

FULL PLANNING APPROVAL **DRAFT DECISION NOTICE**



WOKINGHAM
BOROUGH COUNCIL

Expiry Date: 9 August 2025

Application Number: 250435

Location: Land North of Church Lane, Church Lane, Three Mile Cross

Proposal: Full application for the proposed 5-year extension of the temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.

Recommendation: Approve

Conditions and/or Reasons

1. Temporary Use Period - The use hereby permitted shall be discontinued on or before 1st May 2030 in accordance with the demobilisation plan submitted as part of the addendum to the application. The land shall be restored to its former condition within 6 months of the cessation of the use hereby approved.

Reason: To ensure the maintenance of the long-term quality of the countryside environment. Relevant policy: Core Strategy policies CP1, CP3 and CP11.

2. Approved details - This permission is in respect of the submitted application plans and drawings numbered 19.1_A, 20.1_A, 21.1_A, 21.2, 21.3, 21.4, 22.1, 23.1, 24.1 received by the local planning authority on 13/01/2020 pursuant to application 193248, and the 'Addendum to Application' received by the local planning authority on 22/07/2025. The development shall be carried out in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: For the avoidance of doubt and to ensure that the development is carried out in accordance with the application form and associated details hereby approved.

3. Visibility Splays - The visibility splays (as approved and discharged under application 202107) shall be maintained free of obstruction to vision for the length of the permission hereby granted.

Reason: In the interest of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

4. Routing - All traffic above 7.5T serving the development hereby permitted shall enter and leave the site only from the east via Church Lane and Brookers Hill and not via Church Lane to the west.

Reason: In the interest of highway safety and convenience. Relevant policy: Core Strategy policies CP3 & CP6.

5. Protection of Trees - Within 3 months of the date of this permission an Arboricultural Method Statement and Scheme of Works which provides for the

retention and protection of trees, shrubs and hedges growing on or adjacent to the site in accordance with BS5837:2012 shall be submitted to and approved in writing by the local planning authority. The operations shall then take place in complete accordance with the details as so approved.

Reason: To secure the protection throughout the time that the development is being carried out of trees, shrubs or hedges growing within or adjacent to the site which are of amenity value to the area, to allow for verification by the local planning authority that the necessary measures are in place before development and other works commence. Relevant policy: Core Strategy policy CP3 and Managing Development Delivery Local Plan policies CC03 and TB21.

6. Surface Water Flow Route - There shall be no storage of materials within the surface water flow route for the length of the permission hereby granted.

Reason: This is to ensure that displacement does not occur, which could lead to flood on or off site. Relevant policy: NPPF Section 10 (Meeting the Challenge of Climate Change, Flooding and Coastal Change), Core Strategy Policy CP1 and Managing Development Delivery Local Plan Policies CC09 and CC10.

7. Contamination - Should any unforeseen contamination be encountered during the development, the developer shall inform the LPA immediately. Any subsequent investigation/remedial/protective works deemed necessary by the LPA shall be carried out to agreed timescales and approved by the LPA in writing. If no contamination is encountered during the development, a letter confirming this fact shall be submitted to the LPA upon completion of the development.

Reason: To protect future occupiers and users of the site from the harmful effects of contamination.

8. End User Emergency Plan - A complete review and update of the current end user emergency plan is required to be submitted to and approved in writing by the local planning authority within 3 months of the date of this permission. 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 frequency and review;

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

<https://www.gov.uk/government/publications/radiation-emergencies-information-for-the-public/what-to-do-in-a-radiation-emergency>

<https://www.gov.uk/government/publications/radiation-emergencies-information-for-the-public/how-to-remove-radioactive-material-from-your-skin-and-clothes-self-decontamination-guidance>

- Landline installation;

- Equipment list;

- Training and Exercising process.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective End User Emergency Plan will be put in place to protect occupants should there be an incident at AWE Burghfield in

accordance with MDD Local Plan policy TB04 (Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield) and Core Strategy policy CP3 (General Principles for Development).

Informatives

1. The Local Planning Authority has acted positively and proactively in determining this application by assessing the proposal against all material considerations, including planning policies and any representations that may have been received and subsequently determining to grant planning permission in accordance with the presumption in favour of sustainable development as set out in the NPPF.
2. The applicant is reminded that should there be any change from the approved drawings during the build of the development this may require a fresh planning application if the changes differ materially from the approved details. Non-material changes may be formalised by way of an application under s.96A Town and Country Planning Act 1990.
3. Adequate precautions shall be taken during the operational period of the site in order to prevent the deposit of mud and similar debris on adjacent highways. For further information contact the Highway Authority on tel.: 0118 9746000.
4. 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 on 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.

BJC

Recommendation and conditions/reasons agreed:

Date: 06.08.25

REMEMBER - The earliest date for a decision on this application is: **3 April 2025**