

Two Storey Modular Building

Combined Planning and Design and Access Statement

1.0 Scope

This combined Planning and Design and Access Statement has been prepared by Sellafield Ltd to support a full Planning Application for the construction of the Calder Site Emergency Assembly Point (SEAP). On 31 May 2024 Cumberland Council granted full planning consent under reference 4/24/2107/0F1 for Sellafield Ltd to construct the SEAP. However, Sellafield Ltd does not intend to implement that consent owing to issues with the location. This document provides an overview of the Calder SEAP, how it relates to current local and national planning policy and the design considerations that have been made to finalise the scheme. This document forms part of a full suite of documents and drawings submitted in support of a full Planning Application for the Calder SEAP following a relocation to a more suitable plot within the Calder Hall part of the Sellafield site.

2.0 Introduction

The Nuclear Installations Act (1965) requires a suite of conditions to be imposed upon a Nuclear Licensed site. The provision of SEAP shelter arrangements is a requirement under Site License Condition 11: Emergency Arrangements.

Historically, the original Administration building for Calder Hall was used as a SEAP. However, this building has recently been demolished to make way for future developments and hence a replacement SEAP facility is required. The other existing SEAPs in the Calder Hall area are unable to accommodate the full capacity needed and it has been confirmed by Sellafield Ltd's Emergency Planning Team that there are no existing facilities in the surrounding area that meet the needs of the additional SEAP requirement.

Failure to make an alternative SEAP provision would delay works on the Calder Hall part of the Sellafield site and would significantly impact high hazard reduction delivery plans. Therefore, it has been identified that a new SEAP facility must be provided, with capacity for approximately 300 people, with associated welfare and office space.

This combined Planning and Design and Access Statement provides a comprehensive summary of the application site and the proposed Calder SEAP development and assesses the proposal in relation to relevant national and local planning policy. It should be read in conjunction with the full planning application pack submitted in support of the proposal. The planning application pack contains the following documents and drawings:

- Covering Letter
- Application Form including Ownership Certificates
- Planning Fee
- Combined Planning and Design and Access Statement
- Construction Transport and Waste Plan
- Phase 1 Habitat Survey and Biodiversity Net Gain Assessment
- Small Sites Metric (The Statutory Biodiversity Metric)
- Contaminated Land Risk Assessment

Drawings

- Location Plan
- Location Plan (OFFICIAL)
- 0 BE 3138662 Site Plan
- 1 BE 3138663 Ground Floor Plan
- 1 BE 3138664 First Floor Plan

- 1 BE 3138665 Roof Plan
- 0 BE 3138666 Elevations
- 0 BE 3138667 Sections
- 0 BE 3138668 Ex Topo Survey

3.0 Site Description

This application site is located within the wider Sellafield nuclear licensed site, to the east of the Calder Hall site. It is located on land owned by the Nuclear Decommissioning Authority (NDA) which is leased to Sellafield Ltd. The site covers an area of approximately 2000m² and has been chosen as an alternative to the previous proposed site in order to minimize construction risk, utilise existing Calder Hall assets and reduce the amount of spoil in comparison with the original planning application reference: 4/24/2107/0F1.

The proposed site is not subject to any statutory or non-statutory designations for wildlife, biodiversity, geodiversity, cultural heritage or landscape purposes.

4.0 Proposed Development (incorporating Design and Access Consideration)

4.1 Use

As outlined in the introduction, there is a requirement to make adequate SEAP provision on the Sellafield site. The building will function as an assembly point in the event of a site emergency and will be available for this purpose 24 hours per day.

On the ground floor there will be male and female changing facilities complete with showers and toilets, a kitchen and dining area and a conference room. On the first floor there will be an open plan office space with a print room, storage space, toilets, a kitchen area, a quiet room and a meeting room. The office space will be available for use during normal office hours to maximise the functionality and flexibility of the building.

4.2 Scale and Layout

The proposed development site covers approximately 2000m² and will be occupied by a two-storey modular building consisting of 28 modules in total. These will be arranged in a configuration of 11 modules wide (maximum), with 3 of the modules 2 deep. The building will have a total external floorspace of 826m² across 2 levels.

The layout of this building responds to the level topography of the site, and will use the foundations of a previous warehouse that has been demolished. The original service connections will be reused where possible. The building ground floor will be notionally elevated to facilitate services connections. Please refer to drawing 0 BE 3138667 Sections, for the details.

4.3 Appearance

The building will be laid out over two floors with pedestrian and accessible access to the lower level. The building will be of a modular building design with a primarily rectangular form and will be designed to complement the surrounding buildings in this area. There will be a one degree pitch warm roof system with a galvanised freestanding weighted guardrail system.

The colour scheme and material for the proposed new building is:

- Walls: colour coat LG steel micro rib and flat cladding panels in light grey (BS18817)
- Doors (powder coated aluminium), window frames, columns, skirting, retainer, fascias, trims and plinths in dark grey (RAL: 7016)
- Guttering and PVC downpipes in black

Given the location and setting, it is not anticipated that the building will result in any significant negative landscape or visual impact, particularly given the context of the existing Sellafield site.

All colours have been selected to minimise the visual impact of the building.

A rainwater harvesting system will also be installed providing water feeds to the internal grey water system. Please refer to drawing 0 BE 3138662 Site Plan for more detail. Air source heat pumps will also be installed. Please see drawings 1 BE 3138663 and 0 BE 3138666.

4.4 Transport and Accessibility

New parking and separated footpaths will be provided around the perimeter of the building. Access to the site, including access for emergency vehicles, will be provided via the existing Calder Hall road network.

