

Date: 29 April 2025
Application: 250995



**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,

Discharge of condition Consultation

Application Number: 250995

Applicant: Mr Michael Ward

Site Address: Croft House, Croft Road, Spencers Wood, Wokingham, RG2 9EY

Parish: Shinfield

Grid Reference: Easting - 472478, Northing - 166857

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 232333 dated 26.11.2024. Condition 3 relates to External materials; 6 to Boundary Treatment; 8 to Landscaping; 12 to Construction method statement; 13 to Construction Environment Management Plan (Biodiversity); 14 to Construction Phase Emergency Plan; 20 to External lighting.

Case Officer: Joanna Carter

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 250995. 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: 250995
Address:	Croft House, Croft Road, Spencers Wood, Wokingham, RG2 9EY.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 232333 dated 26.11.2024. Condition 3 relates to External materials; 6 to Boundary Treatment; 8 to Landscaping; 12 to Construction method statement; 13 to Construction Environment Management Plan (Biodiversity); 14 to Construction Phase Emergency Plan; 20 to External lighting.		
Type of Development:			
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

There may have been some confusion by the applicant and the company contracted to the write this emergency plan. The development has already been approved, so the requirement of the condition is to write and submit a robust and effective construction emergency plan. The first 8 pages (out of 10) of the plan is a discussion piece on topics such as REPP19 and the designation of the DEPZ, which is not relevant to this condition.

It is also disappointing that the author has used this opportunity to make opinionated remarks about 'local emergency planners'.

The plan author is correct in regards to the 72 hours requirement to shelter, this should read 48 hours. An incorrect version of the condition was applied by mistake.

I have the following comments on the plan, which are needed before I can advise the condition to be discharged:

- Can it be confirmed within the plan what resources (and how many) will be on site to facilitate 48 hours of sheltering? This will relate to food, PPE, sleeping etc...
- What is the maximum number of people who will be on -site at one time?
- Please include the UKHSA advice for self-decontamination: [How to remove radioactive material from your skin and clothes – self-decontamination guidance - GOV.UK](#)
- To remove pages 1-8, as I will be unable to approve the emergency plan with irrelevant information contained within it. Site specific emergency plans should be concise and easy to read.
- An emergency text-alert system will be live from 9th June 2025. Please can this method be included within the emergency plan and confirmation be provided that relevant individuals on site will sign up. [AWE Text Alert - West Berkshire Council](#)

Conditions & Reasons (if required)

Date:	30.05.2025	Signed:	Harry Williamson
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