

To all members of Planning & Highways Committee

Notice is hereby given and you are summoned to attend a meeting of the Planning and Highways Committee on Wednesday 12th June 2024, at the School Green Centre, RG2 9EH, commencing 19.30



Bruce Winton
6th June 2024

Members: Cllrs Boyer, Fernandes, Grimes, Hoyle, Jahromi, Lias, Masseron and Peer

Agenda

1. Election of Chair of the Planning and Highways Committee

- 1.1 To **RECEIVE** and **CONSIDER** nominations for the election of Chair of the Committee for 2024/25
- 1.2 To **ELECT** the Chair for 2024/25
- 1.3 To **SIGN A DECLARATION** of acceptance of office as Chair of the Planning and Highways Committee

2. Election of Vice-Chair of the Planning and Highways Committee

- 2.1 To **RECEIVE** and **CONSIDER** nominations for the election of Vice-Chair of the Committee for 2024/25
- 2.2 To **ELECT** the Vice-Chair for 2024/25
- 2.3 To **SIGN A DECLARATION** of acceptance of office as Vice-Chair of the Planning and Highways Committee

3. Public Questions

- 3.1 To **RECEIVE** and **CONSIDER** public questions

4. Apologies and declaration of members' interests

- 4.1 To **RECEIVE** and **CONSIDER** approval of apologies for absence
- 4.2 To **RECEIVE** members' declarations of interest

5. Minutes of the previous meeting

- 5.1 To **RECEIVE** and **APPROVE** the minutes of the Planning and Highways Committee held on 8th May 2024 as a correct record of the meeting and to authorise the Chairman to sign the same*
- 5.2 To **CONSIDER** matters arising from the minutes

6. Terms of Reference

- 6.1 To **RECEIVE** and **CONSIDER** the terms of reference for Planning and Highways Committee and make a recommendation to Full Council to confirm or amend the terms of reference*

7. Schedule of Deposited Plans

- 7.1 Planning applications are being reviewed weekly. Plans deposited following the most recent Thursday planning email which require urgent attention will be forwarded as received
- 7.2 To **RECEIVE** and **CONSIDER** Planning Application 241261 – Land off Basingstoke Road, Spencers Wood
- 7.3 To **RECEIVE** and **CONSIDER** Planning Application 241326 – Land North of Arborfield Road, Shinfield
- 7.4 To **RECEIVE** and **NOTE** comments by K. I. Pearce on Receipt of consultation responses from the Emergency Planner and Office for Nuclear Regulation in relation to Planning and Listed Building Consent Application Numbers 240780 and 240781*

8. Appeals

- 8.1 To **RECEIVE** and **CONSIDER** planning inspectorate appeals relating to Shinfield Parish* (<https://acp.planninginspectorate.gov.uk/CaseSearch.aspx>)

9. Enforcement Notices

- 9.1 To **RECEIVE** and **NOTE** the Closed Enforcements table* (for information only)
- 9.2 To **RECEIVE** and **NOTE** the Outstanding Enforcements table* (for information only)

10. Highways, Street Lighting and Footpath Matters

- 10.1 To **RECEIVE** and **CONSIDER** a report on Highways, Street Lighting and Footpath Matters*
- 10.2 To **RECEIVE** and **CONSIDER** an update from the Traffic Working Party
- 10.3 To **RECEIVE** and **CONSIDER** next steps on the Village Gates*
- 10.4 To **RECEIVE** and **CONSIDER** issues regarding Emergency Vehicle access to Hyde End Lane

11. Renewal of Neighbourhood Development Plan

- 11.1 To **RECEIVE** and **CONSIDER** a verbal update from the Neighbourhood Development Plan project group

12. Correspondence

- 12.1 To **RECEIVE** and **NOTE** a verbal update on PA23303, 148 houses, Land East of Hayes Drive North of 3 Mile Cross
- 12.2 To **RECEIVE** and **NOTE** the Cold Ash Neighbourhood Plan adopted by West Berkshire District Council on 3rd May 2024.
https://www.westberks.gov.uk/media/58882/Cold-Ash-NDP/pdf/Cold_Ash_NDP.pdf?m=1714929431457
- 12.3 To **RECEIVE** and **NOTE** the Hermitage Neighbourhood Plan adopted by West Berkshire District Council on 3rd May 2024.
https://www.westberks.gov.uk/media/58883/Hermitage-NDP-Adopted-April-2024/pdf/Hermitage_NDP.pdf?m=1714929868963

13. Future Meetings

- 13.1 To **NOTE** the next meeting of the Planning & Highways Committee meeting is Wednesday, 10th July 2024

* indicates papers attached

** indicates papers to follow

Minutes of a meeting of
Planning & Highways Committee
Held on Wednesday 8th May 2024
At School Green Centre commencing at 19.30

Present: Cllrs Boyer, Grimes, Hoyle, James, Lias, Masseron & Peer (Chair)

Attending: B Winton (Clerk), S Herring (Deputy Clerk)

24/PC/44 Public Questions

44.1 There were no public questions.

24/PC/45 Apologies and declarations of Members' Interest

45.1 Apologies for absence had been received from Cllrs Fernandes, Jahromi and Tatla.

Cllr Johnson had withdrawn from this committee.

