



Wokingham Borough Development Plan

Adopted Managing Development Delivery Local Plan

Enhancing the Borough's environment and
character through exceptional development

February 2014

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WOKINGHAM
BOROUGH COUNCIL

Atomic Weapons Establishment

<p>Policy TB04: Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield</p> <p>1. Development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.</p> <p>2. The applicant will need to provide this information where the proposal exceeds the scale of development detailed below for the consultation zone as defined on the Policies Map.</p>	
<p>Consultation Zone (Distance from AWE Burghfield)</p>	<p>Scale of development</p>
<p>Inner (0 - 1.5 km)</p> <p><i>This corresponds with the Detailed Emergency Planning Zone (DEPZ) for the site</i></p>	<p>All residential or non-residential applications where one or more additional person may live, work, shop and/or visit (all applications except house extensions, shop fronts, advertisements, Listed Building, Conservation Area consent, prior notifications and telecommunications).</p>
<p>Middle (1.5 – 3 km)</p>	<p>All residential or non-residential applications where 50 or more additional people may live, work, shop and/or visit.</p>
<p>Outer (3 - 5 km)</p>	<p>All residential or non-residential applications where 500 or more additional people may live, work, shop and/or visit.</p>

- 3.12 Whilst there are no Atomic Weapons Establishments in the Borough, there are two licensed nuclear installations located in the adjacent District of West Berkshire. These are the Atomic Weapons Establishment sites in Aldermaston (AWE A) and in Burghfield (AWE B).
- 3.13 Planning advice in Circular 04/00 ‘Planning Controls for Hazardous Substances’ requires that the Office for Nuclear Regulation (ONR) must be consulted on developments near nuclear installations to ensure that the potential cumulative increase in either the population or numbers of people living, working, shopping and/or visiting the vicinity of these sites can be safely accommodated. Prior to 31 March 2011, responsibility for nuclear matters was overseen by the Health and Safety Executive (Nuclear Installations Inspectorate).
- 3.14 Within the context of AWE A, the edge of the outer zone is at 8km whereas for AWE B it is at 5km. Since no part of the Borough is within 8km of AWE A, the authority only needs to consult the ONR for proposals within 5km of AWE B. The ONR produces advice concerning the implications of development around nuclear installations which can be

obtained from <http://www.hse.gov.uk/nuclear/land-use-planning.htm>. The zones can be seen in Appendix 5.

- 3.15 Assessments were undertaken by the ONR in December 2010 based upon development commitments that are now part of the Adopted West Berkshire Core Strategy. These assessments do not take account of any additional development that could arise in the vicinity of the site through the MDD or similar documents produced by the other authorities within the consultation zones for AWE A and AWE B (Reading Borough; West Berkshire District; Basingstoke and Deane Borough together with Wokingham Borough). Therefore, any changes in the numbers of people living, working, shopping and/or visiting the area around the AWE sites must be carefully assessed across the consultation zones.
- 3.16 To assist applicant's interpretation of the policy requirements, the following types of development are likely to include either 50 or 500 people respectively:
- i. 50 or more people could be accommodated in 20 or more dwellings; 1,000 sq m of Use Class B1 (business); 2,400 sq m of Use Class B8 (warehousing & distribution) or 2,000 sq m of other uses
 - ii. 500 or more people could be accommodated in 200 or more dwellings; 11,000 sq m of Use Class B1; 24,000 sq m of Use Class B8, or 20,000 sq m of other uses.
- 3.17 These examples are illustrative and applicants will need to provide information on the likely number of people living, working, shopping or visiting the site. The Council will work with the other authorities within the consultation zones together with ONR in monitoring (through the Monitoring Report) the potential cumulative effects of any population increase surrounding these installations.
- 3.18 The boundaries of the consultation zones may be changed by ONR during the plan period to take account of implications of development both on the AWE sites and within their vicinity together with updates on the resident population.

Policy Background

National

[National Planning Policy Framework \(NPPF\)](#) (2012) paragraph 172

[Circular 04/00 \(2000\) Planning for Hazardous Substances](#) (paragraph 47)

[UK – Fifth National; Report on compliance with the Convention on Nuclear Safety Obligations \(DECC\)](#) (October 2010)

Regional

N/A

Local

[Adopted West Berkshire Core Strategy \(policy CS8\)](#) (2012)