

Date: 30 December 2024
Application: 243226



**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,

Screening opinion Consultation

Application Number: 243226

Applicant: Cooper Estates Strategic Land Limited

Site Address: Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ

Parish: Shinfield

Grid Reference: Easting - 471273, Northing - 166784

Type of Development:

Proposal: Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 63 dwellings with associated access and landscaping.

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 243226. 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: 243226
Address:	Land west of Stanbury House, Basingstoke Road, Spencers Wood, Reading, RG7 1AJ.		
Proposal:	Screening Opinion application for an Environmental Impact Assessment for the proposed development of up to 63 dwellings with associated access and landscaping.		
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

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Conditions & Reasons (if required)

A decision was taken by the Secretary of State (ref: PCU/EIASCR/A3655/3327629) that an EIA was required for up to 150 homes at Land North of Church Lane and East of Three Mile Cross, Reading, due to the significant environmental effects – including on the issue of the potential for health impacts in relation to the risk in relation to the Atomic Weapons Establishment at Burghfield.

This was a decision made by the Secretary of State, not by Wokingham Borough Council's Emergency Planning team. If this development is submitted as a full application, they will need to submit evidence that the development will not have an adverse impact on the AWE Off-Site Emergency Plan. I have no preference if this comes in the form of an EIA, or a separate supporting document.

If this proposal comes forward as a full application, I will likely advise against, which is what was advised to the applicant during pre-application discussion. I have detailed an example of the type of objection I would provide at full

application below:

The application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding Burghfield Atomic Weapons Establishment (AWE). The proposed development will increase the residential population within the DEPZ.

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 would have a detrimental impact on the Council's ability to implement the Off-Site Emergency Plan. As such, the proposal would be contrary to the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF

This position is consistent with that detailed in the recent appeal decision: APP/H1705/W/23/3326959, where the arguments made by West Berkshire District Council, Basingstoke and Deane Borough Council, and the Office for Nuclear Regulations were upheld by the Planning Inspector. Whilst all applications should be considered on their own merits, there are fundamentals, which are applicable to this application, such as:

"Although such an increase would be comparatively small, it is recognised that the plan is not infinitely scaleable. An increase in population would increase the need for, and demand placed upon, emergency responders, reception centres, rest centres and radiation monitoring exacerbating the difficulties of delivery emergency care in a complex multi-agency emergency."

"...the key purpose of the REPPiR to reduce exposure during a radiation emergency through the effective deployment of the OSEP."

"The additional demand for emergency services, at the time of an incident, would exacerbate an Emergency Plan already under tension resulting in substantial threat to its delivery affecting the safety of the public. This conflict accords with the objectives of the Framework for planning decisions to promote public safety and take into account wider security and defence requirements by, among other matters, proportionate steps to increase resilience and ensure public safety and security."

Date:	13.01.2025	Signed:	HW
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