45.2 There were no declarations of members' interests.

24/PC/46 Minutes of the Previous Meeting

46.1 The minutes of the committee meeting of 10th April 2024 were approved and signed as such by Cllr Peer

Proposed: Cllr Grimes
Seconded: Cllr Lias
Approved: Unanimously

46.2 **Actions and Matters Arising**

24/PC/25.2 Deputy Clerk to submit a supplementary response to PA240307 (front plot at Shinfield Court, Church Lane, RG7 1HB) to request an evacuation plan as the site is within the DEPZ

This had been done.

24/PC/25.5

There had been three actions:

- Clerk to circulate draft report from ET Planning on PA233038 (land east of Hayes Drive North) to members of the committee for comment, once received.
- Clerk to submit any comments from members of the committee to ET Planning for incorporation into the report.
- Clerk to respond to PA233038 by 19th April.

These had all been done.

24/PC/27.2

Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road, RG7 1SP

24/PC/39.2

This was on the live enforcement list as still awaiting an application.

ACTION – Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road. RG7 1SP

24/PC/28.1

Cllr Masseron to investigate where the installation of barriers were on Footpath 10

This was included in Cllr Masseron's report, see agenda item 24/PC/50.1

24/PC/30.1

Clerk to thank Chris Howard and Connor Corrigan for attending the meeting and answering questions from members

This had been done.

24/PC/37.2

Clerk to submit the Council's objections to PA240780 (land adjoining Wistaria Cottage, Church Lane. RG7 1HD)

The Deputy Clerk had submitted the council's objections. The applicant had submitted a 17 page response to the objections of WBC's Emergency Planning Officer on the subject of the DEPZ taking the position that "One additional dwelling is unlikely to lead to significant additional work for the emergency services during any period where the area is being advised to shelter."

24/PC/40.1

Clerk to discuss with members 'Local Active Travel Plan' at the Shinfield Parish Neighbourhood Plan (SPNP) project group

This had been done – see minute 24/PC/51.1

24/PC/40.1

Clerk to request the UoR to open Footpath 4, as soon as possible

The Clerk had written immediately following the last meeting but as yet had not had any response. An update on Footpath 4 is included in Minute 24/PC/50.1

24/PC/40.2 Clerk to collate a snagging list relating to the reduction of speed limit in Spencers Wood and Three Mile Cross and send to BCIr Glover

The Clerk had not received in any further information and the situation appeared to have been resolved.

It was noted that speed limit signs had only been positioned on one side of the road, however, they should be on both sides of the road to enable appropriate enforcement.

ACTION - Cllr Hoyle to check with BCIr Glover to ascertain a list of what had been carried out in relation to the signage on Basingstoke Road and Hyde End Road, due to the reduction in speed limit.

24/PC/40.2 Clerk to put on the agenda of the Full Council meeting a suggested reporting structure and welcome package for new Borough Councillors (BCIrs)

This had been done.

ACTION –

- Cllr Grimes to write to all BCIrs and invite them to the next Full Council meeting on 22nd May 2024
- Clerk to organise an induction for the new BCIrs and ask for their support in encouraging executive members and senior officer attendance at the parish council meetings

24/PC/40.3 BCIr Glover to raise the issue of traffic on Hawthorn and request installation of the previously intended 'bus gate' with WBC

Cllr Hoyle reported that the main issue, with the resident that had raised issues, was with the positioning of the bus stop.

24/PC/40.4 Clerk to add 'gateway locations' to the discussion list for the next Traffic Working Party

This is on the agenda, see minutes 24/PC/50.3

24/PC/47

Schedule of Deposited Plans

47.1 Planning applications were circulated to members weekly and comments noted on the WBC planning portal. There were no current applications that required special attention.

24/PC/48**Appeals**

- 48.1 The appeal in respect of PA232141 (253 Shinfield Road, RG2 8HF) had now been decided. The developers appeal had been dismissed by the Planning Inspector. "Taken together these proposed additions seriously change the appearance of the property and lead to a significant imbalance with the basic architecture of the attached semi." This left only one current "live" appeal.

Members **NOTED** the report.

24/PC/49**Enforcement Notices**

- 49.1 Closed Enforcement Notices

There were four items on the Closed list this month. Two were deemed to be "No breach", one had resulted in voluntary compliance while the fourth had resulted in a planning application (for PA240780 Wistaria Cottage).

- 49.2 Live Enforcement Notices

One case is showing on the list as new (Fourwinds – third from bottom of the list) but this was actually reported as a new case last month.

