

Date: 1 July 2025
Application: 251378



**WOKINGHAM
BOROUGH COUNCIL**

Lewis Richards

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear Lewis Richards,

ADJOINING LOCAL AUTHORITY CONSULTATION RESPONSE

Application Number: 251378

Site Address: Unit 1, Lambwood Industrial Estate, Lambwood Hill, Grazeley

Proposal: Consultation from West Berkshire District Council for the following proposal: Proposed two bay extension to the existing light industrial unit for the company Hobby Ceramic Crafts Ltd to provide additional storage for this expanding business.

I refer to your consultation request registered on 10 June 2025. I can confirm that the Local Planning Authority **objects** to the proposal for the reasons detailed below:

1. Following the appraisal of the application, the Local Planning Authority raise concerns related to the proposals, by reason of the site's location within the Detailed Emergency Planning Zone (DEPZ) for AWE Burghfield.

It is unclear from the application submission whether there would be any increases in staff as a result of the expansions proposed. If an increase in staff is to occur, the increase in non-residential populations would likely impact the off-site emergency plan and the needs of Blue light services. The submission makes no reference to the off-site emergency plan and therefore, WBC's view is that the application has not adequately demonstrated that the proposed development can be safely accommodated having regard to the needs of Blue light services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.

I trust that these will be taken into account when determining the proposal.

Yours sincerely,

A handwritten signature in black ink, appearing to be 'BL' followed by a flourish.

Brian Conlon
Head of Development Management - Place & Growth