The proposed modular building will be used by personnel who must be located on the Sellafield site. There will not be an increase to the number of cars coming onto site as the personnel using the building are already based on the Sellafield site. Personnel will be travelling to/from the site in accordance with Sellafield Ltd's Travel Plan January 2022.

A marked parking bay will be provided for persons of restricted movement with a ramp and alternate steps to provide access and egress to the main entrance to the building. An internal lift will provide accessible access to the office space on the first floor of the building. An additional 3 parking bays will be provided in addition to the existing Calder hall parking facilities.

Existing works vehicle parking will be maximised on the remaining site footprint close to the building, utilising the existing car parks. There will be a dedicated loading bay at the front of the building located away from pedestrian footpaths. No additional works vehicles will be utilised across Calder to service this building, as the building is a replacement building.

More details showing the access to the building can be seen in 1BE 3138662 Site Plan.

4.5 Flood Risk and Drainage

The proposed site for the SEAP facility is located in Flood Zone 1 according to the Environment Agency flood maps and is therefore at low risk of flooding from rivers and the sea. The risk of groundwater flooding is also identified as low.

The SEAP is proposed to be located on a former warehouse building, that was constructed circa 1989, and that would have originally contributed to rainfall discharges into the existing 'below ground' surface water network. There are no combined water systems and hence it is considered that the footprint of the SEAP building, being smaller than that of the original warehouse building footprint, will contribute no greater rainfall discharge than the original warehouse.

The proposed surface water drainage system is designed to accommodate and manage the rainfall associated with a 100-year return period, plus 50% climate change event. The development will therefore offset increases in climate change from the 1989 design load against the reduction in building footprint and subsequently not increase the load on the existing surface water drainage infrastructure, nor will it generate additional overland flow from within the red line boundary.

Hence, there will be no increase to flood risk outside of the proposed site or outside of the wider Sellafield site because of the drainage systems associated with the proposed development.

4.6 Air Quality Assessment

As previously mentioned, there will be no increase in the number of cars on the Sellafield site and all transport movements will be in line with the Sellafield Ltd Travel Plan 2022.

Aerial discharges from the SEAP will be limited to general building ventilation. Space for back-up emergency generation will be provided should an event resulting in the loss of power occur and the facility requires external power. This would result in low levels of emissions of combustion products for the recovery period.

During construction, emissions from construction plant may be expected, these will be at a low level and commensurate with normal activities on the Sellafield site. However, given that the build is modular, and units are assembled in the factory, construction timescales will be dramatically reduced.

Excavation and vehicle movements during dry weather may give rise to potential dust emissions: these will be managed through normal construction management measures such as the application of damping sprays.

Given the nature of the development, including its location, an air quality assessment is not considered to be required.

4.9 Noise

The site is located within the Sellafield site, far away from sensitive environmental receptors. Noise generated from the site during construction and operation is unlikely to be discernible above the background noise at the Sellafield site boundary.

4.10 Lighting

Lighting from the project during construction and operation will be commensurate with the existing lighting regime to facilitate safe and secure operations. Lighting from this development will not increase the overall levels of light at the Sellafield site perimeter.

4.11 Contaminated Land Assessment

The Contaminated Land Assessment concludes that the proposed site has been previously used as a warehouse prior to demolition to slab level and contaminated land or groundwater impacts from this former use are unlikely.

The only feasible pollutant linkage comprises asbestos fibres which have been identified as low risk to future site users. Therefore, overall the site has been deemed suitable for the proposed use.

5.0 Planning Assessment

This section will assess the extent to which the proposal conforms to national and local planning policy.

5.1 National Planning Policy Framework

The latest iteration of the National Planning Policy Framework (NPPF) was published in December 2023 and consolidates all national planning policy guidance. At the heart of the NPPF is the presumption in favour of sustainable development. This proposal has been designed to make effective use of the limited available land on the Sellafield site whilst ensuring that environmental factors including noise, light pollution, ecological impacts and contaminated land have all been adequately addressed. Construction impacts and economic costs have been minimised by utilising an existing foundation and modular build whilst still being designed in a way that meets the requirements of site personnel.

Consideration has been taken to further improve the sustainability of the building: for example, through the recycling of existing civil assets, providing rainwater harvesting to maximise the use of natural resources and fitting air source heat pumps. It is therefore considered that the

proposal complies with the presumption in favour of sustainable development.

5.3 Copeland Local Plan (2021-2039)

The Copeland Local Plan is the main document setting out local planning policy in the former Copeland area of Cumberland. The proposed development conforms with policies within the Local Plan, in particular:

- Policy DS6 requires all development to meet a high quality of design. This proposal is considered to meet the requirement in DS6, in particular, the building has been designed in a way that enables effective use of land and is of flexible and adaptive design.
- Policy DS8 requires development to be directed away from areas of flood risk wherever possible. This proposal is located within Flood Zone 1.
- Policy NU4 requires development to be sited within the existing boundaries at Sellafield. The development will be on land which has been designated by the NDA as operational land and has therefore been leased to Sellafield Ltd as part of the operational site.

6.0 Conclusion

This combined Planning, Design and Access Statement is submitted in support of a planning application for the provision of a Site Emergency Assembly Point (SEAP).

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 proposals that accord with an up-to-date development plan should be approved without delay.

As highlighted throughout this document, the proposed development is deemed to comply with relevant national and local planning policies. The proposed development will not cause any undue harm to the environment in terms of ground stability, contamination, air quality, noise, flood risk and drainage, ecology, landscape character and visual amenity, or transport.

The proposal demonstrates a sustainable approach to providing high quality welfare facilities for Sellafield Ltd personnel and therefore this planning application for the SEAP facility should be positively determined and approved without delay.