

UNCLASSIFIED

Issue Date: October 2006	Infrastructure Engineering Support	Issue No: 01
Page 4 of 5	PROPOSED MTA BUILDINGS AT AWE(A)	Reference: C3521EFD/DAS/001

1 BACKGROUND

This Design and Access Statement relates to a "Reserved Matters" application for two buildings already granted Outline Planning Consent during 2005. (Planning Ref 05/01646/OUT).

The Reserved Matter to be addressed is the siting of each building.

2 USE

Many staff now work in rather cramped and inefficient workspaces, due to previous demolitions. This is unsatisfactory in all but the short term. There is therefore a need to construct some new accommodation buildings. This will allow these staff to be accommodated in a more appropriate manner and also to enable the demolition of some redundant buildings. This will in turn free up land for future developments.

The adopted West Berkshire District Local Plan 1991-2006 provides the local planning context for Aldermaston. The main policies in the Plan of relevance to the proposed development include the following:

Policy ECON.1 seeks the retention of existing employment areas;

Paragraph 4.5.2 of the Plan recognises that there are a number of MOD sites located in West Berkshire's rural areas and that these establishments (AWE Aldermaston and Burghfield) are important to the local economy.

The Local Plan notes that these establishments occupy large sites and are located in rural locations and that their existence should not be used as a precedent for further unrelated development in the countryside.

Paragraph 2.52.1 indicates that notifications submitted for Crown development relating to existing establishments will be supported where required for the continuation of operational activities related to the use of the establishment, within the context of the other policies in the Plan.

The Local Plan Policy ENV.25 confirms that the District Council will not accept the existence of Defence and Government Establishments as a precedent for further unrelated development in the countryside contrary to the provisions of the Local Plan.

3 AMOUNT

The two development sites will cover an area of approximately 1100 square metres each. Together they will accommodate up to 300 staff.

4 LAYOUT

The buildings are sited to enable easy interaction between staff in the new buildings and the adjacent existing building. This also means that fire escape routes will not discharge personnel into the gap between the two buildings and the existing building.

5 SCALE

The buildings have been designed with particular attention to their settings. Buildings within the immediate vicinity and indeed across the site are relatively low level. The proposed facilities will be in keeping with existing construction on the site selected.