

**EMERGENCY ACTION PLAN**  
**LAND TO THE REAR OF THE HOLLIES,**  
**BURGHFIELD COMMON**

**IN THE EVENT OF AN INCIDENT AT**  
**AWE BURGHFIELD**

Prepared by Pro Vision on behalf of T A Fisher & Sons Ltd

November 2022

**LAND TO THE REAR OF THE HOLLIES**

EMERGENCY ACTION PLAN

PROJECT NO. 50929

**PREPARED BY:**

PRO VISION

**DATE:**

NOVEMBER 2022

**PRO VISION**

THE LODGE

HIGHCROFT ROAD

WINCHESTER

HAMPSHIRE

SO22 5GU

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## 1.0 Introduction

- 1.1 This document provides an Emergency Action Plan ('EAP') applicable to the site known as 'Land to the rear of The Hollies, Reading Road, Burghfield Common, RG7 3BH' ('The Hollies').
- 1.2 The Hollies comprises a residential development of 32 dwellings. The EAP is to be implemented in the event of a major radiological incident occurring at the AWE Burghfield site, approximately 2km to the north-east of The Hollies. This EAP has been prepared because the development is located within the extended Detailed Emergency Planning Zone (DEPZ)<sup>1</sup>.
- 1.3 It should be noted that this plan addresses radiological incidents only. Other types of event could arise at AWE Burghfield and require off-site actions to be undertaken that would diverge from those set out in this document.
- 1.4 Prior to the commencement of development, the Responsible Management Organisation (RMO) for the purposes of this EAP will be confirmed with the Local Authority and relevant Emergency Planning Departments.
- 1.5 The contact details of the RMO are provided below:
- T A Fisher Ltd  
Theale Court, 11-13 High Street,  
Theale,  
Berkshire,  
RG7 5AH  
Tel: 0118 933 3500
- 1.6 This EAP has been prepared based on the Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPiR 2019) legislation, specifically to comply with the information included in the AWE Off-Site Emergency Plan and the REPPiR leaflet applicable to AWE Burghfield.
- 1.7 The current versions of these documents are:
- Joint Emergency Planning Unit AWE Off-Site Emergency Plan Freedom of Information (FOI) Version 1.0, August 2022;

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<sup>1</sup> This follows changes in legislation concerning the Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPiR 2019), which resulted in the extension of the DEPZ for AWE Burghfield from 1.5km to 3.16km in March 2020.

- West Berkshire Council and AWE: REPPiR: What you should do if there is a radiation emergency at the AWE Aldermaston or Burghfield sites (WBC/PP&C/AG/020);
- AWE Burghfield Consequences Report, Issue 1, November 2019;
- AWE Detailed Emergency Planning Zone Report, 4 March 2020.

1.8 This EAP does not seek to replace the information which is provided in the applicable legislation, regulations and guidance. It is to be reviewed on an ongoing basis, approximately once annually, or as necessary.

1.9 All residents of The Hollies development will be informed of this EAP and be made aware of the procedures involved in order to respond effectively to any alerts raised and to minimise the risk to other residents and visitors.

1.10 This EAP will be included in all purchasers or/and tenants welcome pack provided by the first owners at the point of occupation. This will run for the lifetime of The Hollies development and will be the first owner's absolute responsibility to ensure this information is kept up to date and every purchaser and/or tenant, irrespective of tenure or ownership, is kept informed and up to date.

## 2.0 Alerts

2.1 In the event of a major radiological incident which could affect the residents or visitors to The Hollies development, alerts will be made advising on the actions to be taken. The alerts will be made by:

- The AWE installed telephone alerting system – this will contact residents of The Hollies development with a landline;
- An Emergency Alert System which will provide alert messages and a distinctive warning tone to anyone's mobile phone within a specific area via cell towers in place of accessing a list of mobile numbers. An alert can be sent to a single tower by the Responsible Management Organisation, allowing anyone in the vicinity to pick up alerts on their mobile phone, even if travelling through the affected area;
- An alert on local radio or television;
- A call from the designated representative of the Responsible Management Organisation using the electronic method or methods of communication specified by the residents of The Hollies development (e.g. telephone call on a mobile phone, messenger applications etc.); and
- A member of the emergency services instructing residents of The Hollies development to take some form of immediate action.

2.2 Note: Due to the proximity of The Hollies development to AWE Burghfield, it may be possible to overhear AWE site alarm systems depending on whether conditions. Residents of The Hollies development are advised not to respond to these alarms as tests are regularly carried out as part of AWE Burghfield's emergency response exercise programme.

### 3.0 Local Radio and TV Stations

3.1 There are a number of local radio and TV stations which residents of The Hollies development will be able to pick up messages from in the event of a radiological emergency arising. These include:

- BBC Radio Berkshire 95.4 and 104.1 MHz FM
- BBC Radio Solent (Hampshire) 96.1 and 103.8 MHz FM
- Heart Thames Valley 97.0 and 103 MHz FM
- The Breeze (Newbury) 105.6 and 107.4 MHz FM
- The Breeze (Berkshire and North Hampshire) 107.6 MHz FM
- BBC South
- ITV Meridian

#### 4.0 The Designated (Responsible Management Organisation Representative)

4.1 The Responsible Management Organisation will confirm in writing to the Local Authority, who or which team of staff, will be the primary point of contact prior to the commencement of The Hollies development.

4.2 The designated representative, once established, will contact new residents when they take up occupancy of The Hollies development to determine their preferred method of communication in the event of a radiological emergency arising. If residents are not contacted, they are advised to contact the designated representative using the details provided in Section 1.



