

Dounreay Planning Framework 2

Frèama Dealbhaidh Dhùnraath 2





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1 ABOUT THIS GUIDANCE

MUN STIÙIREADH SEO

Dounreay Planning Framework 2 (DPF2) is primarily for use by those preparing planning proposals for Dounreay and by the Council to assist in making decisions on planning applications. It presents an up-to-date overview of the policy context, regulatory regimes, site restoration programme and decommissioning works, providing explanation of the wider context for the component developments that are anticipated to be required.

DPF2, which replaces the original Dounreay Planning Framework (2006), supplements the Highland-wide Local Development Plan (2012) (HwLDP) – in particular Policy 24 which states that the Council will support proposals which meet the requirements of the updated Dounreay Planning Framework (that is, the requirements of DPF2). DPF2 covers the area shown in Figure 1 which includes the established Dounreay site and the consented Low Level Waste Facility now under construction.

The main principles of this Supplementary Guidance are:

- the timely, safe and environmentally acceptable decommissioning, restoration and after-use of the Dounreay site;
- phasing through to the interim end point, setting out the developments required for decommissioning and restoration towards achieving the site end state, including new build, adaptation, demolition and remediation;
- sufficient flexibility to respond to changing constraints whilst not placing undue restrictions on the site operator;
- indication of potential new interim uses and end uses for parts of the site in support of economic development of the area; and
- developer requirements as set out in Appendix 5 of the Revised Environmental Report for the HwLDP Policy 24.

Upon adoption (April 2015) this document forms part of the Council's development plan and this means it will be of particular importance when making planning decisions. When the Council deals with planning applications for proposed development it has regard to the Development Plan (comprising Local Development Plans and Supplementary Guidance) and material considerations. The law states that unless material considerations indicate otherwise, an application is to be determined in accordance with the development plan.

The Council has begun a review of HwLDP policies that will follow the local development plan preparation process (as set out by the Scottish Government) and will take approximately two years. It is intended that the content of Policy 24 will, in effect, be moved to the Caithness and Sutherland Local Development Plan (CaSPlan) which is currently being prepared and that the policies that emerge will be compatible with this Supplementary Guidance and include reference to it where appropriate.

DPF2 was prepared by The Highland Council (THC) in partnership with Dounreay Site Restoration Limited (DSRL) and in line with Section 22 of the Town and Country Planning (Scotland) Act 1997 as amended by the Planning etc. (Scotland) Act 2006. This included public consultation on a draft version, consideration of the comments received on it and subsequent revision before DPF2 was finalised. DPF2 has been screened for the purposes of Strategic Environmental Assessment and for Equalities and a Habitats Regulations Appraisal has been undertaken. These associated documents are available on the Council's website.

2 BACKGROUND CÙL-FHIOSRACHADH

In January 2006, the Highland Council approved the original Dounreay Planning Framework (DPF) as a land use development brief against which to regulate and control future decommissioning and restoration works proposed at the former nuclear power research site at Dounreay, Thurso, Caithness (the Dounreay Site).

The DPF was adopted to support certain policies contained within the Highland Structure Plan and Caithness Local Plan (the then Development Plan). It comprised a policy framework designed to enable the early identification of development and environmental effects of the proposed decommissioning and restoration programme. This included a planning application strategy to achieve the timely and safe decommissioning of the Dounreay Site, aligned into three phases.

The DPF was a material consideration in the determination of Dounreay planning applications; the most notable being outline planning permission for the Phase 1 granted in 2007, planning permission for Low Level Waste (LLW) Disposal facilities granted in January 2009 and permission in principle given for shaft and silo retrieval facilities in May 2013.

Discussions with the current Dounreay site operator, DSRL, identified that the DPF needed to be updated to reflect the substantive decommissioning and restoration progress and achievements made since the original document was produced.

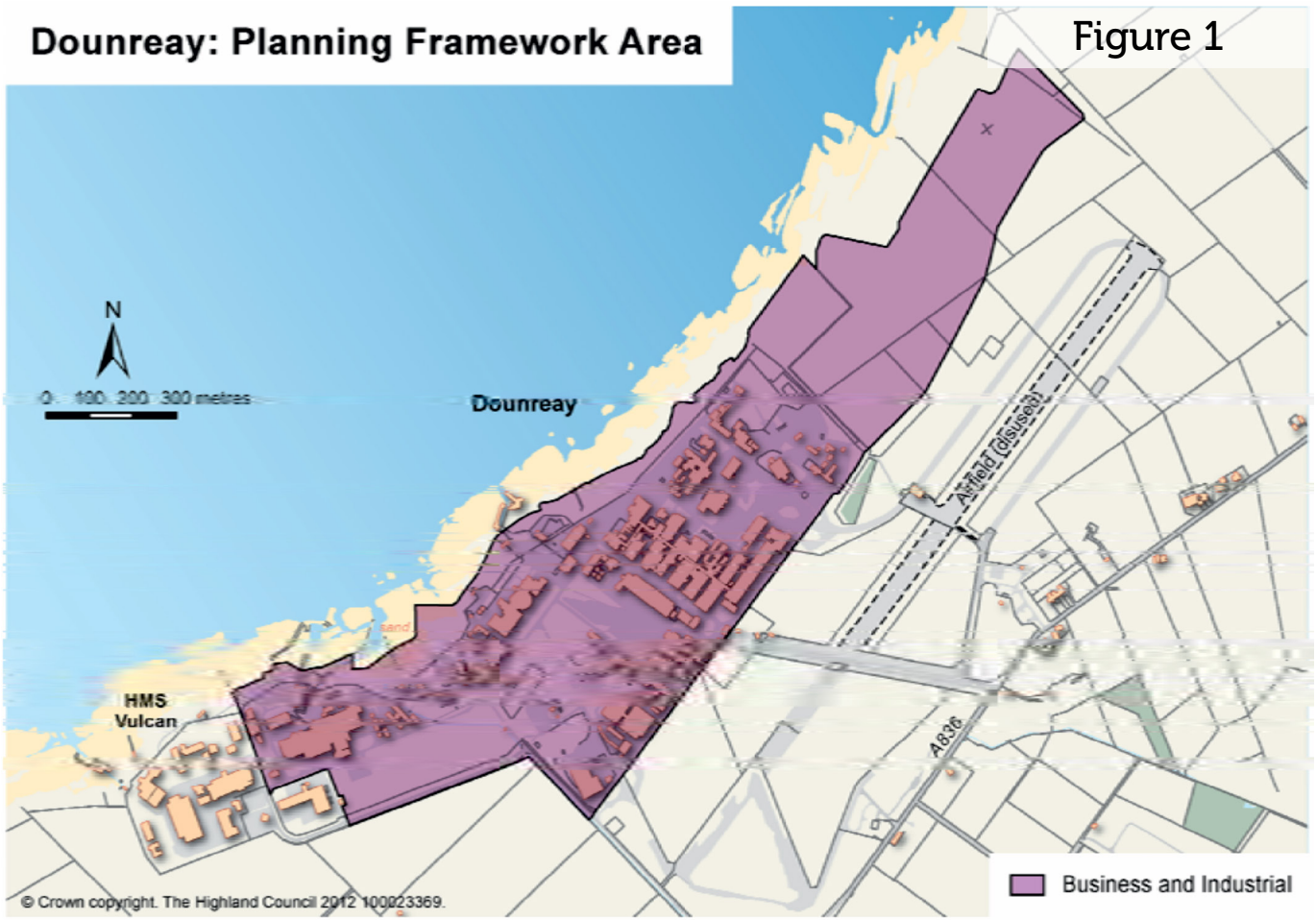
This revised Dounreay Planning Framework document (DPF2) shall be used by the Highland Council when considering future planning applications and to regulate and control future decommissioning and restoration proposals. DPF2 provides the Highland Council, and other stakeholders, the opportunity to work in partnership with the site operator to deliver a robust and flexible planning policy framework. This should ensure the timely, safe and environmentally acceptable decommissioning and restoration of Dounreay. This partnership will benefit the local community and socio-economic wellbeing of the Highlands generally, while also recognising wider national interests.

