

**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** Consultation on Planning Application 25/01927/FUL Land at Culverlands and South Of North Lodge James Lane Burghfield Reading  
**Date:** 20 October 2025 12:29:02  
**Attachments:** [Outlook-old5xpsg.png](#)

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Good Morning

I have just submitted this online:

Apologies for the delay in coming back to you in relation to this application. There are however a number of concerns in relation to this application including:

- The whole of the application site is within the Detailed Emergency Planning Zone (DEPZ) for Atomic Weapons Establishment Burghfield (AWE B) with the parking, access and egress to and from the site is very close to the AWE B site itself and therefore to get out of the site, as it appears at the moment guests and staff would need to go closer to the AWE site which would not be appropriate due to risk and the access and egress required of emergency services.
- The proposal is for a max of 120 guests (not including staff) to be visiting the site and therefore that is the number which needs to be considered.
- Noted it is ancillary to the main businesses of the vineyard
- There is no detail as to how often these events are likely to be held
- Parking for 50 vehicles is to be provided along with transport for the guests to and from the parking to the site.
- No details in relation to any mitigation to protect anyone on site at the time of a radiation emergency arising from AWE B including:
  - the structure - other than oak building, and from the plan it appears to have bifolding doors etc
  - no details as to what preparations would be put in place before, during and after a radiation emergency to ensure the proposal does not have an impact on the AWE Off-Site Emergency Plan and therefore will not have an impact on the health safety and wellbeing of those on site. This would normally include information to staff and those booking about the AWE risks, how people would be warned, what staff would do, what stores would be in place to allow for guests and staff to shelter in place for up to 48hrs. This is often submitted as an emergency plan.

As a result, without more information as to any mitigations they could put in place we would advise against. It may be that this could be addressed by way of conditions in relation to submission of emergency plans for the construction and operational phases however to ensure that they could be complied with it would be useful to get

the following information from the applicant:

- some more details in relation to the structure of the building - this is to demonstrate if would be of sufficient size and structure to provide adequate shelter for all 120 guests and staff should here be a radiation emergency
- some more details in relation to the number of events they propose to hold (during the week/weekends, day/evening etc

If the applicant could also provide some details as to how they propose to ensure the health and wellbeing of those on site if there was a radiation emergency on site - by way of an outline emergency plan for the operational phase then it may be that all the conditions would be necessary, noting that the possible conditions would be:

### **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.

Should you have any queries please do let me know otherwise I look forward to feedback from you in due course from the applicant.

Regards

[Redacted signature]

[Redacted name]



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**From:** [REDACTED]

**Sent:** 25 September 2025 16:19

**To:** [REDACTED]

**Subject:** Consultation on Planning Application 25/01927/FUL Land at Culverlands and South Of North Lodge James Lane Burghfield Reading

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