## 5.0 Actions of the Designated Representatives

- 5.1 On being alerted by the AWE installed alerting system or by an alternative method to be agreed with the Local Authorities and emergency services, the designated representative shall contact all residents of The Hollies development using their preferred methods of communication and shall maintain a record of all those contacted as well as a record of all those who it has not been possible to contact.
- 5.2 The designated representative shall inform residents and occupiers as to how to obtain authoritative information on the actions they should take and shall determine whether any non-residents (visitors) are present.
- 5.3 The designated representative shall emphasize that they, or an alternate, will be available to provide advice and information on a 24-hour per day basis until the off-site incident is declared to be over. Telephone calls should be as short as possible to help keep the lines clear for emergency services.
- 5.4 The designated representative shall make full use of publicly available information to keep abreast of the development of the off-site emergency but shall avoid offering advice and guidance on actions to be undertaken by residents which goes beyond that being provided by the authorities.
- 5.5 The designated representative shall contact the West Berkshire Council Emergency Planning Team (via telephone 01635 42400 or email [emergencyplanning@westberks.gov.uk](mailto:emergencyplanning@westberks.gov.uk)), advising them of the number of residents and occupiers contacted, any residents or occupiers that could not be contacted and the number of non-residents (visitors) identified as being present in The Hollies development. The designated representative shall also advise the Emergency Planners of any special needs of residents and non-residents that they are aware of.
- 5.6 The designated representative or their alternate shall remain calm and professional and should seek to reassure and inform people throughout the incident.
- 5.7 The designated representative shall provide alternative accommodation to residents of the development, if considered necessary, until it is deemed safe for the development to be occupied again by Local Authorities and emergency services.

## 6.0 Actions of Residents and Non-residents

6.1 If an alert occurs, the following actions should be taken by both residents of The Hollies development and non-residents:

<b>EMERGENCY ACTION PLAN</b>	
<b>FOR USE IN THE EVENT OF A RADIATION EMERGENCY</b>	
<b>Go In</b>	Go indoors as soon as you can and allow the instructions below.
<b>Stay In</b>	<ul style="list-style-type: none"> <li>• Stay indoors, close and stay away from all windows and doors.</li> <li>• Damp down or put out open fires and turn off any fans that could draw in air from the outside.</li> <li>• If you have been outside for some time, it would be a good idea to wash your hands and face or have a shower to wash off any material. When washing, try to avoid getting water into your nose and mouth.</li> <li>• Remain calm and wait for further advice.</li> <li>• You will want to collect your children from school or nursery, but it might not be safe to do so. Remember that all schools have emergency plans and that all teachers will look after the pupils in their care.</li> </ul>
<b>Tune In</b>	Tune in to a local radio station, which will give you further information or instructions, including updates on schools. It may be worthwhile checking relevant websites such as local news, schools or councils, to see whether any more information is helpful.
<b>Do not use the phone</b>	<p>Do not use the phone. If you need to use the phone (e.g. to call the designated Responsible Management Organisation representative, keep the call as short as possible. This will help to keep the lines clear for use for emergency calls.</p> <p>Do not phone the emergency services or AWE as they will be busy dealing with the emergency. Do not dial 999 unless you have a separate emergency.</p>
<b>Do not leave the area</b>	<p>Never be tempted to leave the area unless you are told to do so by the emergency services.</p> <p>You will be much safer indoors. If you are outside, you are more likely to be exposed to radioactivity. If you try to leave, you may block the roads for emergency services.</p> <p>There will normally be no need for urgent evacuation. In the highly unlikely event that you are told to leave the area, you will be sent to a Reception/Rest Centre set up by the Responsible Management Organisation or Local Authority where you will be looked after and receive help and information.</p>

- 6.2 The above notice shall be displayed in a prominent and publicly accessible area of The Hollies development.
- 6.3 Residents who are unable to take shelter in the development are advised to contact the designated representative who will make arrangements on their behalf to provide shelter until the development is deemed by Local Authorities and the emergency services to be safe for re-occupation.

## Draft Clause for Deed of Agreement - Site Specific Emergency Plan

The First Owner for itself and its successors in title covenant with the Council as follows:

- 1.1 that they shall implement the Site Specific Emergency Plan;
- 1.2 that they shall monitor the operation of the Site Specific Emergency Plan;
- 1.3 that they shall review the Site Specific Emergency Plan at such intervals as shall be agreed with the Council; and
- 1.4 that they shall amend or replace the Site Specific Emergency Plan as necessary following such review as is referred to in clause 1.3 above, or as otherwise necessary.

The First Owners for itself and its successors in title covenants with the Council as follows:

- 1.5 subject to clauses 1.7 and 1.9, the First Owners shall in the event of an Incident offer all occupants of the First Land reasonably suitable temporary accommodation as soon as possible and in any event within 48 hours of the First Owner being made aware of the Incident and such temporary accommodation shall be available to the Occupants of the First Land until such time as they are able to return to their homes.
- 1.6 subject to clauses 1.7 and 1.9 the First Owner shall comply with the Site Specific Emergency Plan for so long as the Dwellings comprised within the Development are Occupied for residential purposes.
- 1.7 The covenants set out in clauses 1.5 and 1.6 shall cease to have effect should the Site cease to lie within the detailed emergency planning zone set out in the AWE Burghfield Off-Site Emergency Response Plan.
- 1.8 The Council covenants with the Owners to use reasonable endeavours to inform the First Owner in the event the obligations in clauses 1.5 and 1.6 cease to apply to the Development.
- 1.9 In the event of an Incident nothing in this clause 1 shall require the First Owner of the Responsible Management Organisation (as the case may be) to undertake any action that may be contrary to guidance, direction or other communication issued by the Government or by any government body in response to an incident and to the extent that any of the obligations in this clause are inconsistent with such guidance, direction or communication they shall cease to be enforceable by the Council.