Technological advances, strategic decisions and Government policy may affect how the future waste streams are managed and best practical means for decommissioning the site will be under constant review. Future revisions to this document may be required.

[Note: The Council is aware that on 25 March 2015 the NDA published a business plan for the financial year beginning April 2015 to financial year ending March 2018. The document includes a changed date for the interim end state from 2025 to 2029/30.]

Dounreay: Planning Framework Area

Figure 1



3 PLANNING POLICY FRAMEWORK FRÈAM POILEASAIH DEALBHAIH

The emerging planning policy framework applicable to the Dounreay site is:

National

National Planning Framework 3 (NPF3) (2014)

Provides a framework for the spatial development of Scotland as a whole. Sets out the Government's development priorities over the next 20-30 years, in context of a vision for Scotland as: a successful, sustainable place; a low carbon place; a natural, resilient place; and a connected place.

Scottish Planning Policy (SPP) (2014)

Sets out national planning policies which reflect Scottish Ministers' priorities for operation of the planning system and for the development and use of land.

Highland

Highland-wide Local Development Plan (Adopted April 2012)

The HwLDP replaces the Highland Structure Plan and certain parts of the Caithness Local Plan and guides future development of the Highland area for the next 20 years. The Council recognises the world class skills of the workforce at Dounreay and will work to safeguard and enhance the social and economic environments of Caithness and north Sutherland during the decommissioning of Dounreay. A review of the HwLDP has commenced; Main Issues Report consultation is scheduled for late 2015.

Local Area

Caithness Local Plan (2002) (as continued in force 2012)

The Council supports the view that Dounreay should continue for the near future as a location for large scale business and industry, particularly in view of the major site infrastructure which exists.

Caithness and Sutherland Local Development Plan (CaSPlan)

The Council has begun preparation of CaSPlan which, when adopted, will replace the currently remaining parts of the Caithness Local Plan. Main Issues Report consultation has been completed; the Proposed Plan is scheduled for late 2015 with adoption in 2017.

Supplementary Guidance

Dounreay Planning Framework 2 (DPF2)

DPF2, this document, is Supplementary Guidance.

Supplementary Guidance – other

A number of Supplementary Guidance documents on a variety of policy issues, referred to by HwLDP policies, will be relevant.

Highland-wide Local Development Plan

The following policies from the 2012 HwLDP may be particularly relevant to planning proposals for the Dounreay site. These include reference to other relevant Supplementary Guidance:

- Policy 24 Dounreay.
- Policy 28 Sustainable Design outlines the Council's support for developments which promote and enhance the social, economic and environmental wellbeing of the people of Highland. Proposals will be assessed against a range of criteria. All proposals must demonstrate compatibility with the Council's Sustainable Design Guide – Supplementary Guidance.
- Policy 30 Physical Constraints requires developers to consider whether their proposals would be located in areas of constraints as set out in the Physical Constraints – Supplementary Guidance.
- Policy 42 Previously Used Land outlines the Council's support for development proposals that bring previously used land back into beneficial use subject to certain criteria including that site investigation and risk assessment are undertaken and demonstrate that the site is in, or is capable of being brought into, a condition suitable for the proposed development.
- Policy 57 Natural, Built and Cultural Heritage requires all development proposals to be assessed taking into account the level of importance and type of heritage features.
- Policy 63 Water Environment outlines the Council's support for proposals for development that do not compromise the objectives of the Water Framework Directive (2000/60/EC), aimed at the protection and improvement of Scotland's water environment.
- Policy 64 Flood Risk states that development proposals within or bordering medium to high flood risk areas will need to demonstrate compliance with Scottish Planning Policy.
- Policy 72 Pollution does not support proposals that may result in significant pollution such as noise, air, water and light unless a detailed assessment is provided to show how the pollution can be appropriately avoided and if necessary mitigated. Major developments and developments subject of Environmental Impact Assessment will be expected to follow a robust project environmental management process, following the approach set out in the Council's Guidance Note "Construction Environmental Management Process for Large Scale Projects" or a similar approach.

These policies will be updated through the review of HwLDP which commenced in 2015.

