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Subject: Fw: 25/01927-Culverlands
Date: 15 November 2025 16:48:39
Attachments: [Outlook-5x1d2bnb.png](#)
[Emergency Plan Guidance.docx](#)

Good Morning

Thank you for sending over the document and the response from the applicant. I have reviewed what they have said and made some comments in response:

The previous application - 25/00532- was provided to Emergency Planning for consideration on 9/5/25 and withdrawn by 26/5/25 in advance of EP having the opportunity to respond. We cannot comment on the fact the applicant was not aware of the fact it is in the DEPZ for AWE Burghfield and has been for many years due to its proximity to the AWE Burghfield site.

It is correct we were looking to have more information about the proposal in advance of making our final decision and based on the feedback provided we are content that our concerns may be overcome by conditions. As a result we would not object to the proposal with the following conditions being put in place:

Construction phase emergency plan (prior approval)

No development shall take place until an emergency plan for the construction phase of the development has been submitted to and approved in writing by the Local Planning Authority. Such emergency plans shall provide policies and procedures for the preparedness and response to an incident at AWE Burghfield, during the carrying out of the development hereby permitted (including any demolition, site preparation, construction and/or fitting out). Thereafter, the development shall not be carried out except in accordance with the approved plan (or any subsequent revision/replacement agreed in writing by the Local Planning Authority).

Reason: A site-specific emergency is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is required because the construction phase emergency plan must be adhered to throughout all construction work.

Site Specific Emergency Plan (prior approval)

The use hereby permitted shall not commence until a site-specific emergency plan has been submitted to and approved in writing by the Local Planning Authority. Thereafter the use hereby permitted shall not take place except in accordance with the approved site-specific emergency plan, or any subsequent revision/replacement approved by the Local Planning Authority.

Such emergency plans shall provide policies and procedures for the preparedness and response to an incident at AWE Burghfield.

Reason: A site-specific emergency is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041. A pre-commencement condition is necessary because the emergency plan must be in place when the use first takes place.

Emergency plan revisions

Any site-specific Emergency Plan in effect for the site shall be kept up-to-date, and relevant to the current occupant at all times. An amended version of the plan may be submitted to the Local Planning Authority for approval pursuant to this condition. The Local Planning Authority may at any time require the amendment of the Plan by giving notice pursuant to this condition; in which case the amended plan shall be submitted to the Local Planning Authority for approval within 1 month of notice being given.

Reason: A site-specific Emergency Plan is necessary to mitigate the residual risk posed to public safety by the close proximity of AWE Burghfield, to ensure appropriate preparedness and response in the event of an incident at AWE, and to ensure that the development does not adversely affect the AWE Off-Site Emergency Response Plan. It is essential that the plan is kept up-to-date, and that there are provisions for enabling its revision in the future. This condition is applied in accordance with the National Planning Policy Framework, and Policy SP4 of the West Berkshire Local Plan Review 2023-2041.

When looking at developing the Emergency Plans the outline headings which should be covered are included in the attached document. When considering the emergency plans it should be considering all stages as to how people can be kept safe based on the business in place so from booking, to arrival, transportation from parking to the venue and the reverse procedure, the alerting of all those on site, the preparations in advance through to looking after people on site for up to 48hrs and indeed their movement off site when permitted to do so.

Other information can be found on the UK Resilience Academy website: [Home - UK Resilience Academy](#) and other reputable sites.

Should you have any questions in relation to the above please let me know noting that we request that the applicant goes via the case officer and not directly to emergency planning.

Regards



A shared service supporting resilience across Bracknell Forest, Royal Borough of Windsor & Maidenhead and West Berkshire Councils.

To report emergencies then please see below:

Office Hours ONLY:

- **Duty EPO:** 01635 503535 | emergencyplanning@westberks.gov.uk

Outside office hours then please check the links below:

- **Bracknell Forest Council:** [Out of hours emergencies | Bracknell Forest Council](#)
- **Royal Borough of Windsor and Maidenhead:** [Emergency contacts | Royal Borough of Windsor and Maidenhead](#)
- **West Berkshire Council:** [Report an Emergency Happening Now - West Berkshire Council](#)

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