

Date: 6 December 2024
Application: 242872



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: 242872

Applicant: Mr Nick Fraser

Site Address: The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT

Parish: Shinfield

Grid Reference: Easting - 471516, Northing - 167876

Type of Development: Minor All other developments

Proposal: Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.

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 242872. 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: 242872
Address:	The Swan, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT.		
Proposal:	Full application for the proposed demolition of rear extensions preceding the erection of new single storey extension. Addition of pergola and pathway from carpark to new entrance, including associated landscaping. Replacement of existing boundary wall. Removal of existing storage outbuilding. Installation of new driveway.		
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

The application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding Burghfield Atomic Weapons Establishment (AWE). The proposed development will increase the working and visiting population within the DEPZ.

The DEPZ and Off-Site Emergency Plan is in place to protect individuals living, working and visiting within this boundary, as legislated by REPPiR 2019. Any increase would have a detrimental impact on the Council's ability to implement the Off-Site Emergency Plan. As such, the proposal would be contrary to the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF.

The proposal will increase staff from 5 full-time and 5 part-time to 6 full-time and 9 part-time. They are also increasing the capacity to host an additional 48 diners.

There is limited reference to the Detailed Emergency Planning Zone, except for the following within the Design & Access statement: "Reducing the extension's footprint has also limited the number of additional indoor diners to around 48 from the original

70, which in turn reduces parking requirements, staffing needs, and ultimately enhances user safety in relation to the AWE DEPZ (Detailed Emergency Planning Zone)”.

No further information has been submitted regarding AWE or the DEPZ as part of this application. Therefore, I am unable to determine if this development can be accommodated within the DEPZ.

This position is consistent with that detailed in the recent appeal decision: APP/H1705/W/23/3326959, where the arguments made by West Berkshire District Council, Basingstoke and Deane Borough Council, and the Office for Nuclear Regulations were upheld by the Planning Inspector. Whilst all applications should be considered on their own merits, there are fundamentals about the DEPZ and REPPIR, which are applicable to this application, such as:

“Although such an increase would be comparatively small, it is recognised that the plan is not infinitely scaleable. An increase in population would increase the need for, and demand placed upon, emergency responders, reception centres, rest centres and radiation monitoring exacerbating the difficulties of delivery emergency care in a complex multi-agency emergency.”

“...the key purpose of the REPPIR to reduce exposure during a radiation emergency through the effective deployment of the OSEP.”

“The additional demand for emergency services, at the time of an incident, would exacerbate an Emergency Plan already under tension resulting in substantial threat to its delivery affecting the safety of the public. This conflict accords with the objectives of the Framework for planning decisions to promote public safety and take into account wider security and defence requirements by, among other matters, proportionate steps to increase resilience and ensure public safety and security.”

The applicant should evidence how the increase in the site will not have a detrimental impact on the Council and the response partners, to implement the Off-Site Emergency Plan.

For example – if the applicant can evidence how the pub operates currently compared to the envisaged pub operations if the proposed extension were to be permitted.

- Average no of customers vs anticipated
- Max capacity of the pub – including standing

Conditions & Reasons (if required)

Date:	07.02.2025	Signed:	Harry Williamson
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