4 DOUNREAY SITE PLANNING APPLICATION STRATEGY RO-INNLEACHD IARRTAS DEALBHAI DH LÀRACH DHÙNRATH

To facilitate the timely achievement of the necessary future grants of planning permission for decommissioning activities, the Dounreay Site has a planning application strategy that includes:

- the division of the future site restoration works into two remaining phases;
- the need for flexibility in the planning of decommissioning activities and in the timing of proposed future development; and
- the legislative changes introduced by the Planning etc. (Scotland) Act 2006 (including the pre application consultations for major developments prior to submission of planning applications) and policy revisions.

5 THE DOUNREAY SITE RESTORATION PROGRAMME PRÒGRAM CÀRAIDH LÀRACH DHÙNRATH

The clean-up of the Dounreay site is funded by the UK Government through the Nuclear Decommissioning Authority (NDA) and the existing programme is based on the proposal submitted following the conclusion of the NDA competition for the decommissioning and restoration of Dounreay.

The major restoration programme for the Dounreay site has been divided into three phases which enables the land use implications and environmental effects of the proposed activities and potential mitigation to be identified. The main focus of DPF2 is on Phase 2 onwards.

Phase 1 (2005 – 2012)

The Council granted outline planning permission for an application for Phase 1, which included the intermediate level waste (ILW) cementation plant and store, an extension to the existing ILW store within the fuel cycle area and a cask store, in January 2007. A reserved matters application for the cementation plant was approved in April 2009.

Phase 2 (2012 – 2018) see figures 2 and 4

This next phase of the decommissioning programme requires the provision of further fuels and waste management facilities at the Dounreay Site, including:

- Headworks for the Shaft and Silo and associated waste treatment plant;
- Storage of demolition rubble for use in later landscaping and capping; and
- Extension of consent and change of use from interim LLW store to unshielded ILW store.

This phase will include further decommissioning of redundant plants and demolitions of available structures.

Planning permissions in place at Dounreay include permission in principle for shaft and silo retrieval facilities and changes to waste facilities given in May 2013 and full permission for a secondary aggregate production and storage facility granted in February 2011.

Phase 3 (2018 – 2025) see figures 3 and 5

The main activities planned during this phase include provision of some facilities but primarily this phase consists of final demolitions, removal of debris and re-use of stored material for landscaping and capping. New facilities would include:

- Headworks for retrieval of LLW currently emplaced in the Dounreay Site LLW disposal pits; and
- Flask Facility, for which the likely location is shown on figure 5 but which will be determined following an options study (Note: may be built around end of Phase 2 period, subject to consenting).

At the end of this Phase, all redundant buildings will be decommissioned and demolished leaving only:

- The Intermediate Level Waste stores, required to safely and securely store waste packages for 300 – 500 years in compliance with the Scottish Government's higher-activity waste policy. As a result there will be a requirement to construct replacement stores and decommission and demolish redundant waste storage facilities over this period; and
- The closed Low Level Waste disposal facilities which will be capped and landscaped.

The strategy for nuclear fuel is to package it in a way that does not foreclose options for its re-use, now or at a later date. It involves the temporary storage at Dounreay for fuel that is to be removed for re-use or management elsewhere. At the Interim End Point, the only remaining buildings will be stores along with the infrastructure to service their safe operation.

Note: A Dounreay Heritage Strategy was published in 2010 and it acknowledges that all facilities, including the Dounreay Fast Reactor (DFR) sphere, are planned to be demolished. A Heritage Officer will co-ordinate the preservation of Dounreay's heritage in a variety of ways such as: object collection, recording memories, archiving of records, photos, films and drawings, building recording, virtual models, history publications and a commemorative marker. An Advisory Panel of heritage experts has been constituted to advise DSRL on heritage matters. It may also be noted that a National Nuclear Archive is proposed to be developed at Wick.

Site End State

In 2006/07, the NDA requested each of its 20 nuclear sites to hold public consultations on their end states and end uses. At Dounreay, this was carried out by the Dounreay Stakeholder Group (DSG) in conjunction with a UKAEA Project Team. In March 2007, the DSG submitted their end state recommendations to the NDA. This submission was considered during the NDA's Site End States Reconciliation Process and it has provisionally recommended that the end state chosen by the DSG is incorporated into the site's Life Time Plan.

The DSG was formed in 2005 and is a forum for representatives of the local community to meet and consider issues arising from the site closure programme. Its role is to scrutinise the site and reflect the views of the community.

The NDA's aim is to reduce hazards safely and economically, progress decommissioning and restore the site. Radioactive waste is a devolved matter for the Scottish Government and any waste stores required at the site end state will remain on a nuclear licensed area.

The Council's expectation is that the interim end state will be land decontaminated to a point where it is possible to identify, and optimise the amount of, land suitable and available for re-use as an industrial/business site while not adversely affecting the integrity of the Caithness and Sutherland Peatlands SPA/Ramsar, the Caithness Lochs SPA/Ramsar and the North Caithness Cliffs SPA. This may include the removal of plinths and some recontouring and landscaping is anticipated. There may also be opportunities for development/land use activities beyond the boundary of the licensed area on associated land. Notwithstanding that the current programme, governed by contract, includes the demolition of all redundant buildings, the Council is open-minded to considering proposals for retention and re-use of existing infrastructure and facilities for new uses in support of economic regeneration where that is compatible with the DSG's recommendations for the site end state and environmental regulation.

A number of environmental and nuclear regulations apply at Dounreay to protect the environment and control site use. It should therefore be noted that any future changes to land use will need to be compatible with any ongoing regulatory requirements. This may limit changes to land use, but does not necessarily preclude some land use change. There may be scope in the future for the extent of land at Dounreay covered by environmental regulations to be reduced. This would require relevant permits to be revoked, which generally can be considered where the regulator is satisfied that the relevant regulation is no longer required. This could free some areas for early consideration of change to use whilst leaving other parts regulated.

