



## **Planning, Design and Access Statement: Main Gate Improvement Works**

**Prepared by** Sellafield Ltd

**Document Reference:** PLC\_BCC\_2082

Revision: 1

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### **1.0 Introduction**

This combined Planning, Design and Access Statement has been produced to support a full planning application for the improvement of access arrangements at the Sellafield Main Gate area. The document provides an overview of the proposed access improvements, how the proposal relates to 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, including the following:

- Covering letter
- Application form, including ownership certificates
- Planning fee
- Combined Planning, Design and Access Statement
- Ecology Assessment
- Contaminated Land Risk Assessment

#### Drawings

- Location Plan
- Location Plan (OFFICIAL)
- BE3154636 General Arrangement
- BE3154637 Bus Shelters detail
- BE3154638 Security Kiosk detail
- BE3154639 Lighting Column detail

### **1.1 Pre-application consultation**

Sellafield Ltd has engaged with Copeland Borough Council and Cumberland Council through several pre-application discussions.

The positive pre-application discussions have confirmed that a planning application is required for a 16m lighting column, three new bus shelters and two security kiosks. They also confirmed that additional proposed works constitute permitted development under the General Permitted Development Order 2015 (GPDO) and therefore do not require a planning application to Cumberland Council. This includes drainage and cable rerouting, footpath resurfacing and widening, kerb replacements and the erection of lighting columns under 15m tall.

In addition, the discussions with the Planning Officer confirmed which documents would be required by Cumberland Council to validate the planning application, which has been reflected in this submission.



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## **1.2 Site description**

The application relates to the main gate entrance to the south-west of the Sellafield site, outside and adjacent to the Sellafield Nuclear Site Licensed Boundary. The site area measures approximately 0.19ha.

The main gate area is used as a bus drop off and pick up for Sellafield staff, as well as for security checking of vehicles entering the site. The existing site is made up almost entirely of hardstanding.

## **2.0 Proposed development (incorporating Design and Access considerations)**

### **2.1 Use**

The proposed improvements do not seek to alter the use of the Main Gate area, which will continue to be used for the purpose of access to the Sellafield site. They do however seek to improve the access arrangements, safety and user experience of the area. This will constitute the following:

- The replacement of a single bus shelter with three bus shelters
- The provision of two security kiosks for security personnel
- A new floodlighting column and feeder pillar at a maximum height of 16m from ground level.

The scheme will also involve cable and drainage re-routing, road resurfacing, realignment and kerb replacement works and the provision of several smaller lighting columns, however it has been agreed with the Planning Officer that these works do not require planning permission due to benefitting from permitted development rights under the GPDO.

### **2.2 Scale and layout**

The new bus shelters will each measure 2.5m high, 5.5m wide and 2.5m deep. The two security kiosks will measure 3m high, 2m wide and 2m deep. All of these structures are 'off the shelf' solutions which have been selected to best meet the requirements of the users.

The lighting column is 15m tall, which will give it a maximum height of 16m from ground level once it has been installed.

The layout in this area is driven by the existing layout as well as the existing vehicular and pedestrian flows beyond the Sellafield site. Works will be carried out to ensure minimal impact on the existing use of the area.



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### **2.3 Appearance**

All elements of the planning application are standard off the shelf solutions. The bus shelters will have glazed panels and a grey aluminium frame. The kiosks will be in grey, constructed out of glass reinforced plastic and glazing. All features have been selected to remain in keeping with the existing industrial nature of the site and minimise any visual impacts.

### **2.4 Landscaping**

The landscaping will be finished in a similar way to the current main gate area, consisting of primarily hard standing. This is due to the area to being used as access into the Sellafield site.

### **2.5 Transport and accessibility**

There will be no changes to the use of the main gate area and therefore access arrangements will remain the same. The proposed changes will help to improve safe throughput of pedestrians and vehicular access.

### **2.6 Flood risk and Drainage details**

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

The proposed works will not impact upon the existing drainage arrangements. All surface water will continue to run into road gullies as part of the existing Sellafield Ltd drainage system.

The Sellafield Ltd 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 not increase the load on the existing surface water drainage infrastructure, nor will it generate additional overland flow from within the red line boundary.

There will be no increase to flood risk outside of the proposal site or the wider Sellafield site due to the drainage systems associated with the proposed development.

### **2.7 Lighting**

The lighting column will use a photocell sensor, which will trigger the light to come on when light levels are low. This means the lights will not usually be on during the day, reducing unnecessary light pollution.

Lighting from the project during construction will be commensurate with the existing lighting regime to facilitate safe and secure operations.



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## **2.8 Contaminated land assessment**

The Contaminated Land Assessment concludes that the proposal site has been subject to limited development as part of the overall development of the Sellafield site and has only been used for site access in the past. Therefore, contaminated land and groundwater impacts are unlikely.

The assessment recommends that a Piling Groundwater Risk Assessment is carried out prior to the commencement of development given the requirement for piling to support the 16m lighting column.

## **3.0 Planning Statement**

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

### **3.1 National Planning Policy Framework (NPPF)**

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 improve access arrangements for Sellafield personnel, which will improve safety and user experience of the area. It will also provide a more efficient and safer vehicle checking area which will benefit the guard force working in the area. Environmental considerations including light pollution, ecological impacts and contaminated land considerations have all been made as part of the planning pack.

### **3.2 Copeland Core Strategy and Development Management Policies (2013-2028)**

The Copeland Core Strategy is the main document setting out local planning policy. It is considered that the proposed development conforms with local planning policy, in particular the proposal:

- Complies with policy T1 Improving Accessibility and Transport, which states that ‘transport system improvements must include measures to upgrade the environment, safety and convenience of the system and its setting’
- Provides a permeable and legible layout which is convenient for access into and through the site for pedestrians, cyclists and public transport, as per the requirements of policy DM22 Accessible Developments.
- Is in flood risk zone 1 and therefore meets the requirements of Policy ENV1 Flood risk and risk management.



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### **3.3 Emerging Copeland Local Plan (2021-2038)**

Cumberland Council are in the process of producing a new Local Plan (2021-2038) for the former Copeland Borough area which, once adopted, will replace the existing Core Strategy. The proposed development conforms with policies within the emerging Local Plan, in particular:

- Policy DS6 which requires all development to meet a high quality of design. The proposed bus shelters and kiosks are standard ‘off the shelf’ solutions which have been selected for their functionality and suitability for the proposed use. Given the industrial nature of the Sellafield site, these have also been selected to remain in keeping with the existing design, ensuring that they will not stand out against the existing site.
- Policy NU4 which highlights that proposals at Sellafield must provide adequate infrastructure to support the new development. Infrastructure improvements will be carried out under permitted development and have been designed to support the requirements of the planning application. The associated kiosks and bus shelters have been designed to improve the safety and user experience of the Main gate area.

### **4.0 Conclusion**

This combined Planning, Design and Access Statement is submitted in support of a planning application for the provision of improved access arrangements at the Main Gate area of the Sellafield site.

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 which accord with an up to date development plan should be approved without delay.

As highlighted through 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 contamination, light pollution, ecology or flood risk and drainage.

The proposal demonstrates a sustainable approach to providing high quality, safe and convenient access arrangements for Sellafield Ltd personnel and therefore this planning application should be positively approved without delay.