The final entry on the list (land North of Church Lane) is actually new from last month. WBC have advised that "This relates to the site adjoining Carney's Yard with a temporary planning permission for a yard on the north side of the road (opposite the Pulley's yard). I have visited the site and met with the contractors. It is their intention to remove the unauthorised buildings by the end of May."

Members **NOTED** the reports

24/PC/50**Highways, Street Lighting and Footpath Matters**

- 50.1 Footpath matters

Cllr Masseron had previously circulated a report.

The following points were highlighted:-

- Footpath on Hyde End Lane was now complete and had been finished to a higher specification than originally expected.
- Footpath 20 – the Basingstoke Road end had been completed and was surfaced with 'Flexipave'. Work on the southern end was due to commence towards the end of May 2024.
- Footpath 4 – work continues on the new cycleway adjacent to the footpath. The Loddon Valley Ramblers had re-installed the kissing gate at the junction of footpaths 3 and 4.

- Footpath 10 – a new gate had been installed at the Whitley Wood end to restrict access for motorbikes entering Nores Hill Wood Nature Reserve, however, access was still possible from other entrances.

Cllr Peer reported that the footpath near her property was overgrown, and it was not easy to see where to walk, usually this was maintained by Wokingham Borough Council (WBC). This path was used as a cut through from Hyde End Lane to Larchside Close. It was also reported that flytipping and other dubious activity was noted on this path.

Members **NOTED** Cllr Masseron's report

ACTION – Clerk to report Anti-Social Behaviour and flytipping on the footpath joining Hyde End Lane to Larchside Close to WBC

50.2

Traffic Working Party

As reported at the last meeting, WBC had accepted the list of action points and promised an update by the end of April. No update had been provided by WBC and their response was "I'm afraid not as much progress has been made as I would have like – mostly due to some unexpected pressures from other schemes". Members felt frustrated that nothing positive was being done as these requests had been put forward in July 2023. The promised actions included an in-person meeting with Chris Easton.

The next working party meeting was scheduled for Tuesday 14th May where a draft press release would be drawn up for approval by Full Council on 22nd May.

ACTION – Traffic Working Party to draw up a proposed press release for approval at Full Council on 22nd May 2024.

50.3

Village Gates

Cllr Lias had prepared a presentation on the siting of potential 'Village Gates' and speed limit signs. This was based on a previously produced report by in 2018.

The following observations were made:-

- Whitehouse Lane and Yew Tree Lane all to be 30mph.
- Beech Hill Road - risk perception would not be logical in the proposed position, sign to be closer to identified speed limit sign.
- There should be a philosophy that when you reach Shinfield Parish the speed limit is 30mph.
- Create an identity for the Whitley Wood area of the parish.

The Council should continue to push for the reduction of speed limits in the parish and work towards the installation of village gates without delay.

Money had been put aside for this project in 2018 but it was recognised that since then the cost would have increased.

ACTION – Traffic Working Party to finalise the plan and report back to the Planning and Highways meeting in June 2024.

Cllr Peer thanked Cllr Lias for the considerable work he had carried out in preparation of this item.

50.4 Emergency Vehicle access to Hyde End Lane

Discussions in the Facilities Committee meeting on 1st May raised concerns about access for emergency vehicles down Hyde End Lane when there was severe congestion similar to that on Saturday, 27th April. There was also concern as the area fell within the Designated Emergency Planning Zone (DEPZ) and this would also potentially cause problems should an evacuation be necessary.

When the new Spencers Wood Primary School was built it was suggested that a requirement of the site be for access to parking at the weekends to alleviate some of the parking problems.

ACTION –

- Clerk to raise the issue of access for emergency vehicles on Hyde End Lane with Wokingham Borough Council
- Clerk to raise the issue with West Berkshire Council (in relation to the DEPZ) regarding potential problems with evacuation on Hyde End Lane when it was congested
- Berkshire Fire and Rescue Service and the Ambulance Service to be made aware of potential access problems.

24/PC/51

Renewal of Neighbourhood Plan

51.1 Shinfield Parish Neighbourhood Plan (SPNP)

The second meeting had been held on 25th April and the project group had got as far as Policy 6 (out of 12) and identified a new policy to incorporate the DEPZ.

Two further meetings were required, and it was suggested that these be held on the Thursday following Full Council meeting i.e. 23 May and 27th June.