Restoration Stages

Figure 2

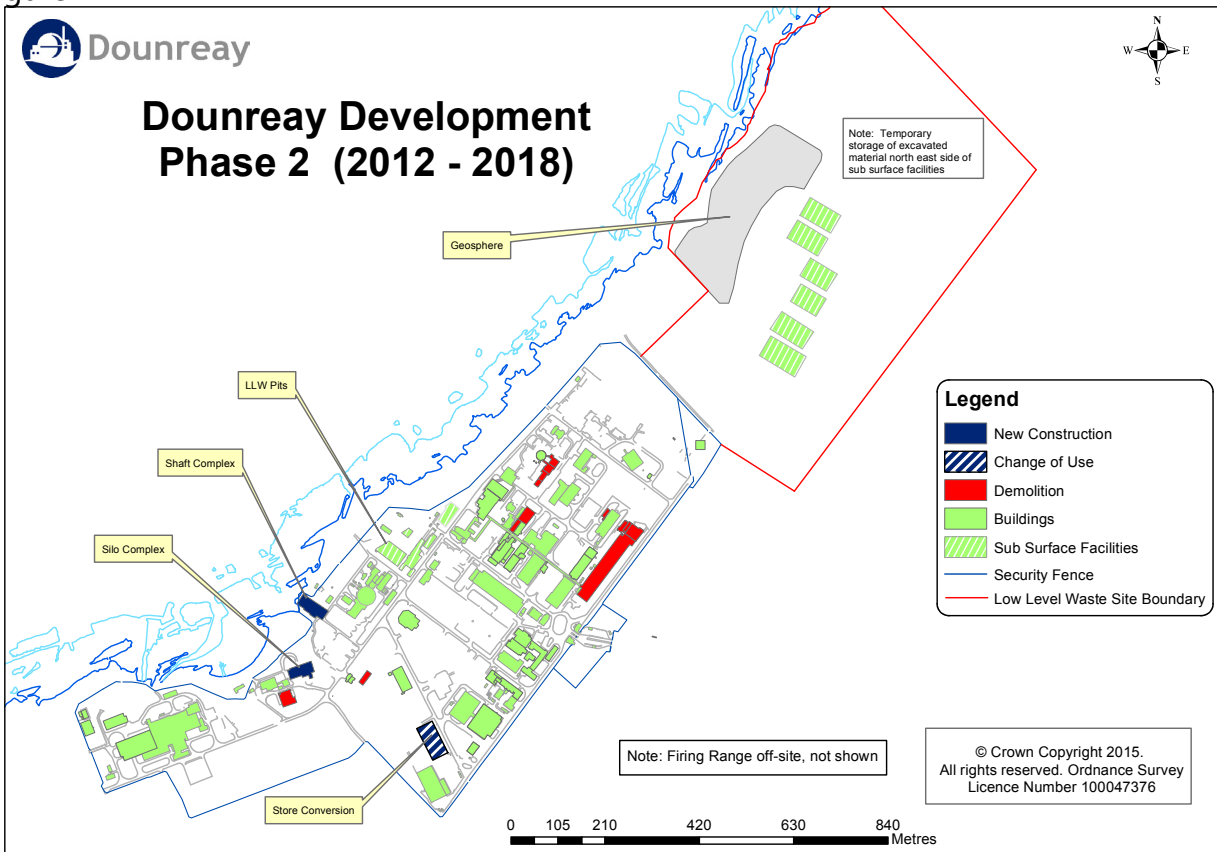


Figure 3

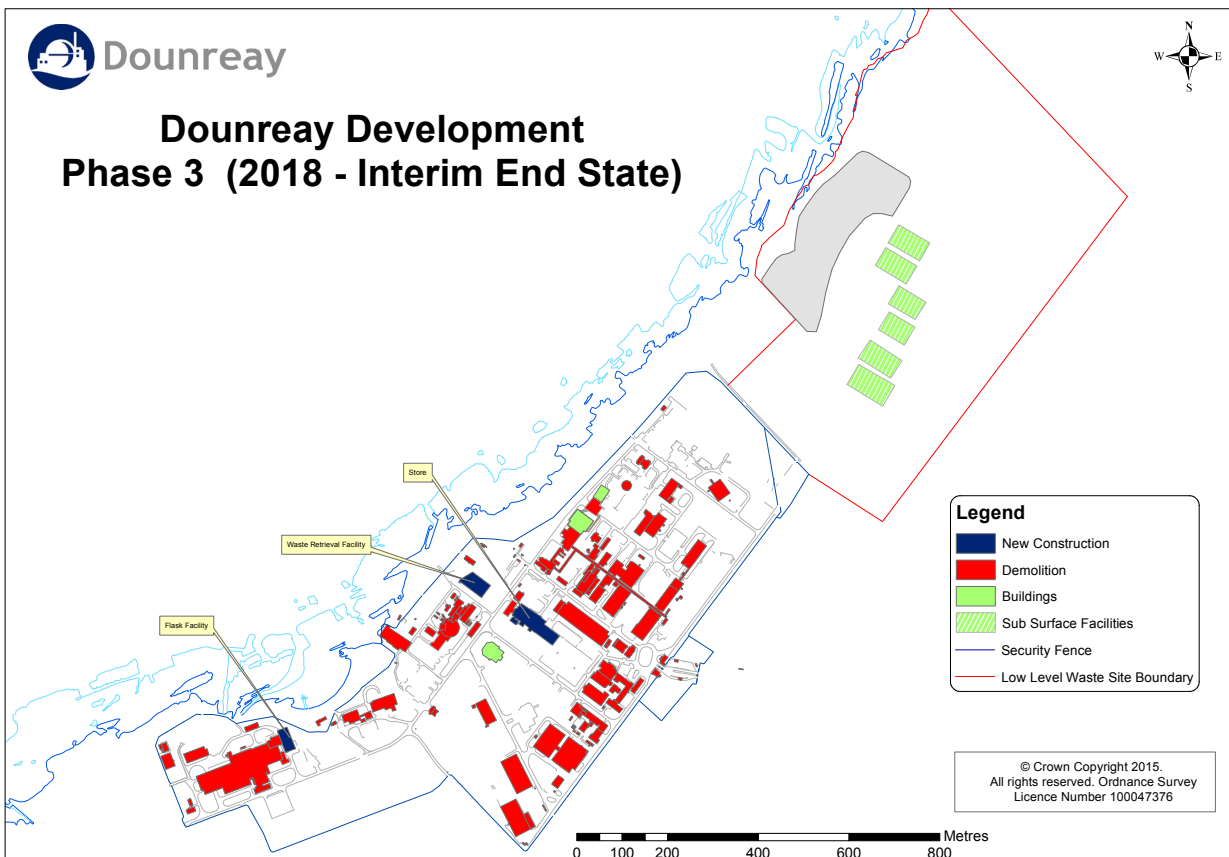
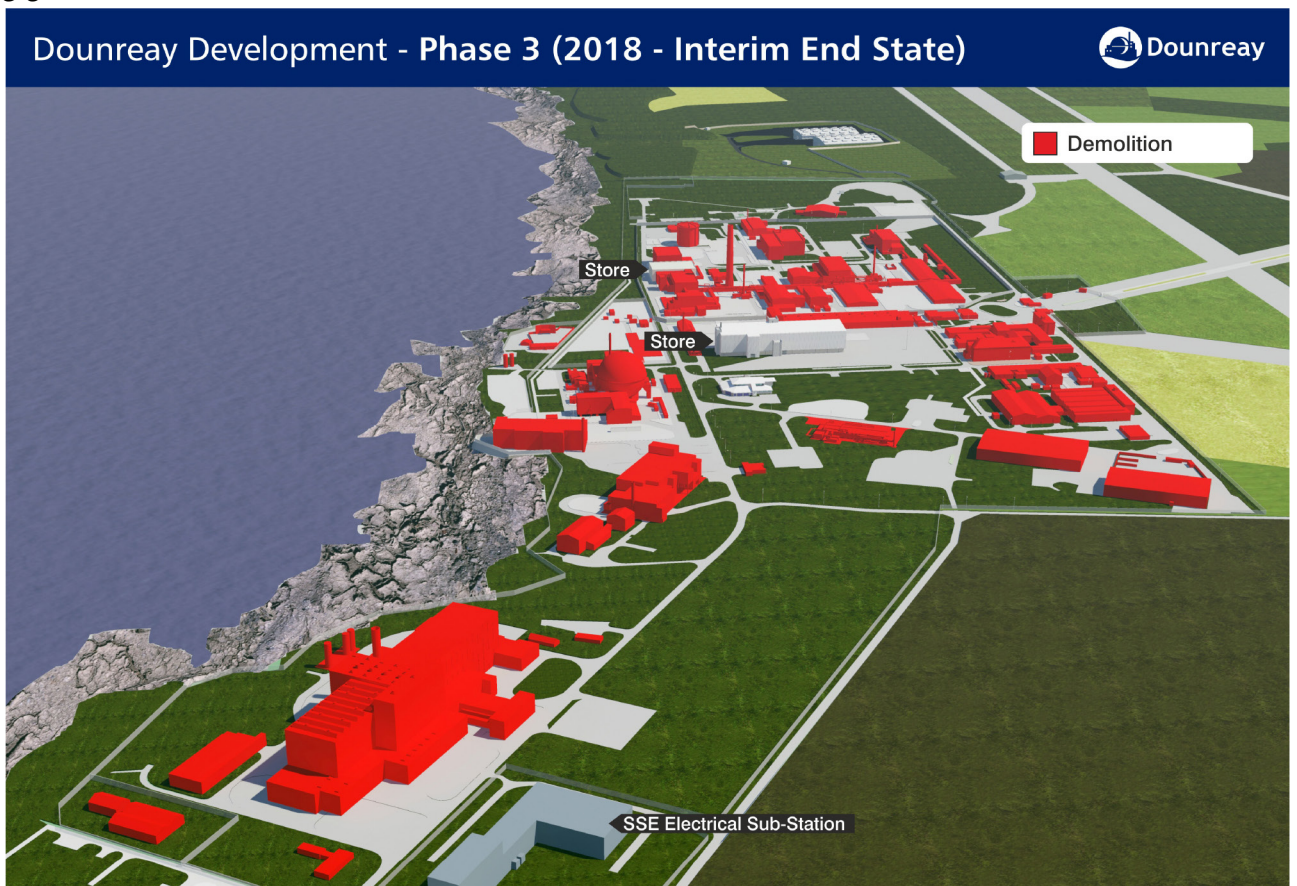


Figure 4



Figure 5



New Build and Demolition Projects Schedule

NEW BUILD	Site Decommissioning	Reactor Decommissioning	Low Level Waste	Historic Waste
Phase 2 (2012-2018)	Unshielded ILW store		LLW facilities phase 1 LLW facilities phase 2 sub-surface vaults	Build shaft waste retrieval and treatment plant Build silo waste retrieval and treatment plant
Phase 3 (2018-2025)		Flask facility (note: may be built around end of Phase 2 period, subject to consenting)	LLW facilities phase 3 sub-surface vaults	LLW pits retrieval plant
DEMOLITION	Site Decommissioning	Reactor Decommissioning	Fuel Cycle Area	Historic Waste
Phase 2 (2012-2018)	Labs demolition and disposal	Dounreay materials test reactor PFR effluent treatment plant	Plutonium evaporator plant Reprocessing plant - MTR waste	
Phase 3 (2018-2025)	Boiler house	DFR waste packaging plant	Analytical lab/Argon Nitrogen plant	Shaft waste retrieval and treatment plant
	Whatlings hangar	DFR complex	Billet production plant	Silo waste retrieval and treatment plant
	New office block	DFR offices	Examination (PIE) cells and labs	LLW pits retrieval plant
	Fire station	DFR sphere	High active liquor store	
	PFR admin building	Breeder removal facility	Fissile material store	
	Liquid effluent treatment plant	PFR miscellaneous buildings and compounds	Change rooms decommissioning	
	Store/warehouse	PFR electrical annexe	Reprocessing plant - PFR waste	
	Descaling plant	PFR surge tanks and tanks farm	Marshall labs	
	Fire station building	PFR control block	Link corridor	
	New labs	PFR turbine hall	Store	
PFR BOC tanks	PFR generator and transformer building	Maintenance and decontamination building		
Offices	PFR ventilation building (back of reactor hall)	WRACS		
Criticality evacuation centre 1	Workshops	Cementation plant		
Workshops	Chemical and solvent store	FCA police lodge		

6 THE DOUNREAY SITE DECOMMISSIONING WORKS OBRAICHEAN DÌ-CHOIMISEANAIDH LÀRACH DHÙNRATH

The ongoing decommissioning works include:

Dounreay Fast Reactor (DFR)

Initial stage decommissioning is planned to be complete by 2018. By then the remaining coolant and breeder elements in the reactor core will be removed.

