

Date: 14 April 2025
Application: 242872



**WOKINGHAM
BOROUGH COUNCIL**

WBC Emergency Planning

Development Management &
Compliance

P.O. Box 157

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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:	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 could have a detrimental impact on the Council's ability to implement the Off-Site Emergency Plan. As such, the proposal could be contrary to the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF.

The original proposal was to 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, and no other information was provided.

The applicant has issued further information, following questions from Wokingham and West Berkshire Councils' Emergency Planning teams which both had concerns on the potential increase capacity of the pub (questions and answers in full below).

To summarise – the applicant has calculated that the capacity of the pub has reduced from 307 to 269 – which includes a reduction in the number of people outside, who would be most at risk during a radiation emergency. There is also an increase in the pub's capacity to shelter – increasing from 178 to 272.

Therefore, I have no objection to this proposal, as it will provide a betterment and there is capacity to shelter all pub users. I have included two conditions for construction and end-user emergency plans, to ensure the safety of all that work and visit this site if a radiation emergency occurs. I have provided the Planning Officer with a guidance document to be provided to the applicant – which details what should be included within an emergency plan.

- 1. Please can you re-confirm the existing and proposed max capacity numbers. Whilst indoor seating capacity would increase with the proposal, there would also be a reduction in standing room in the beer garden for drinkers. The difference in levels need to be explicitly clear.*

In order to provide a like-for-like response, the space factors have been taken from the Building Regulations Part B, Table D1 and applied to the building in order to calculate the maximum building capacity.

These are not the working capacities which are as stated in the original response, however the below calculations serve to provide an accurate comparison between the existing and proposed areas.

- **EXISTING MAXIMUM BUILDING CAPACITY (BUILDING REGULATIONS PART B TABLE D1 FLOOR SPACE FACTORS)**

- Bar area, within 2 metres of the bar - 33 sqm x 0.3sqm per person = 110 maximum building capacity

- Lounge / seating areas and restaurant - 32 sqm x 1sqm per person = 32 maximum building capacity

- External area - 165 sqm x 1sqm per person = 165 capacity

This totals a maximum capacity of up to **307 people**

- **PROPOSED MAXIMUM BUILDING CAPACITY (BUILDING REGULATIONS, PART B, TABLE D1 FLOOR SPACE FACTORS)**

- Bar area, within 2 metres of the bar - 33 sqm x 0.3sqm per person = 110 maximum building capacity

- Lounge / seating areas and restaurant - 98 sqm x 1 sqm per person = 98 maximum building capacity

- External area - 61 sqm x 1 sqm per person = 61 capacity

This totals a maximum capacity of up to **269 people**

2. *Is there space for the existing maximum capacity to shelter within the building for up to 48hrs? Additionally, would this be possible with the proposed capacity when including the increased floor space?*

Although the first floor of the building is not part of the refurbishment works, or accessible to public in normal use, in an emergency situation it could provide usable space for shelter. The areas for shelter have been based on 1 sqm spacing per person.

- EXISTING SHELTER AREAS
 - Ground floor, including back of house spaces (not wc's) = 120 capacity
 - First floor accommodation = 58 capacity

TOTAL 178 existing shelter capacity
- PROPOSED SHELTER AREAS
 - Ground floor, including back of house spaces (not wc's) = 214 capacity
 - First floor accommodation = 58 capacity

TOTAL 272 proposed shelter capacity

3. *Does the increase in footprint allow more people to shelter, including the additional covers proposed? Overall, would there be a reduction in the number of people able to shelter?*

The above numbers show the existing building could not shelter up to 300 people currently, based on 1sqm per person.

Due to the reduction in outdoor space and increase in internal space of the proposals however, the proposed building could accommodate the revised maximum capacity numbers of 269 persons.

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:	14.04.2025	Signed:	Harry Williamson
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