

Date: 20 December 2024
Application: 243126



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,

Full Planning Approval Consultation

Application Number: 243126

Applicant: Mr Lewis Tennent

Site Address: Front Plot At Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB

Parish: Invalid code

Grid Reference: Easting - 472091, Northing - 168136

Type of Development: Minor All other developments

Proposal: Full application for the proposed erection of 1 no. detached single storey building to form a members-only retail club (Use Class Sui Generis) with associated parking and access following demolition of the existing building.

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 243126. 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: 243126
Address:	Front Plot At Shinfield Court, Church Lane, Three Mile Cross, RG7 1HB.		
Proposal:	Full application for the proposed erection of 1 no. detached single storey building to form a members-only retail club (Use Class Sui Generis) with associated parking and access following demolition of the existing building.		
Type of Development:	Minor All other developments		
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

This site is within the Detailed Emergency Planning Zone (DEPZ) for the Atomic Weapons Establishment (AWE) site at Burghfield. Generally, the Emergency Planning team is against additional development in the DEPZ, because an increase in the population residing or visiting this area will likely have an adverse impact on the ability for Wokingham Borough Council and other emergency services from implementing West Berkshire's Off-Site Emergency Plan, in the event an incident occurs.

Based on the information provided, in my opinion the development is unlikely to impact upon the plan, due to its function, size and the fact it is serving an existing community. It has limited scope to introduce additional populations into the DEPZ.

I welcome the additional submissions of the construction and end user emergency plans, which appear to be sufficient to mitigate the residual risk.

Conditions & Reasons (if required)

Construction Phase Emergency Plan

No works shall commence on site until an Construction Phase Emergency Plan(s) for the development hereby approved has been submitted to and approved in

writing by the Local Planning Authority. The Construction Phase Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The Construction Phase Emergency Plan(s) shall include (where applicable):

- Triggers for activation of the plan;
- Means and location of sheltering for a period of no less than 48 hours;
- Means of support for residents, customers, visitors and staff whilst in sheltering conditions (Delete as applicable);
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon construction beginning or whenever the use hereby approved first commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the duration of the construction. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan(s).

Before construction begins, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

Reason: As insufficient information is contained within the application submission and in order to provide assurance that an effective Construction Phase Emergency Plan(s) 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).

End User Emergency Plan

No works shall commence on site until a revised End User Emergency Plan(s) for the development hereby approved has been submitted to and approved in writing by the Local Planning Authority. The End User Emergency Plan(s) shall plan to accommodate the maximum average number of customers, visitors and staff and include a range of emergency scenarios.

The End User Emergency Plan(s) shall include (where applicable):

- Triggers for activation of the plan;
- 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
- Means of evacuation and recovery;
- Method of and frequency of review.

Upon first occupation or whenever the use hereby approved first

commences, the approved Emergency Plan(s) shall be implemented and maintained in accordance with the approved details for the lifetime of the development. Thereafter, the Wokingham Borough Council Emergency Planning Officer shall be notified of any changes made to the approved Emergency Plan(s).

Within 3 months of first occupation of the development hereby approved, the final contact details and names for those responsible for the monitoring, review and activation of the plan (e.g. business unit operator and management/owners), shall be submitted to the Wokingham Borough Council Emergency Planning Officer.

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).

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:	07.02.2025	Signed:	Harry Williamson
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