The breeder fuel elements in the reactor will be removed by 2018 using bespoke retrieval equipment in the sphere, passing the elements to the Breeder Removal Facility (planning permission granted in February 2005). The elements will be treated and repackaged in this facility before shipment to Sellafield for future reuse. Phase 2 will see the reactor Primary Circuit Decommissioning with the removal of the residual coolant from the reactor vessel, size reduction and packaging of all reactor internals as radioactive waste. It is planned to strip out and remove the entire infrastructure of the sphere, including the Goliath crane, for reasons of safety, access and hazard elimination.

A study has assessed the future of the DFR Sphere and proposed demolition and this is reflected in the illustrations of future decommissioning in this document.

Prototype Fast Reactor (PFR)

The first stage of decommissioning is complete and the next stage is scheduled to be complete by 2020. Estimates of the quantities of the various waste types generated from the decommissioning and demolition of buildings have been prepared. Small quantities of special wastes (for example mercury and asbestos) will be dealt with, suitably packaged, and disposed by licensed carrier. The PFR reactor vessel will be cleaned of residual coolant, in situ, once the remaining heels have been drained. All reactor internals will be removed and size reduced in to suitable waste packages. The PFR is to be demolished before 2025.

Dounreay Materials Test Reactor

The dismantling of the active plant and tanks outside the reactor bioshield is taking place. The remaining decommissioning and demolition works are planned for before 2020.

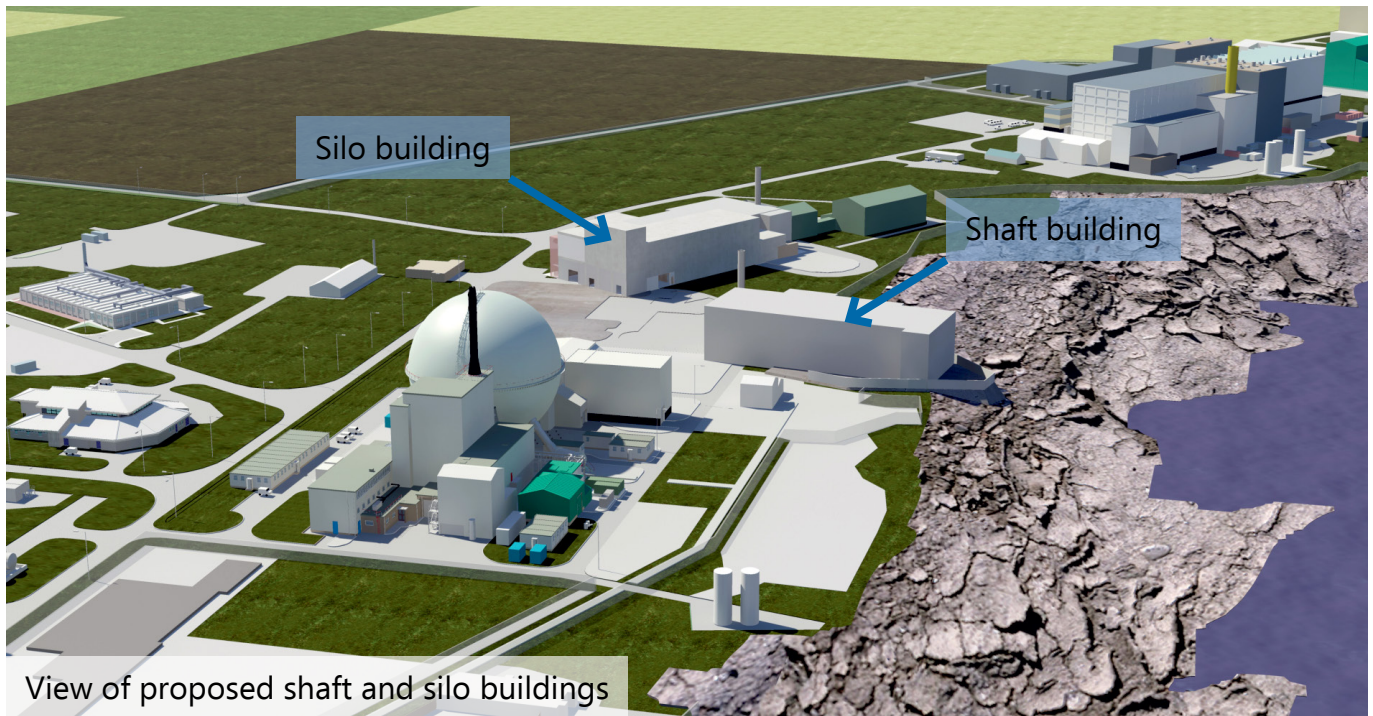
Fuel Cycle Area (FCA) Plant

An increased amount of decommissioning and demolition work will be carried out during Phase 2. The interdependency of different facilities will influence the order and timing in which decommissioning can take place. Post operational cleaning will be followed by general decontamination, size reduction and packaging of remaining plant and equipment.



One of two new FCA ventilation stacks

ILW Shaft and Silo



View of proposed shaft and silo buildings

The objective is to recover waste from the Shaft and Silo and to treat, condition and store the waste on-site pending Government decisions on disposal of ILW. Permission in principle was given by Highland Council for shaft and silo retrieval facilities in May 2013. Hydrogeological isolation of the Shaft is complete, with construction and retrieval operations scheduled. Similarly, construction and waste retrieval operations for the Silo are planned for Phase 2.

Low Level Waste Disposal Facilities

In January 2009, the Highland Council granted planning permission subject to conditions for a new LLW disposal facility adjacent to the established Dounreay Site. The first Phase of this facility has been constructed.

Phase 3 of the site restoration programme includes a proposal to construct a retrieval plant to empty LLW waste from the existing authorised disposal pits and to treat, package and emplace this waste in the new LLW Disposal facilities.

The new LLW Disposal facilities will operate until the interim end point and then be capped.



Construction work at the LLW facility

7 ENVIRONMENTAL PROTECTION DURING DECOMMISSIONING AND RESTORATION WORKS

DÌON ÀRAINNEACHD RÈ OBRAICHEAN DÌ-CHOIMISEANAIDH AGUS CÀRAIDH

The decommissioning and restoration operations proposed at Dounreay are subject to environmental regulation by Highland Council and SEPA and safety regulation by the Office for Nuclear Regulation which is an agency within the Health and Safety Executive (HSE).