ACTION – Clerk to arrange two further meetings of the SPNP project group

24/PC/52

Correspondence

- 52.1 Members **NOTED** the request from Transport to the South East to promote their public engagement activity within the Parish

ACTION –

- Clerk to circulate the Transport to the South East newsletters within the Parish
- Clerk to invite 'Transport to the South East' to a meeting with councillors

24/PC/53

Date of the next meeting

- 53.1 The date of the next meeting will be Wednesday, 12th June 2024

The meeting ended at 21:25

List of Actions

24/PC/46.2 24/PC/27.2	Clerk to monitor any changes to RFS/2024/089113, The Lieutenants Cottage, Basingstoke Road. RG7 1SP	Clerk
24/PC/46.2 24/PC/40.2	Cllr Hoyle to check with BCllr Glover to ascertain a list of what had been carried out in relation to the signage on Basingstoke Road and Hyde End Road, due to the reduction in speed limit	Cllr Hoyle
24/PC/46.2 24/PC/40.2	Cllr Grimes to write to all BCllrs and invite them to the next Full Council meeting on 22 nd May 2024	Cllr Grimes
24/PC/46.2 24/PC/40.2	Clerk to organise an induction for the new BCllrs and ask for their support in encouraging executive members and senior officer attendance at the parish council meetings	Clerk
24/PC/50.1	Clerk to report Anti-Social Behaviour and flytipping on the footpath joining Hyde End Lane to Larchside Close to WBC	Clerk
24/PC/50.2	Traffic Working Party to draw up a proposed press release for approval at Full Council on 22 nd May 2024	Traffic Working Party
24/PC/50.3	Traffic Working Party to finalise the plan for 'Village Gates' and report back to the Planning and Highways meeting in June 2024	Traffic Working Party
24/PC/50.4	Clerk to raise the issue of access for emergency vehicles on Hyde End Lane with Wokingham Borough Council	Clerk
24/PC/50.4	Clerk to raise the issue with West Berkshire Council (in relation to the DEPZ) regarding potential problems with evacuation on Hyde End Lane when it was congested	Clerk
24/PC/50.4	Berkshire Fire and Rescue Service and the Ambulance Service to be made aware of potential access to problems	Clerk
24/PC/51.1	Clerk to arrange two further meetings of the SPNP project group	Clerk
24/PC/52.1	Clerk to circulate the Transport to the South East newsletters within the Parish	Clerk
24/PC/52.1	Clerk to invite 'Transport to the South East' to a meeting with councillors	Clerk

Shinfield Parish Council – Planning and Highways Committee

Terms of Reference

Purpose

The Planning and Highways Committee:

- Has responsibility to respond on behalf of the council as a statutory consultee of the Local Planning Authority (LPA) and the Local Highway Authority (LHA)
- Develops relationships with other local statutory bodies
- Develops and maintains the Neighbourhood Development Plan

Membership

- The Committee should have at least four members with a quorum of three members.
- There should be a representative from at least three of the five wards
- The committee will elect the Chair and Vice-Chair annually

Delegated powers

The Committee has the following delegated powers:

- Delegation of work to the Clerk
- Budget setting (in conjunction with the Finance and General Purposes Committee (F&GP)) and the power to spend within its budget. Any expenditure in excess of the budget limit must be approved by F&GP
- Submission, to the LPA, of considered comments on a schedule of planning applications in or affecting the parish, including Section 106 (S106) and Community Infrastructure Levy (CIL) allocations
- Submission, to the LPA, of considered comment on planning issues, planning policy and planning consultation documents
- Submission, to the LHA regarding traffic and highways issues including the Traffic Working Party
- Notification, to the LHA, of highway concerns and highway requirements in or affecting the parish
- Reporting to Wokingham Borough Council (WBC) of footpath issues
- Management of street light installations, maintenance and repairs
- Overseeing of Neighbourhood Development Plan, reporting to council at regular stages
- The chair of the committee should report on its activities at meetings of the full council

Review

These terms of reference shall be reviewed annually at the first meeting after the annual general meeting of the council.



Comments by K. I. Pearce on Receipt of consultation responses from the
Emergency Planner and Office for Nuclear Regulation
In relation to Planning and Listed Building Consent Application Numbers
240780 and 240781

Land adjoining Wistaria Cottage, Church Lane, Three Mile Cross, Reading, RG7
1HD

Full application for the proposed erection of 1 no. detached two storey building comprising garaging at ground floor level and 1 no. one bedroom dwelling above, with associated landscaping and the erection of a replacement boundary wall, following demolition of the existing boundary wall and outbuilding. (Part retrospective).

Introduction

1. This application is to build a garage with a one bedroomed dwelling above.
2. The Emergency Planning Manager for Wokingham Borough Council has objected¹ stating that:
3. *"The application site is situated within the Detailed Emergency Planning Zone (DEPZ) surrounding Burghfield Atomic Weapons Establishment (AWE). The proposed development will increase the population within the DEPZ. Furthermore, the site is within the Urgent Protective Action (UPA) area of 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".

