

Our Ref: 24002549 - EP – OCU Church Lane Compound, Shinfield - Planning
Your Ref: 250435



03 November 2025

Wokingham Borough Council Planning Department
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Dear Sir/Madam,

OCU Utility Services Limited – Full application for the proposed 5-year extension of the temporary use of the land for works compound to support provision of essential utility and infrastructure across the region

Application to Discharge Condition 8 of Planning Permission 250435

I write on behalf of OCU to submit details relating to planning condition 8 (End User Emergency Plan) attached to the permission reference 250435 in relation to the proposed 5-year extension of the temporary use of the land for works compound to support provision of essential utility and infrastructure across the region at Land North of Church Lane, Church Lane, Three Mile Cross.

Condition 8 – End User Emergency Plan:

End User Emergency Plan - A complete review and update of the current end user emergency plan is required to be submitted to and approved in writing by the local planning authority within 3 months of the date of this permission. The plan should include the following:

- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for construction workers, customers, visitors and staff whilst in sheltering conditions;
- Outbound notification process to deter visitors to the site;
- Means of evacuation and recovery;
- Method of frequency and review;
- Arrangements for self-decontamination should be listed in the end user emergency plan. Further information can be found here: <https://www.gov.uk/government/publications/radiation-emergencies-information-for-the-public/what-to-do-in-a-radiation-emergency> <https://www.gov.uk/government/publications/radiation-emergencies-information-for-the-public/how-to-remove-radioactive-material-from-your-skin-and-clothes-selfdecontamination-guidance>
- Landline installation;
- Equipment list;
- Training and Exercising process.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

Please see the submitted '03112025_End_User_Emergency_Plan_Church_Lane_Shinfield' (November 2025) to support the discharge of this condition. The Emergency Plan details the provisions to support workers and visitors if an emergency occurs. The Emergency Plan also details the outbound notification process to discourage site visits during emergencies and sets out clear evacuation and recovery procedures, a structured review schedule, and methods for self-decontamination, with further guidance linked to official government

resources. Landline communication has been considered to ensure reliable contact, and a full inventory of emergency equipment is maintained. Additionally, a robust training and exercise programme has been implemented to ensure all personnel are familiar with emergency protocols and response actions.

This application has been submitted via the Planning Portal with the above listed documentation to support. Should you require any further information, please do not hesitate to contact me.

Yours faithfully

Poppy Summers
Dalcour Maclaren
For and on behalf of OCU