Environmental Protection Act 1990, Radioactive Substances Act 1993 and Water Environment and Water Services (Scotland) Act 2003

Environmental discharges will continue to be regulated and authorised by SEPA under the Pollution Prevention and Control (Scotland) Regulations 2012 (PPC).

The Environmental Protection Act (EPA) places a duty of care upon the site operator regarding the disposal, consignment and transport of non-radioactive waste. The provisions of the EPA are enacted through the Waste Management Licensing (Scotland) Regulations 2011 (WML) and the Landfill (Scotland) Regulations 2003 [both as amended by the Waste (Scotland) Regulations 2012] and by the Special Waste Regulations (Scotland) 1996 as amended.

SEPA is the lead regulator also for authorisations pursuant to The Radioactive Substances Act (RSA), which controls, amongst other things, the disposal of radioactive waste. Disposal of radioactive waste includes discharges of gaseous and liquid effluent and emplacement of solid waste.

Under The Water Environment and Water Services (Scotland) Act, the Water Environment (Controlled Activities) (Scotland) Regulations 2011 (CAR) requires authorisation from SEPA for activities which may affect the water environment. Both the RSA authorisation and the WML licence in place at Dounreay are deemed to be CAR authorisations.

There is currently an environmental monitoring programme that provides reassurance that the impact of Dounreay's approved discharges into the marine and terrestrial environment are insignificant. It is planned to continue this as long as is required, probably up to 2300. The results of the work will be presented to the DSG as well as the Regulator. As part of this ongoing monitoring programme the site operator is encouraged to consider from time to time the availability and appropriate use of background monitoring datasets, with the aim of ensuring that remedial targets set are protective of all aspects of the water environment.

Waste Management Policy

The Scottish Government's policy on Scotland's Higher Activity Radioactive Waste (2011) says:

"The Scottish Government Policy is that the long-term management of higher activity radioactive waste, should be in near-surface facilities. Facilities should be located as near to the site where the waste is produced as possible. Developers will need to demonstrate how the facilities will be monitored and how waste packages, or waste, could be retrieved. All long-term waste management options will be subject to robust regulatory requirements."

It is the Highland Council position to continue to support the above ground storage of ILW from Dounreay until a national waste strategy is agreed and implemented and to object to the use of Dounreay or any other site within the Highlands for a national nuclear waste repository. The Council also clearly stated its position of support for the policy, which was proposed by Scottish and UK Government, of radioactive waste substitution for the radioactive waste arising from historic fuel reprocessing contracts with overseas customers at Dounreay. Instead of sending customers the radioactive waste allocated to them under their reprocessing contracts from Dounreay, an equivalent amount of radioactive waste from another source within the NDA's estate would be sent, e.g. vitrified product from Sellafield. Government concluded that this policy is an acceptable practice. Substitution represents between 1% and 3% of the Dounreay ILW inventory and will be in the form of cemented drums.

Contamination - Land Remediation

The site operator has already undertaken remediation projects. The Council expects the site to be remediated to a level that is suitable for its future use, rather than only to a level that avoids action by the regulator. This may on some parts of the site require significant excavation and treatment.

In dealing with any planning proposals for development (including change of use), the Council will take into consideration the risks associated with contamination and will have regard to Scottish Government's Planning Advice Note 33 Development of Contaminated Land (PAN33). The Council will seek the advice of SEPA on such matters as appropriate, including on individual remediation projects or groups of related projects, and early dialogue between the site operator/developer, SEPA and the Council on intentions for projects is encouraged.

Non-radiological contamination

The Highland Council will require the site operator to assess non-radiological contamination during decommissioning. Where significant contamination is identified, the Council will require a remediation strategy to be prepared and implemented to a standard where the land is fit for the intended future use. The remediation strategy should adhere to PAN33 and the remediation works should address unacceptable risks to human health and the wider environment, including the water environment.

Radiologically clean, exempt and excluded wastes have the potential to be recycled and reused on or off the site as construction and screening materials. The Council requires the site operator to operate the site in accordance with the waste hierarchy; that is reduce, re-use, recycle.

Radioactive contamination

Some parts of the site contain radioactive contamination; it is acknowledged that in certain areas the appropriate approach may be to allow this to decay naturally beyond the interim end state, capped where necessary, requiring access to these areas to be controlled for up to 300 years. However the Council will expect progressive remediation of the site as decommissioning progresses and for areas of radioactive contamination to be reduced and rationalised in the interests of optimising the amount of land that can be accessed and re-used, for industrial, business or other approved uses during the Interim End State and for unrestricted use post Final End Point.

8 SOCIO-ECONOMIC BENEFITS OF DECOMMISSIONING BUANNACHDAN SÒISIO-EACONAMACH DÌ-CHOIMISEANAIDH

The Highland-wide and Area Local Development Plans have a clear role to play in addressing the consequent land use planning implications of the decommissioning of the Dounreay Site. The HwLDP vision is for the Dounreay workforce to have found alternative sources of employment by the completion of decommissioning work.

Major expenditure is involved in decommissioning the site and current spend has peaked at £170 million a year. Of the annual budget around £135 million is spent on the procurement of product & services. Approximately 8% of the annual procurement spend is with local SMEs. It is estimated that approximately £90 million goes in to the Highland economy.

Staffing levels at the site are expected to remain at current levels until approximately 2024, including a high demand for technical and safety staff to meet the needs of accelerated projects.

The Energy Act 2004 empowers the NDA to make grants or loans that will result in social or economic benefits to the community. The NDA requires all civil nuclear decommissioning sites within its estate to develop an annual socio economic plan. In addition, the NDA's mission is to deliver a programme of safe, environmentally responsible and cost effective decommissioning with due regard to the socio-economic impacts on local communities. The Dounreay site plan sets out how it intends to deliver its socio-economic obligations to the local community.

To support the long-term sustainability of Caithness, the NDA, the Parent Body Organisation and site operator work with Caithness and North Sutherland Regeneration Partnership (CNSRP). The CNSRP (which includes, amongst others, partner organisations Highlands and Islands Enterprise (HIE) and The Highland Council (THC)), working with other agencies and the local communities, has a specific remit of developing, implementing and delivering the economic regeneration activities required to diversify the economy.