¹ Memorandum dated 08/04/2024

4. The advice to reject the application has been echoed by the Duty Emergency Planning Officer at West Berkshire Council and by the Land Use Planning Division of the Office for Nuclear Regulation.
5. It is an extraordinary statement that one additional home, embedded in a residential area, next door to a convenience store, across the road from a mini-supermarket and along the road from a public house, would make an off-site plan harder to provide and thus impose an intolerable risk to those living and working nearby and that this was reason enough to reject planning permission.
6. This document considers the impact that this development might have on the ability of the council to implement the Off-site Plan and considers the requirements of Policy TB04 of the MDD Local Plan and section 8 of the NPPF. It also looks at the risks posed to members of the public living and working on the Basingstoke Road of the operations at AWE Burghfield.
7. An appendix provides the justification that the proposal will not cause the off-site plan to fail.

Risk Assessment

8. AWE plc is required under the Radiation (Emergency Preparedness and Public Information) Regulation 2019² (REPPiR-19) to assess the risks of their operations and take all reasonably practical steps to reduce the likelihood of an accident on site and the potential consequences of such an accident.
9. The Nuclear Installation Act³ places controls on nuclear sites and permits the Office of Nuclear Regulation to set Site License Conditions⁴. These conditions provide tight control and supervision of operations on site and, among other things, requires detailed safety documentation and adequate emergency plans.
10. Under REPPiR, the site operator is required to communicate certain parts of their conclusions to the local authority in order that an appropriate off-site emergency plan

² REPPiR, 2019, The Radiation (Emergency Preparedness and Public Information) Regulations 2019, Statutory Instruments 2019 No. 703. <https://www.onr.org.uk/media/zamdzw1/reppir-2019-acop.pdf>

³ ONR, Licence condition handbook, February 2017 <https://www.legislation.gov.uk/ukpga/1965/57>

⁴ <https://www.onr.org.uk/media/gixbe2br/licence-condition-handbook.pdf>

can be prepared, practiced and maintained. The off-site plan must be “*designed to mitigate, so far as is reasonably practicable, the consequences of a radiation emergency outside the operator’s premises*”. It should be noted here that the expectation is that the local authority will produce an off-site plan that is adequate given the risk assessment from the operator and the distribution of homes and businesses in the area. **There is nothing in REPPiR-19 that suggests that the local authority should seek to prevent the economic development of the area around a nuclear site.**

11. AWE plc’s Consequence Report⁵ details an “*explosive distribution*” of plutonium oxides as the accident sequence of concern. This would result from the accidental detonation of high explosives in the vicinity of a component containing plutonium and result in a short duration release of plutonium oxides to the atmosphere.
12. AWE plc estimate that this may lead to inhalation doses⁶ of over 7.5 mSv⁷ out to 3.160 km from the site centre, identifying this range as limit of the Urgent Protective Action Zone (UPAZ), the area in which prompt protective actions may be of net benefit to the public. These estimates are based on weather conditions that occur on a cold winter night. During the day the dispersion is expected to be greater and the dose uptake correspondingly lower, thus the distance out to which protective actions would give a positive benefit would be less.
13. The consequence report does not mention the potential need for evacuation or relocation and the off-site plan limits these protective actions to much closer to the site than the proposed development.
14. At about 3.12 km from the centre of the DEPZ, the land adjacent to Wisteria Cottage is just within the UPAZ and therefore the maximum additional radiation dose that a

⁵ AWE, Atomic Weapons Establishment, AWE Burghfield, Consequence Report, Issue 1, November 2019. https://www.westberks.gov.uk/media/55267/CD11-5-Appendix-4-AWE-Burghfield-Declaration/pdf/CD11.5_Appendix_4_-_AWE_Burghfield_Declaration.pdf

⁶ Inhalation doses result from breathing in radioactive dust or gas, some of which lodges in the lungs and then may migrate to other parts of the body, remain in the lungs or be excreted. As this decays it gives off radiations that can damage body tissues and lead to impacts such as cancer in the years following uptake.

⁷ mSv – These are milli-sieverts (1/1000 of a sievert) where sievert is an SI unit that measures the stochastic health risk of ionising radiation, being the product of the energy deposited and a radiation specific quality factor. The doses used here are “committed doses” i.e. the dose in the 50 years following exposure or to 70 years of age for children.

member of the public may receive if the feared accident occurs while the wind is blowing directly from AWE Burghfield towards the Wisteria during weather conditions that reduce mixing could be slightly more than 7.5 mSv. In fact, we can estimate it as 7.6 mSv.

15. Doses of additional radiation in this range are not immediately dangerous. They are far too low to produce symptoms of Acute Radiation Syndrome (radiation sickness). However, effort should be made to keep radiations doses as low as is reasonably practical because of the ability to induce cancers.
16. Current government advice is that it is worthwhile to ask people to shelter⁸ while a radiation plume goes by to reduce radiation dose if the outdoor dose would be expected to be above 7.5 mSv. This assumes that shelter can reduce inhalation dose by 40% and that shelter provides a nett benefit if it can avert at least 3 mSv.⁹
17. Thus, there are arrangements in place (within the off-site emergency plan) to alert the local authority in the event of the “explosive distribution” accident or any other radiation emergency at AWE(B) and to promulgate that alert to the public asking them to urgently take shelter.

