



CONSTRUCTION PHASE (RADIATION) EMERGENCY PLAN

Site: Lambs Farm Business Park, Basingstoke Road, Swallowfield, RG7 1PQ

Proposal: Erection of agricultural store building in association with the existing stable building and additional car parking. (Resubmission with minor amendments to application number 223727).

Applicant: J P Winkworth Ltd

Planning Authority: Wokingham Borough Council

Date: August 2026

1. Purpose and Policy Context

- 1.1 This plan sets out the arrangements to be followed by contractors, site managers and visitors during construction of the proposed agricultural store in the unlikely event of an off-site radiation emergency associated with AWE Burghfield.
- 1.2 Lambs Farm Business Park is affected by the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield. The plan is provided to demonstrate that the temporary construction workforce can be managed safely and that the development will not prejudice emergency response arrangements.
- 1.3 Policy TB04 of the adopted Wokingham Borough Managing Development Delivery Local Plan remains relevant to development in the vicinity of AWE Burghfield. It requires proposals to have regard to the needs of the emergency services and the AWE off-site emergency plan.
- 1.4 The Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPiR 2019) remain the statutory framework for radiological emergency preparedness. West Berkshire Council is the lead authority for the AWE off-site emergency plan and current public advice is to go indoors, stay indoors and follow official information.
- 1.5 This document relates specifically to the construction phase and is to be read alongside the Principal Contractor's wider health, safety and emergency procedures.

2. Site and Construction Arrangements

- 2.1 The proposed agricultural store is located within the established Lambs Farm Business Park and is associated with the existing stable building. The submitted block plan also identifies the additional parking proposed as part of the application.
- 2.2 The construction phase is expected to involve no more than five operatives and/or visitors on site at any one time. All persons attending the construction area must sign in and out so that an accurate roll call can be completed if an emergency occurs.
- 2.3 The designated place of refuge is the Estate Office within the business park. Access to the refuge must be available throughout construction working hours and the route from the construction area must be kept clear.
- 2.4 The Site Manager or another competent person appointed by the Principal Contractor will act as Emergency Coordinator. A deputy must be identified whenever the Emergency Coordinator is absent.

Key Site Arrangements

Emergency Coordinator	Site Manager / person appointed by the Principal Contractor
Deputy	To be confirmed before commencement
Designated Refuge	Estate Office, Lambs Farm Business Park
Maximum persons	5 operatives / visitors during construction

Site accountability

Daily sign-in sheet and visitor register

3. Action in the Event of a Radiation Emergency

- 3.1 On receipt of an official warning or emergency alert relating to AWE Burghfield, the Emergency Coordinator will stop work and immediately direct all operatives and visitors to the Estate Office Refuge. The site air horn or recognised site alarm will be used to attract attention.
- 3.2 Everyone must proceed directly to the refuge and must not leave the business park unless instructed to do so by the emergency services or other official guidance.
- 3.3 Once inside, close doors and windows and switch off fans, extract systems, air conditioning or other equipment drawing outside air into the refuge, where practicable.
- 3.4 The Emergency Coordinator will complete a roll call using the site sign-in sheet and visitor register and account for anyone missing without exposing others to unnecessary risk.
- 3.5 Official instructions must be monitored using Government Emergency Alerts, emergency service/local authority updates and recognised broadcast or online news sources. Telephone use should be kept to essential communications.
- 3.6 All persons must remain in the refuge until official advice says it is safe to leave or evacuation is required. If evacuation is instructed, the Emergency Coordinator will follow the arrangements specified by the emergency services.

Emergency Action Summary

1	Stop work and respond immediately to the warning.
2	Go directly to the Estate Office Refuge.
3	Close doors/windows and switch off ventilation drawing air from outside.
4	Complete the roll call and account for all operatives and visitors.
5	Tune in to official advice and keep non-essential phone use to a minimum.
6	Stay indoors until the emergency services or official advice says otherwise.

4. Refuge Provision

- The Estate Office Refuge is to remain accessible whenever construction work is taking place.
- A current sign-in sheet and visitor register must be available. Any emergency next-of-kin details must be stored securely in accordance with data protection requirements.

- Contingency supplies should be maintained for up to five people for up to 72 hours, including 75 litres of bottled water, suitable non-perishable food, five sleeping mats, five towels and five emergency foil blankets.
- Any emergency stock with less than 12 months remaining before expiry should be replaced during the next inspection.

5. Induction, Training and Review

- 5.1 All operatives and visitors must be told about this plan as part of the site induction. The induction must identify the Estate Office Refuge, the route to it and the meaning of the site emergency alarm.
- 5.2 Where construction extends beyond two months, an emergency drill should be undertaken at least once every two months. The drill should include movement to the refuge, a roll call and a check of emergency supplies.
- 5.3 The Emergency Coordinator should record the date and outcome of each drill and any corrective action required. Obstructions to the refuge route or deficiencies in supplies must be rectified promptly.
- 5.4 This plan must be reviewed before construction begins, after any drill or incident that identifies a change is necessary, and whenever relevant guidance from Wokingham Borough Council, West Berkshire Council, AWE or the emergency services is revised. If construction continues for more than 12 months, the plan should also be reviewed annually.
- 5.5 A copy of the current plan must be kept with the site management documents and displayed or made readily available within the site welfare/notice area. A further copy should be retained in the Estate Office Refuge.

6. Route to the Estate Office Refuge

- 6.1 From the proposed agricultural store construction area, operatives and visitors are to proceed immediately via the internal business park route to the Estate Office Refuge.
- 6.2 The exact route must be shown to every person during induction and kept unobstructed throughout the construction phase. The Emergency Coordinator is responsible for confirming that the refuge remains accessible at the start of each working day.

Reference Documents

- Wokingham Borough Council - Managing Development Delivery Local Plan (2014), Policy TB04: Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield.
- Radiation (Emergency Preparedness and Public Information) Regulations 2019 (REPPiR 2019).
- West Berkshire Council - Atomic Weapons Establishment (AWE): current public emergency information and AWE Off-Site Emergency Plan guidance.

Document Control

Version	Date	Status	Prepared by
1.0	August 2026	For planning submission	Lasseter Downie Planning