

5 Core Policies

AWE Aldermaston and AWE Burghfield

Policy CS 8

Nuclear Installations - AWE Aldermaston and Burghfield

In the interests of public safety, residential⁽⁵⁹⁾ development in the inner land use planning consultation zones⁽⁶⁰⁾ of AWE Aldermaston and AWE Burghfield is likely to be refused planning permission by the Council when the Office for Nuclear Regulation (ONR) has advised against that development. All other development proposals in the consultation zones will be considered in consultation with the ONR⁽⁶¹⁾, 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 Burghfield		
Zone	Distance	Development Type	Zone	Distance	Development Type
Inner	0 - 3 km	All residential or non residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).	Inner	0 - 1.5 km	All residential or non residential - Where one or more additional person may live, work, shop (all applications save listed buildings, conservation area consent, house extensions, shop fronts, prior notifications and telecommunications).
Middle	3 - 5 km	Residential accommodation or non residential accommodation exceeding 50 people. - 20 or more dwellings; - 1,000 sq.m. B1 - 2,400 sq.m. B8	Middle	1.5 - 3 km	Residential accommodation or non residential accommodation exceeding 50 people. - 20 or more dwellings; - 1,000 sq.m. B1 - 2,400 sq.m. B8

59 Residential for the purpose of this policy includes any development resulting in a permanent resident night time population, e.g. residential institutions. This policy does not preclude normal residential extensions

60 Consultation Zones as defined by the ONR and shown on the West Berkshire Proposals Map

61 Consultation arrangements with the ONR

Development within the Land Use Planning Consultation Zones: Office for Nuclear Regulation					
AWE Aldermaston			AWE Burghfield		
Zone	Distance	Development Type	Zone	Distance	Development Type
Outer	5 - 8 km	Residential accommodation or non residential accommodation exceeding 500 people. - 200 or more dwellings; - 11,000 sq.m. B1 - 24,000 sq.m. B8	Outer	3 - 5 km	Residential accommodation or non residential accommodation exceeding 500 people. - 200 or more dwellings; - 11,000 sq.m. B1 - 24,000 sq.m. B8

Explanation of the Policy

5.39 There are two licensed nuclear installations located in West Berkshire, the Atomic Weapons Establishment in Aldermaston (AWE (A)) and in Burghfield (AWE (B)).

5.40 The United Kingdom's Fifth National Report on Compliance with the Convention on Nuclear Safety Obligations (Department of Energy and Climate Change, Sept 2010) states in its forward that "The safety of the other UK nuclear facilities that fall outside the scope of this Convention are also regulated to the same standards, so as to ensure that they are operated in a manner that maintains a high level of safety". Paragraph 17.30 refers to development control policy in the vicinity of nuclear installations.

5.41 Circular 04/00 'Planning Controls for Hazardous Substances', (Sections A17 and A18) ⁽⁶²⁾ provides general advice about the need for consultation about proposed developments in the vicinity of licensed nuclear installations. This is a requirement of longstanding Government policy regarding local demographics which would limit the radiological consequences to the public in the unlikely event of an accident involving the spread of radioactive materials beyond the nuclear site boundary. This policy is a measure of prudence over and above the stringent regulatory requirements imposed on nuclear operators to prevent such accidents. The ONR administers the Government's policy on the control of development and provides advice to the Local Planning Authority, who take this into account in considering whether or not to approve planning applications. Applicants considering new development within the land use planning consultation zones provided by the ONR and as shown on the proposals map, are strongly encouraged to enter into early discussions with the Council.

5.42 The land use planning consultation zones for the installations cross over into the following neighbouring councils: Basingstoke and Deane Borough Council, Reading Borough Council, and Wokingham Borough Council. 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.

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5.43 The ONR has no objection to the overall scale of development proposed in the East Kennet Valley in policy ADPP6. 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 inner land use planning zones defined on the Proposals Map. Policy CS8 reflects the Council's intention to normally follow the ONR's advice in the inner zones. The inner zones largely encompass countryside, but the service village of Aldermaston is within the inner zone around AWE (A). Whether or not the ONR would advise against a particular proposal beyond the inner zones 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.

5.44 During the plan period there is likely to be changes of inputs to the ONR's model which may result in a less restrictive approach being taken by the ONR. Such changes would include information on population and household size from the 2011 Census. The successful completion and full operation of the PEGASUS Project at AWE (A) (currently scheduled for completion in 2021), and the MENSA Project at AWE (B) (currently scheduled for completion in 2016), would enable the ONR to take into account the revised safety case for those projects in the modelling process and may enable a less constraining population density criteria to be applied. As a result, the consultation zones may change as well as ONR's advice on particular proposals.

Delivery and Monitoring

New development within the land use planning consultation zones will be monitored on an annual basis and monitoring results passed to the ONR. This will enable the ONR to give up to date advice to individual Councils regarding subsequent development applications.