

Combined Planning Design & Access Statement: Retention of a Three Storey Modular Building**Prepared by** Sellafield Ltd**Document Reference:** PLC_BCC_2275**Introduction**

This combined Planning, Design and Access Statement has been produced by Sellafield Ltd to support a full planning application to retain a temporary three-storey building which is used as a welfare accommodation facility. The existing building was constructed under permitted development rights in 2022 to support the construction of the Replacement Analytical Project (RAP). In 2024, the RAP project was placed on a strategic pause by Sellafield Ltd, resulting in some uncertainty around whether the development will go ahead. Sellafield Ltd wish to retain the building for future use regardless of this decision and therefore wish to regularise the position by obtaining full planning permission.

The existing welfare accommodation across the Sellafield site varies in quality, with many buildings in poor condition. Maintaining these aging structures is consuming substantial resources. There is a requirement for existing facilities which are no longer fit for purpose to be refurbished or demolished, and for replacement facilities to be provided to support the site mission. We would therefore like to ensure that the temporary accommodation will endure regardless of the implementation of RAP, in order to provide additional high quality accommodation provision on the Sellafield site whilst providing value for money.

This combined Planning, Design and Access Statement provides a comprehensive summary of the application site and the proposed development, whilst also assessing the proposal in relation to relevant local and national planning policies. It should be read in conjunction with the rest of the planning pack submitted in support of the application, which includes:

- Covering Letter
- Completed Application Form, including Ownership Certificates

Application Documents

- Combined Planning, Design and Access Statement
- Ecology Assessment
- Biodiversity Net Gain Matrix
- Contaminated Land Report
- Accommodation Photographs

Application Drawings

- BE 3032309 Site Location Plan – OFFICIAL UNMARKED - PUBLIC
- BE 3032309 Site Location Plan – **OFFICIAL**
- BE 3111102 Site Plan as Existing
- BE 3111103 Site Plan as Proposed

- S210042 – 101N Ground floor plan
- S210042 – 102L First floor plan
- S210042 – 103M Second floor plan
- S210042 – 104A Roof Plan
- S210042 – 301C Elevations
- S210042 – 401C Sht 1 Section details eaves
- S210042 – 401C Sht 2 Section details gable

A topographical survey has not been provided as the building has already been completed.

The full planning fee of £17,472 has been agreed with Cumberland Council. This has been submitted under separate cover.

Site Description

The Sellafield Nuclear Licensed Site is located on the west coast of Cumbria, approximately 1km to the northwest of Seascale.

The proposed development is located to the northeast of the Sellafield Site. It is on land owned by the Nuclear Decommissioning Authority (NDA) which is leased to Sellafield Ltd, thus forming part of the single planning unit of the Sellafield site. The application site is shown in drawing BE 3111103 and covers an area of 2,090m² over three levels.

Proposed Development (incorporating Design and Access Considerations)

Use

The existing accommodation across the Sellafield site varies in quality, with many buildings in poor condition. Maintaining these aging structures is consuming substantial resources. The existing temporary welfare building which is the subject of this application was originally constructed under permitted development rights to support the construction of the Replacement Analytical Project (RAP), which has been placed on a strategic pause by Sellafield Ltd. We would therefore like to ensure that the temporary welfare accommodation will endure regardless of the implementation of RAP, in order to provide replacement high quality welfare accommodation provision on the Sellafield site whilst providing value for money.

Given that this facility is of high quality and has the capacity to accommodate approximately 340 employees, Sellafield Ltd propose to retain it permanently. This will contribute to the provision of sustainable employee facilities on the Sellafield site. The facility, given its design life, will be used by a variety of different personnel on the Sellafield site, providing a combination of predominately welfare with some office facilities.

There are a variety of different contractors that work on site (usually referred to as Term Contractors), in addition to construction contractors, which all need welfare accommodation. Over recent years, general contractors welfare accommodation has been progressively reduced on site as buildings have reached the end of their lives and as former contractors compounds have been cleared to make way for new developments. In the near term, personnel working on a number of infrastructure projects and tasks maintaining and

upgrading the electrical network, improving the water, steam, road, rail, ducts, pipebridges, carrying out excavations and general utilities and civil works will use the facility. These contractors will be relocated from buildings which are no longer fit for purpose, to this building in order to provide a better quality of accommodation for the existing personnel.

For clarity, this facility will be used by existing contractors that have been relocated from buildings which are no longer fit for purpose. There will be no additional personnel and we are purely providing a better quality of accommodation for existing personnel who have to be located on site because they carry out front-line activities.

Scale

The existing building has a total external floorspace of approximately 2,090m² over three levels. It has a total height of 11.7m, not including the handrail on the building roof. The building elevations can be seen at drawing S210042-301.

