

DELEGATED OFFICER REPORT



**WOKINGHAM
BOROUGH COUNCIL**

Application Number:	251378
Site Address:	Unit 1, Lambwood Industrial Estate, Lambwood Hill, Grazeley
Expiry Date:	1 July 2025
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.	

CONSULTATION RESPONSES

Parish/Town Council	Shinfield Parish Council – No objections, support the scheme.
Internal	WBC Highways – No objections

APPRAISAL

Is there a strategic impact upon Wokingham Borough?:

Yes	☒
No	☐

RECOMMENDATION

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.

With regards to Highways matters, both the Case and Highways Officers concur that the modest extension to the industrial unit would have no significant impacts on the highway network within Wokingham Borough.

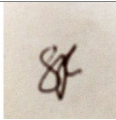
Similarly, as the site is well distanced from the boundary with Wokingham and neighbouring properties, there are no anticipated neighbouring amenity impacts on grounds such as noise, pollution and odour.

The site is located within Flood Zone 1 and does not have a history of flooding. There

are therefore no anticipated flood risk concerns related to the development.

Date:	30 June 2025
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Earliest date for decision:	1 July 2025
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Recommendation agreed by: (Authorised Officer)	
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Date:	30.6.25
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