Off-site Plan Concept of Operations

18. The off-site plan is briefly reviewed to see if we can identify the components that are in danger of being overwhelmed by the addition of this development.
19. In the event of a radiation emergency AWE plc will alert the local authority and an automatic telephone system will be used to call all landlines¹⁰ in the DEPZ and deliver a

⁸ Go into a robust building with doors and windows shut and heating and ventilation systems shutdown.

⁹ 3 mSv is termed the Lower Emergency Reference Level for shelter. Advice from the Government (Currently UK HSA) is given in PHE-CRCE-049, Public Health Protection in Radiation Emergencies which tells us that “Emergency Reference Levels are dose criteria that apply to the justification and optimisation of sheltering-in-place, evacuation and administration of stable iodine. They are most appropriately expressed in terms of averted dose (mSv effective dose or mSv equivalent dose to the thyroid), over a period of up to 7 days following a release. ERLs are provided in pairs. The upper and lower ERLs are indicative, rather than precise values. The lower ERL indicates the likely balance of averted dose against all the other consequences of implementing the protective action in situations that are favourable for its implementation”.

¹⁰ It is a worrying weakness of the West Berkshire warning and informing that it only alerts line lines which are increasingly uncommon. Other sites, notably Sellafield, use systems that send voice, text and email messages to any registered phone, landline or mobile. Since it is people outside, the ability to reach mobile phones is urgently needed.

pre-recorded message advising people to shelter. The public information leaflet sent to all households and businesses in the area states that this sheltering may be required for up to 48 hours.

20. Meanwhile personnel from a wide range of organisations including the emergency services, health services, local authority and scientific advisors are alerted and work together to protect the public, make the site safe and prepare to return the area to normality.
21. Problems, including medical or personal emergencies, could affect people who are sheltering for this length of time and the off-site plan is required to have mechanisms for people to report these problems and for the authorities to help manage them.
22. AWE Burghfield shares the off-site plan with AWE Aldermaston. The population to the south of the Aldermaston site is significantly larger than the population to the east of Burghfield where Shinfield is. If the current plan has the resources to cope with the sheltered population in the event of an accident at AWE Aldermaston, then it clearly has the resources to cope with the population to the east of Burghfield even if another one-bedroomed house was to be added to the latter.
23. The costs of the emergency plan include the costs of preparing and distributing prior information to homes and businesses in the DEPZ, maintaining the phone system to alert the public and selecting and training people from a wide range of organisations to work together to manage the emergency and the recovery from it. Most of these costs do scale with population.
24. The additional cost of delivering one more Prior Information leaflet and alerting one more landline telephone is minimal.
25. Supporting a population in shelter involves the ability to communicate with them to inform them of the situation and give advice on how to behave. It also involves being able to respond to the needs of the sheltered population, be it the attendance of a fire crew to put out a fire, the attendance of a doctor or paramedic to a health emergency or the provision of a meal to a frail housebound person. It is unlikely that the addition of an

additional small residence will create any additional burden on these provisions, let alone a game changing additional burden.

Review of objections

26. The concern expressed by the local Emergency Planning Manager is that *“Any increase [in population] 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”*.

27. According to the council paper discussing the setting of the DEPZ¹¹ there were 6651 residential properties and 2887 other properties in the DEPZ. Given the development activity in the area it is likely to be a bit higher now. Adding one more property, and a small one at that, would add no more than 0.015% to the housing stock. To worry that this would put a noticeable additional load on the off-site planning or response seems absurd.

Policy TB 04

28. Policy TB 04 Development in vicinity of Atomic Weapons Establishment (AWE), Burghfield states that:

“1. Development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.

2. The applicant will need to provide this information where the proposal exceeds the scale of development detailed below for the consultation zone as defined on the Policies Map”.

29. This has a table of consultation distances as shown below:

<i>Consultation Zone (Distance from AWE Burghfield)</i>	<i>Scale of development</i>

¹¹ Carolyn Richardson/Paul Anstey, 4th March 2020

<i>Inner (0 - 1.5 km) This corresponds with the Detailed Emergency Planning Zone (DEPZ) for the site</i>	<i>All residential or non-residential applications where one or more additional person may live, work, shop and/or visit (all applications except house extensions, shop fronts, advertisements, Listed Building, Conservation Area consent, prior notifications and telecommunications).</i>
<i>Middle (1.5 – 3 km)</i>	<i>All residential or non-residential applications where 50 or more additional people may live, work, shop and/or visit.</i>
<i>Outer (3 - 5 km)</i>	<i>All residential or non-residential applications where 500 or more additional people may live, work, shop and/or visit.</i>

30. The argument that the old Inner Consultation Zone with a long-standing but dated presumption against building has been replaced by the DEPZ was dismissed by the Inspector in the Appeal relating to the Land behind the Hollies¹². This was against West Berkshire District Council rather than Wokingham Borough Council but the principle probably applies.
31. At a distance of about 2.88 km from the centre of the DEPZ, the proposed development is in the Middle Consultation Zone (1.5 – 3.0 km) as defined in the policy as then written and still current. According to the policy statement the information about the impact on the number of people in the area would only be needed for where 50 or more additional people may live, work, shop and/or visit, which seems sensible. **Thus, Policy TB04 as written does not apply to this development.**
32. Against this, ONR do now ask to be consulted on any proposed developments within a DEPZ.

