

Date: 13 March 2025
Application: 250577



**WOKINGHAM
BOROUGH COUNCIL**

WBC Emergency Planning

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Emergency Planning,

Screening opinion Consultation

Application Number: 250577

Applicant: Bloor Homes

Site Address: Land East and West of Hyde End Road, Shinfield

Parish: Shinfield

Grid Reference: Easting - 473221, Northing - 167241

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.

Case Officer: Connie Davis

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 250577. 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: 250577
Address:	Land East and West of Hyde End Road, Shinfield.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for a proposed residential development consisting of up to 210 dwellings.		
Type of Development:			
Site Visit Made:	Yes/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 WBC Emergency Planning team has no position as to whether the following comments need to be included within an EIA, however they should be considered when the full application is submitted. We wanted to take the opportunity to raise these comments in relation to the Burghfield Atomic Weapons Establishment (AWE). We asking the developer to ensure there is a defined buffer between the development and the existing Detailed Emergency Planning Zone. Map [here](#).

We received the below response from Mrs Richardson, the Emergency Planning Service Manager at West Berkshire District Council, which additions added being myself using [].

The site is in the Outline Planning Zone (OPZ) of AWE Burghfield.

It is also in the Outer Consultation Zone (OCZ) in relation to the ONR land use planning consultation areas and it is over 200 dwellings.

Therefore, whilst there may be an impact on the AWE Off-Site Emergency Plan the focus of that plan is the Detailed Emergency Planning Zone [which this site is not within] and not the OPZ and therefore we have no adverse comments to make.

One point to consider for the future however is that as the gap between the DEPZ

and communities outside the DEPZ closes this then challenges the process for determination and not dividing communities and therefore a clear boundary and gap should be maintained [between this development and the existing DEPZ boundary].

It is also advised that the ONR are officially consulted when the application comes forward despite the fact it is outside the DEPZ [as per the ONR's consultation guidance].

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:	14.04.2025	Signed:	Harry Williamson
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