Appearance

The existing building is formed of a three-storey modular build, comprising of 30 modules in total. The building is clad in a combination of light and dark grey. Please see drawing S210042 – 301C Elevations and the Accommodation Photographs.

The building is a standard fit for purpose build, supplied by a commercial modular building provider. The colour scheme and design of the building has been selected to compliment the industrial nature of the Sellafield site.

Given the location and setting of the building, it is not anticipated to have any negative landscape or visual impact.

Transport and Accessibility

This development has already been completed therefore there will be no associated construction transport. The personnel using the building are all currently located on the Sellafield site and therefore there will be no increase in the number of vehicle movements outside of the site.

All users of the building will travel to and from the Sellafield site in accordance with the Sellafield Travel Plan, which was approved in January 2022.

The building users will travel to and from the site in accordance with Sellafield Ltd's Travel Plan and hence can currently use the following modes of transport to get to and from the Sellafield Site:

- commuter buses
- park and ride schemes
- car sharing schemes, parking at Yottenfews and using the site transfer buses to and from the site
- walking
- cycling
- motorcycling

Therefore, the car parking provision outside the building is limited to those that need accessible parking bays and works vehicles (unless any other individual has special circumstances whereby they need a Single Occupancy Vehicle Access token).

The existing building has a Building Regulations Completion Certificate and was therefore designed to provide adequate provisions for disabled access requirements.

Landscaping

Landscaping within the application site is generally hard, comprising compacted hardstanding surfaces. There will be no soft landscaping within the development boundary due to the industrial nature of the site.

Ecology/Habitat Survey and Biodiversity Net Gain

It is not anticipated that there will be any significant ecological impacts from retaining this building. Please see the supporting ecological report for further detail.

Under Article 7 1A a of the Town and Country Planning (Development Management Procedure) (England) Order 2015, Sellafeld Ltd believes the permission granted by the local planning authority will not be subject to the Biodiversity Net Gain condition set out in Schedule 7A Town and Country Planning Act 1990, on the basis that the development has already been completed. Therefore, there will be no impact to onsite priority habitats as set out in The Biodiversity Gain Requirements (Exemptions) Regulations 2024 Part 4 (2).

Flood risk and Drainage

The existing development is situated in flood zone 1 and is not at risk of fluvial or pluvial flooding. The developed area is less than 1 hectare with sufficient elevation difference not to be impacted by existing waterways. Consequently, a Flood Risk Assessment is not required.

The site will drain to the existing Sellafeld site sewer system.

Planning Policy

Planning Assessment

The proposal conforms with national and local planning policies. At the heart of the National Planning Policy Framework (NPPF) is the presumption in favour of sustainable development. The proposal to re-use an existing building and thereby minimise the size of an additional new building supports the environmental objectives of the NPPF and will minimise waste by avoiding the need to demolish an existing facility and build a replacement [Paragraph 8(c)].

At a local planning policy level, the Copeland Local Plan (2021-2039) sets out policies and proposals for future development within the former Copeland area of Cumbria. The proposed development conforms with policies as set out in the Copeland Local Plan, in particular:

Policy	Alignment with this proposal
Policy DS4: Design and development Standards	Part A states that developments must make use of existing buildings on site wherever practicable and deliverable.

	Furthermore, Part I states that development should make an effective use of land. This proposal supports DS4 by reusing an existing building on the Sellafield site. It also makes effective use of land as it contributes to Sellafield Ltd's accommodation provision, meaning an additional piece of land is not required for this purpose.
Strategic policy DS6: Reducing Flood Risk	Part A requires development to be directed outside of areas of flood risk wherever possible. This proposal complies as the application site is in flood zone 1.
Policy NU4: Nuclear and Associated Development at Sellafield	Part A states that development should be within the existing Sellafield site boundary wherever possible. This proposal is within the Sellafield site fence and the Nuclear Licensed Site Boundary, which complies with this requirement.

Conclusion

This combined Planning, Design and Access Statement is submitted in support of a full planning application for the retention of an accommodation building which was previously constructed under permitted development rights as construction support for the paused RAP project.

Section 38 (6) of the Planning and Compulsory Purchase Act 2004 sets out that Planning Applications should be determined in accordance with the development plan unless material considerations indicate otherwise. This is reiterated in paragraph 11(c) of the NPPF, which states that proposals that accord with an up-to-date development plan should be approved without delay.

For the reasons set out in earlier sections of the combined Planning, Design and Access Statement, the proposed development is deemed to comply with relevant local and national planning policies. The development will not cause any undue harm to the environment in terms of ground stability, contamination or air quality, noise, flood risk and drainage, ecology, landscape character or transport.

Ultimately, the proposal provides a sustainable approach to providing accommodation facilities on the Sellafield site. Thus, the planning application should be positively determined and approved without delay.