

Date: 26 February 2025
Application: 250435



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,

Full Planning Approval Consultation

Application Number: 250435

Applicant: OCU Utility Services Limited

Site Address: Land North of Church Lane, Church Lane, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 472400, Northing - 168391

Type of Development: Major All other developments

Proposal: Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.

Case Officer: Rowan Reynolds

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 250435. 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:	Zoran Matic Emergency Planning Officer		
Service	WBC Planning	Emergency	App No: 250435
Address:	Land North of Church Lane, Church Lane, Three Mile Cross.		
Proposal:	Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.		
Type of Development:	Major All other developments		
Site Visit Made:	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 application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding Burghfield Atomic Weapons Establishment (AWE).

This is an existing site which already has an established end user emergency plan. The current end user emergency plan should be reviewed as the current plan was last updated in 2022.

The new version of the end user emergency plan should be more robust (as highlighted in the conditions below) to reflect the proposed 8 year extension.

The proposal does not increase the number of individuals in the area.

SSEN provide essential works.

Conditions & Reasons (if required)

End User Emergency Plan

A complete review and update of the current end user emergency plan is required.

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 and frequency of review.
- Arrangements for self-decontamination should be listed in the end user emergency plan. Further information can be found here.

[What to do in a radiation emergency - GOV.UK](#)

[How to remove radioactive material from your skin and clothes – self-decontamination guidance - GOV.UK](#)

- Landline installation.
- Equipment list.
- Training and Exercising process.

Informative:

The application site falls within the Burghfield Atomic Weapons Establishment (AWE) Detailed Emergency Planning Zone (DEPZ) and the Conditions above has been imposed to secure emergency plans to protect the wellbeing of construction workers, staff and the public in the event of an incident at AWE. The applicant should be aware that the Wokingham Borough Council's Emergency Planning Officer, in co-ordination with the Office for Nuclear Regulation (ONR) and the 4 authority EP group are responsible for monitoring the implementation of emergency plans and undertake audits on approved developments.

Date:	03/03/2025	Signed:	Z.Matic
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