

Date: 18 October 2024
Application: 242543



**WOKINGHAM
BOROUGH COUNCIL**

WBC Emergency Planning

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Emergency Planning,

Full Planning Approval Consultation

Application Number: 242543

Applicant: Mr Jason Bennett

Site Address: 79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU

Parish: Shinfield

Grid Reference: Easting - 472052, Northing - 167021

Type of Development: Other Change of Use

Proposal: Full application for the proposed change of use of the dwelling to small Children's care home (Use Class 2).

Case Officer: Rowan Reynolds

Development Management has received the above application and we require your comments on the proposal using the recommended memorandum below. The documents associated with this are available to view in NEC DM using the application number 242543. Alternatively, public documents are available to view on the Council's planning application search page: [Wokingham Borough Council Online Planning](#).

Please index your response into NEC DM against the application. If you are recommending conditions, you should give a reason with reference to relevant policies. A list of standard conditions can be found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Harry Williamson Emergency Planning Manager		
Service	WBC Planning	Emergency	App No: 242543
Address:	79 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU.		
Proposal:	Full application for the proposed change of use of the dwelling to small Children's care home (Use Class 2).		
Type of Development:	Other Change of Use		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

The application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding Burghfield Atomic Weapons Establishment (AWE).

The DEPZ and Off-Site Emergency Plan is in place to protect individuals living, working and visiting within this boundary, as legislated by REPPiR 2019. Any increase in the population could have a detrimental impact on the Council's ability to implement the Off-Site Emergency Plan. As such, the proposals need to meet the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF.

No information has been submitted regarding AWE or the DEPZ as part of this application – therefore they are contrary to the Local Plan and NPPF currently. Therefore, I am unable to determine if this development can be accommodated within the DEPZ.

I would need to provide assurance that a robust emergency plan can be put in place, that would not require any support from the Council or emergency services to implement effectively. We normally ask for conditions for construction and end user emergency plans, however due to the vulnerable nature of the site, I would need to see the end user emergency plan before determination of the full application.

Conditions & Reasons (if required)			
Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.			
Date:	18.11.2024	Signed:	Harry Williamson