¹² Appeal Ref: APP/W0340/W/22/3312261

ONR Policy

33. Prior to about 2013 the ONR based its advice on development around nuclear sites using the Government's population criteria for the citing new nuclear power plants as a benchmark. However, in 2013 it was proposed that:

"a) ONR should base its advice on land use planning applications on whether the proposed development represented an external hazard to a nuclear installation, or whether the development could be accommodated within local authority emergency planning arrangements; and

*b) That ONR should provide population projections at a strategic level rather than through its advice on individual land use planning applications"*¹³.

34. Their new policy based on this recommendation is summarised on their website¹⁴. This states that:

35. *"ONR will state that it does not advise against the proposed development on planning grounds if, in its opinion, the following statements apply:*

- the local authority emergency planners, if consulted, have provided adequate assurance that the proposed development can be accommodated within their existing off-site emergency planning arrangements (or an amended version); and*
- the development does not represent an external hazard to a nuclear site or the planning function for the site that may be affected by the development has demonstrated that it would not constitute a significant hazard with regard to safety on their site".*

36. ONR claims to have no vires with regard to planning decisions by planning authorities¹⁵ but they do have considerable experience, expertise and authority. Their current policy requires them to set aside that expertise and meekly accept that if the local authority

¹³ Policy Paper: The Basis Of ONR's Advice In Relation To Land Use Planning Applications (Obtained via FOI request).

¹⁴ <https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/>

¹⁵ <https://www.onr.org.uk/media/vdnhkz4j/ns-lup-gd-001-land-use-planning-and-the-siting-of-nuclear-installations-1.docx>

will not assure them that the off-site plan (or an amended version) can accommodate a proposal then they must advise against the development.

37. Meanwhile, they are the regulator of REPPiR-19 of which regulation 11 requires:

*“(1) Where premises require a planning zone under either or both of regulations 8 or 9, the local authority must make an **adequate off-site emergency plan** covering that zone or zones.*

(2) The plan required by paragraph (1) must be designed to mitigate, so far as is reasonably practicable, the consequences of a radiation emergency outside the operator’s premises”.

38. ONR have advised against this proposal providing a templated response stating that:

“I have consulted with the emergency planning authority within West Berkshire Council which is responsible for the preparation of the off-site emergency plan required by the Radiation (Emergency Preparedness and Public Information Regulations) (REPPiR) 2019. They have not been able to provide me with adequate assurance that the proposed development can be accommodated within their off-site emergency planning arrangements.

Therefore, ONR advises against this development, in accordance with our Land Use Planning Policy (<http://www.onr.org.uk/land-use-planning.htm>).”

39. With ONR advising against developments around AWE Burghfield in this manner they are not exerting any judgment at all and seem to support the view that the local authority has an adequate off-site plan but that a few extra residents would break it.

40. Unfortunately, little weight should be given to the ONR advice when it is based on meekly accepting the lack of reassurance from the Emergency Planning Officer without challenge.

Guidance within the National Planning Policy Framework

41. Paragraph 101 of the NPPF of 2023 states that *"planning policies and decisions should promote public safety and take into account wider security and defence requirements by*

a) ...

b) recognising and supporting development required for operational defence and security purposes, and ensuring that operational sites are not affected adversely by the impact of other development in the area”

42. The Emergency Planning Manager has not provided any evidence that the proposed development might affect the operation of AWE Burghfield.

43. We might interpret “ensuring that operational sites are not affected adversely by the impact of other development in the area” in the same way that ONR define external hazards on their land use planning website¹⁶. That is ensuring that no new external hazards are introduced to the immediate area such as explosive, toxic or asphyxiant chemicals, potential missiles (damaged wind turbine, for example), electromagnetic interference, seismic activity (from quarrying, mining or fracking) which could cause an interruption to operations on the site. Clearly a single new home 3 km away does not constitute an external hazard to the AWE(B) site.

44. The protection offered to military sites by NPPF paragraph 101 does not extend to using the emergency plan to justify objecting to incremental increases in the local housing stock, particularly at this distance from the site. It seems very farfetched to worry that AWE B could have unreasonable restrictions placed on it as a consequence of residential development at a distance of several kilometres from the site.

