

# 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). The 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.

### 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.

One of the current Site Emergency Assembly Points (SEAP's) for Calder Hall is located within the Administration building, which is planned to be demolished to make way for future developments. The other existing SEAPs at Calder Hall are unable to accommodate the full capacity required 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 halt works on the Calder 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 Waste and Transport Plan
- Drainage Impact Assessment
- Ecology Statement and addendum
- Contaminated Land Risk Assessment (OFFICIAL)

### Drawings

- Location Plan
- Location Plan (OFFICIAL)
- 0 BE 3138539 – Site plan
- 0 BE 3138540 – Topographical Survey

- 0 BE 3138541 – Roof plan
- 0 BE 3138542 – Elevations
- 0 BE 3138543 – Sections
- 0 BE 3138544 – Ground floor plan
- 0 BE 3138545 – First floor plan

### **3.0 Site Description**

The 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 1300m<sup>2</sup>.

It is not subject to any statutory or non-statutory designations for wildlife, biodiversity, geodiversity, cultural heritage or landscape purposes. The Environment Agency Flood Map confirms that the application site lies within Flood Zone 1, which means the site has a low probability risk of flooding from rivers or sea.

### **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 1300m<sup>2</sup> 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 (max), with 3 of the modules 2 deep. The building footprint will be approximately 36 m x 16 m overall (max dimensions), providing a total floorspace of approximately 790m<sup>2</sup> across 2 levels.

The layout of this building responds to the topography of the site, with the building layout avoiding the existing embankment. The embankment will be modified minimally, and minor engineering modifications will be provided to retain the backfill/embankment. Refer to drawing 0 BE 3138543 Sections, for details.

#### **4.3 Appearance**

The building will be laid out over two floors with pedestrian and disabled 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.

Photovoltaic Panels will be installed on the roof of the building to provide sustainability benefits. The exact number is yet to be confirmed, however it will be a maximum of 50. A rainwater harvesting system will also be installed. Please refer to drawing 0 BE 3138539 Site Plan for more detail.

#### **4.4 Transport and Accessibility**

New hardstanding and footpaths will be provided around the perimeter of the site. Access to the site, including access for emergency vehicles, will be provided via the existing 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 disabled parking bay will be provided with a ramp to provide access and egress to the main entrance to the building. An internal lift will provide access to the office space on the first floor of the building.

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. 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 0 BE 3138539 Site Plan.

#### **4.5 Flood Risk and Drainage**

The existing site is 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 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 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 proposed site or outside of the wider Sellafield site because of the drainage systems associated with the proposed development.

A separate Drainage Impact Assessment report has been produced and issued as part of this planning application pack. The Drainage Impact Assessment concludes there will be no negative impact on site flooding or groundwater flooding.

#### **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 main building 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 were 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 required.

#### **4.8 Photovoltaic Panel Design Considerations**

The building will incorporate photovoltaic panels on the roof in order to contribute towards meeting sustainability objectives.

These will be at an angle of 15 degrees facing south east and 176 degrees from the north. This will allow the panels to absorb as much sunlight as possible, as per industry standards. In addition, solar PV panels are generally coated in an anti-reflective coating to minimise any potential glint and glare impacts.

The impact of the photovoltaic panels in the context of the Sellafield site has been considered. The panels will be approximately 9.7m from street level. The height to the top of the adjacent bank is 7.6m from street level and the height to the top of the nearby trees is approx. 12m from street level.

The solar panels will be screened from view to the east by the Combined Heat and Power Plant screening mound, meaning that receptors to the east will be unaffected. To the north there are no receptors. The building will not be visible to the south and west as they will be screened by existing buildings on the Sellafield Ltd site.

The angle of the panels mean they will be facing away from the Lake District National Park and therefore will not be visible from the fells.

Hence, the solar panels will not be visible from any point outside of the site boundary and therefore it is not considered that a full glint and glare assessment is 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 site perimeter.

#### **4.11 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 facility and therefore contaminated land and groundwater impacts are unlikely.

The only feasible pollutant linkage comprises asbestos fibres which has 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 a 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 providing solar panels and rainwater harvesting to maximise the use of natural resources. It is therefore considered that the proposal complies with the presumption in favour of sustainable development.

##### **5.2 Copeland Core Strategy and Development Management Policies (2023-2028)**

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:

- Meets environmental sustainability requirements as set out in ST1(i) by minimising carbon emissions associated with construction and helping to adapt to the effects of climate change by utilising sustainability measures such as rainwater harvesting and solar panels.

- Is not in a flood risk area and therefore meets the requirements of Policy ENV1 Flood Risk and Risk Management
- Conforms with Policy DM5 Nuclear Sector Development at Sellafield and the LLWR at Drigg, which requires that “Operations (other than monitoring, maintenance and investigatory work necessarily done off site) will be retained 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 to form part of the wider operational Sellafield site.
- Conforms with DM11 Sustainable development standards, which encourages high standards of sustainability in development proposals.

### **5.3 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 DS6PU, which requires all development to meet high quality of design. In particular the building has been designed in a way that enables effective use of land and is of a flexible and adaptive design.
- Policy DS8PU requires development to be directed away from areas of flood risk wherever possible. The proposal is located within flood zone 1.
- Policy NU4PU, which reiterates the requirement in Core Strategy policy DM5 for development to be sited within the existing boundaries at Sellafield

### **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 should be positively determined and approved without delay.