear sites, and the potential for developments to pose external hazards to sites.

We therefore request local planning authorities to notify us of any application for planning permission within our consultation zones that meets our consultation criteria.

We currently request consultation for:

- All proposed developments on GB nuclear sites;
- Proposed developments that meet our consultation criteria within Detailed Emergency Planning Zones (DEPZ) around GB nuclear sites that are determined in accordance with the Radiation (Emergency Preparedness and Public Information) Regulations 2019; and
- Proposed developments that meet our consultation criteria within Outer Consultation Zones (OCZ) within which ONR deems development could impact on the operability and viability of the detailed emergency planning arrangements or pose external hazards to sites. OCZ are areas which extend beyond the DEPZ out to a distance from the centre point of the site, where this distance is determined by the nature of the site. For sites without a DEPZ, the OCZ extends outward from the site perimeter fence.

In order to ensure consistency between sites and improve clarity about the developments ONR request to be consulted upon we are planning to make the following changes to our consultation zones:

- Introduce OCZ around all GB nuclear sites (as not all sites currently have an OCZ) as follows:

Site Type	OCZ
Operating reactor sites	8km
Reactor sites that are not operational but are not de-fuelled	8km
Reactor sites that are de-fuelled (adjacent site included in a National Policy Statement)	8km
Reactor sites that are de-fuelled (adjacent site not included in a National Policy Statement)	3km
Sellafield	10km
Dounreay	8km
AWE Aldermaston & AWE Burghfield	5km
Other nuclear sites (licensed, authorised defence and nuclear warship)	3km

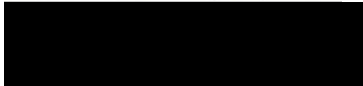


- Introduce a 30km consultation zone around all GB nuclear sites for certain types of significant development¹ due to the potential for such developments to pose external hazards to sites.

ONR's current Land Use Planning policy, procedure and consultation criteria are published online at www.onr.org.uk/land-use-planning.htm and will be revised prior to the changes being implemented.

Should you have any queries with regard to these matters, please do not hesitate to contact me. I will write to you again to inform you when the changes are to be implemented.

Yours faithfully



Nicola Jaynes
ONR Inspector – Nuclear Safety

Distribution

Graeme Thomas

ONR

¹ Significant developments are airports or other launch facilities, hydraulic fracturing (fracking) sites and major hazard facilities, i.e. those included within the scope of the Control of Major Accident Hazard Regulations 2015, the Offshore Installations Regulations 2015, the Offshore Installations (Safety Case) Regulations 2005, or the Pipelines Safety Regulations 1996.