The CNSRP has identified a list of priority projects which sits on an over-arching programme of activities. In addition the Scottish Government, whose commitment to addressing the economic and social impacts of decommissioning of the Dounreay site is established, notes in NPF3 that progress is being made with plans for an economically sustainable future for the site and its wider area.

The Highland Council will continue to contribute to the socio-economic development process through involvement in the CNSRP.

The Highland Council recognises employment levels will reduce as decommissioning progresses and will seek to address this by giving due consideration to new business opportunities.

Beyond the existing contract requirements, The Highland Council will seek Community Benefit in line with its policy for projects that may have long term legacy implications for the community. However, any such "Community Benefit" arrangements which do not meet the tests set out in Circular 3/2012 Planning Obligations and Good Neighbour Agreements will not be taken into account in the development management process when dealing with planning applications.

9 DEVELOPER REQUIREMENTS

RIATANASAN LEASACHAIR

A Strategic Environmental Assessment Environmental Report was prepared for the HwLDP; Policy 24 Dounreay was assessed and a number of issues were raised that would need to be addressed by any proposed development on the site. These are included in the requirements set out below.

It is expected that planning applications for any developments will take account of the following developer requirements:

- Where required by Policy 64 of the HwLDP, completion and submission of a flood risk assessment to take account of all sources of flooding to ensure compliance with Scottish Planning Policy. (Some areas of the site are noted as being at medium or high risk of flooding.)
- Adopt and implement a sustainable waste management plan in accordance with the principles of the waste hierarchy to reduce, reuse, recycle and recover decommissioning waste.
- Produce and implement a sustainable drainage system plan; the developer will need to demonstrate in their planning application that the design of any sustainable drainage system will not result in mobilisation of contamination and subsequent impacts on the water environment.
- An assessment of the risk/impact of coastal erosion and, where necessary, to propose mitigation measures.
- Continue to monitor and protect the site of Dounreay Castle (a Scheduled Ancient Monument) or its setting, from significant impact associated with the decommissioning and remediation operations of the site.
- Proposed uses should take account of the existing bad neighbour developments within the Dounreay site.
- Undertake a protected species survey for the site and local surrounding area and, where necessary, to undertake mitigation measures as part of a mitigation plan.
- Identify and assess likely significant impacts on locally important archaeological sites (as identified in the Historic Environment Record for the site and its local surrounding area) and, where appropriate, to undertake mitigation measures.
- Encourage active travel and increased use of sustainable means of transport to and from the site. (This may include proposals to continue and if necessary extend measures already operated by DSRL.)
- Ensure that decommissioning and remediation operations do not adversely affect the integrity of the North Caithness Cliffs Special Protection Area (SPA), the Caithness Lochs SPA/Ramsar and the Caithness and Sutherland Peatlands SPA/Ramsar.

10 THE WAY FORWARD

AN T-SLIGHE AIR ADHART

Local Development Plans and Supplementary Guidance

Adoption of DPF2 by Highland Council as Supplementary Guidance to the Local Development Plan provides the confidence necessary for the Dounreay site operator to drive forward its decommissioning and restoration programme for Dounreay whilst continuing to generate employment and business opportunities in the Highlands, whilst also being clear about intentions to the local community.

The Council's intention is that this document's status as Supplementary Guidance will be maintained through the preparation and review of the Local Development Plans, although in due course the policy setting out the main principles of DPF2 will be provided in CaSPlan rather than HwLDP.

End Uses of Site

The Council's vision for the end use of the Dounreay Site is to see it as far as practicable re-developed for employment uses, with potential opportunities being the offshore renewables sector (wind, wave, tidal) and the expansion of oil and gas fields to the west of the Shetland Islands, while not adversely affecting the integrity of the Caithness and Sutherland Peatlands SPA/Ramsar, the Caithness Lochs SPA/Ramsar and the North Caithness Cliffs SPA. The Council will continue to review potential options for the re-use of the Dounreay site with the site owner, regulators, the local public and stakeholder groups. As set out in Section 7 of this guidance, the Council expects the site to be remediated to a level that is suitable for its future use, as decommissioning progresses and for areas of radioactive contamination to be rationalised in the interests of optimising the amount of land that can be accessed and re-used. Such an approach may enable part(s) of the site to be made available for re-use in the short to medium term. Additionally there may be potential for land adjacent to the Dounreay Site to be made available for employment uses in the short term. As noted in Section 5, any future changes to land use must be compatible with any ongoing regulatory requirements until revocation of relevant permits, which includes SEPA's environmental permits

11 LIST OF ACRONYMS

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CAR:	Controlled Activities Regulations
CaSPlan:	Caithness and Sutherland Local Development Plan
CNSRP:	Caithness and North Sutherland Regeneration Partnership
DFR:	Dounreay Fast Reactor
DPF2:	Dounreay Planning Framework 2
DSG:	Dounreay Stakeholder Group
DSRL:	Dounreay Site Restoration Limited
EPA:	Environmental Protection Act
FCA:	Fuel Cycle Area Plant
HIE:	Highlands and Islands Enterprise
HSE:	Health and Safety Executive
HwLDP:	Highland-wide Local Development Plan
ILW:	Intermediate Level Waste
LLW:	Low Level Waste
NDA:	Nuclear Decommissioning Authority
NPF3:	National Planning Framework 3
ONR:	Office for Nuclear Regulation
PAN33:	Planning Advice Note 33
PFR:	Prototype Fast Reactor
PPC:	Pollution Prevention and Control
RSA:	Radioactive Substances Act
SEPA:	Scottish Environment Protection Agency
SG:	Supplementary Guidance
SPA:	Special Protection Area
SPP:	Scottish Planning Policy
THC:	The Highland Council
WML:	Waste Management Licence



Getting Involved - A' Gabhail Com-pàirt

If you would like more information or to get involved in the production of future plans please contact us in one of the following ways:

Telephone

(01349) 886608

Post

Director of Planning and Development, The Highland Council, Glenurquhart Road, Inverness IV3 5NX

Email

devplans@highland.gov.uk

Fax

(01463) 702298

For the most up to date news on the work of the Development Plans Team (and more) please follow our twitter account, 'Like' our Facebook page and check out our blog:

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