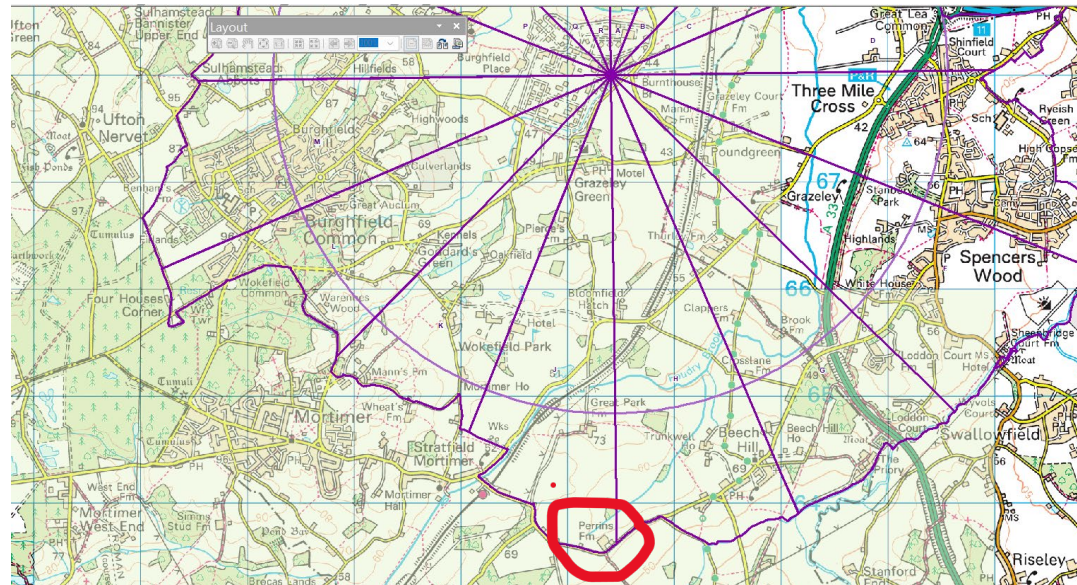


AWE Planning Consultation Considerations

Consideration	Details	Notes																				
Planning Application No	23/01374 Pre App																					
Site Location:	Perrins Farm, Beech Hill																					
Description of development:	Convert some existing agricultural buildings into 5 dwellings	Additional residential																				
Is the proposed development within the relevant site DEPZ or area of Extendibility?	DEPZ																					
If yes, within which sites DEPZ or area of extendibility does the application fall within (Aldermaston/Burghfield):	AWE Burghfield																					
If yes which Sector is the proposal within?	J																					
Current Demographic Information within Sector the sector and 2 adjacent sectors. Residential covers existing properties and people in brackets.	<table border="1"> <thead> <tr> <th>Sector</th> <th>Residential</th> <th>Caravans</th> <th>Commercial</th> </tr> </thead> <tbody> <tr> <td>H</td> <td>90 (216)</td> <td>1</td> <td>17</td> </tr> <tr> <td>J</td> <td>39 (94)</td> <td>1</td> <td>12</td> </tr> <tr> <td>K</td> <td>45 (108)</td> <td>0</td> <td>22</td> </tr> <tr> <td>Totals</td> <td>174 (418)</td> <td>2 (5)</td> <td>51</td> </tr> </tbody> </table> <p>An additional 12 units in these sectors would not result in an additional rest centre IF only these sectors affected – to accommodate all the existing residents in the area 2 rest centres would be necessary.</p>	Sector	Residential	Caravans	Commercial	H	90 (216)	1	17	J	39 (94)	1	12	K	45 (108)	0	22	Totals	174 (418)	2 (5)	51	
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Is the proposal for:																						
Residential	Yes																					
What is the increase in Population Density within the Sector (Based on the average household size to be 2.4 persons per household and details in application relating to employees for business developments)	5 residential units 12 additional people																					
Commercial	No																					
Mixed:	No																					
Are there details of any Site Emergency Plan in place	No																					
Are there any vulnerable developments proposed?	No																					
What applications are approved in the sector but not completed (still valid)																						

	Consideration	Impact on AWE Off-site Emergency Plan
1	Within DEPZ area or area of Extendibility	In DEPZ, however on the very external perimeter in a very low densely populated area and low population in the other adjacent sectors
2	Proximity to Site Boundary	3781m
3	Impact on short term Sheltering – 24 – 48hrs	Since this is housing then this is beneficial since there will be means of sheltering for residents Minimal impact on sheltering so long as they have the means to receive alerts to take shelter
4	Impact if requirement for Medium/Long term Sheltering 48hrs+	These 5 additional properties could add another 12 people on top of the others in the sectors and the DEPZ. However, the distance from the AWE site means they are less likely to require long term sheltering and the population density in the area is low. IF the situation did affect the whole of the DEPZ again due to distance the impact is likely to be lower but an additional 12 people would have an impact on top of all the others in the DEPZ.
5	Requirement for Immediate Evacuation & Impact –including reception and rest centre	This is very unlikely due to the location
6	Impact if requirement for subsequent Evacuation–including reception and rest centre	Depending on the sectors affected then this would be an additional 12 people on top of the rest in the sectors/DEPZ. However, based on the current Consequence Report this is unlikely and therefore limited impact
7	Impact on Warning & Informing processes	Due to the current process for notification being through the landline then a live line would need to be put in place for all properties
8	Day time or nighttime impact	No significant difference
9	Vulnerable People considerations	There may be vulnerable people associated with the premises.
10	Impact on plan from External issues e.g. parents wanting access to children etc.	There are likely to be children and employed people who may be ‘out’ when an incident arises therefore this may increase the issues of split families etc in emergency accommodation outside the area. However again due to the distance from the site the impact would be less since this area is likely to come out of shelter conditions earlier than those closer to the site.
11	Access and Egress Routes	No impact on the main artery routes
12	Recovery implications	Due to the distance from the site the recovery implications are likely to be less. The exception to this would be in relation to people monitoring and assurance to the public in the DEPZ, which an additional 12 people would add additional time and resources in relation to this process, albeit if in the area of the development at the time of the incident they would likely be lower priority due to the location, this would not be easy for residents in the area to accept if they were concerned.

Location:



Summary of Considerations & Recommendation to Planning Authority: Taking into account all the above points it is considered that the impact of the application on the AWE Off-Site Plan would be low. As a result, there are no objections in relation to the proposal.

It should be noted however that the wider AWE Off-site planning group and the regulators have not been consulted so this is based on West Berkshire Council only.

It should also be noted that a condition is likely to be requested in relation to:

- Having landlines in place
- Having an emergency plan in place for the construction phase.