Land at 1-9 Shyshack Lane, Tadley, RG26 5NH (APP/H1705/W/23/3326959)

45. The Emergency Planning Manager refers to a recent appeal decision turning down planning permission for a number of new homes less than 400 m away from the site fence of AWE Aldermaston.

46. The Inspector is quoted as saying that:

“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

¹⁶ <https://www.onr.org.uk/our-work/what-we-regulate/other-regulationslegislations/land-use-planning/>

*radiation monitoring exacerbating the difficulties of delivery emergency care in a complex multi-agency emergency.*¹⁷

47. We have already noted that the ONR have abandoned population density as a criterion for responding to individual planning applications.
48. It is debatable whether or not the Inspector's comments are accurate or that they apply to the land adjacent to Wisteria Cottage which is so far from the AWE Burghfield site that evacuation or relocation is inconceivable and radiation monitoring would be undertaken on a grid basis, largely unaffected by the layout of houses. Thus, it is very unlikely that there will be any additional demand on reception centres or rest centres even if the accident happens.
49. The fact remains, that although the local authority has consistently maintained that the off-site plan is under great stress it has failed to explain the nature of this stress and how a small increase in local population will push the plan into a failure that cannot be avoided by a revision of the plan. Meanwhile, the local authority, the ONR and AWE plc will claim that there is an adequate off-site emergency plan in place as required by both REPPiR-19 and the Nuclear Installations Act.
50. The Inspector also denigrated comparison with the Kingfisher Grove proposal¹⁸ as this was further from the site so maybe we cannot compare Wisteria Cottage and Shyshack Lane because of the significant difference in distances from the AWE sites.
51. The next quote given by the Emergency Planning officer is *"...the key purpose of the REPPiR to reduce exposure during a radiation emergency through the effective deployment of the OSEP."* Note that this mentions the effective deployment of the OSEP, not the disruption of economic activity in the area and the prevention of development.
52. The Shyshack Lane Inspector's report made some important errors of fact. Notably paragraph 13 where he suggests that the AWE sites are of similar likelihood and impact as the accident severity given in the National Risk Register. Since the latter involves

¹⁷ Paragraph 10.

¹⁸ Paragraph 19.

> 1000 fatalities and > 1000 casualties and an economic cost of tens of billions of pounds this is clearly wrong.

Risk to individual living in the proposed development

53. Concern has been expressed about the Health and Wellbeing of people living in the proposed development and their neighbours so, while it is not strictly relevant it is worth reviewing these risks.

54. The AWE plc consequence report has shown that the radiation dose from the inhalation of plutonium oxides to someone at the edge of the UPAZ who failed to take shelter during plume transit would be about 7.5 mSv in adverse weather conditions and lower in more common weather conditions.

55. The REPPiR-19 risk matrix describes doses in the range 1 – 10 mSv as “*minor*” and “*with Minimal impacts and unlikely to have life changing consequences*”. It represents a few years’ worth of average UK background radiation and about one years’ worth in area with naturally high background radiation.

56. We don’t know the likelihood of a radiation emergency at AWE Burghfield but we can assume that it is below 1×10^{-5} per year. If the wind blows from AWE Burghfield towards the proposed development 1/10 of the time this gives the likelihood of being exposed at comfortably below 1×10^{-6} per year (once in a million years).

57. Using the ICRP overall risk factor of 5.7×10^{-5} per mSv, which may be thought of as equivalent to the risk of death arising from the irradiation, puts the risk of death as 4.3×10^{-4} per exposure or 4.3×10^{-10} per year. This is an annual risk of death of 1 in 2.3 thousand million. It assumes that all exposures are 7.5 mSv which is an overestimate.

58. For comparison, the HSE in its report ‘Reducing Risks, Protecting People’ has given annual risks of death from various causes. These include 1 in 16,800 from all forms of road accident, 1 in 29,000 from lung cancer caused by the radioactive gas radon in dwellings, 1 in 510,000 from a gas incident (fire, explosion or carbon monoxide poisoning) and 1 in 18,700,000 from lightning. From this comparison, the annual probability of death for a resident of the proposed dwelling due to an accident at AWE

Burghfield is at least two orders of magnitude less than the annual probability of being killed by being struck by lightning.

59. People living and working within the DEPZ, particularly the areas more remote from the site, should not live in fear of the AWE plc site at Burghfield. Ideally, they would be “risk aware” in that they would know about the site’s existence, know about the potential for an accident and know how to recognise the alert and know how to respond on hearing the alert. This is why the REPPiR-19 regulations require the provision of prior information to those in the DEPZ.

Conclusions

60. The Emergency Planning Manager has recommended against accepting this proposal on the basis that the increase in population would have a detrimental impact on the Council’s ability to implement the off-site emergency plan and quotes two policy statements which he claims are relevant to his case.
61. He also states that *“It is very unlikely that any evidence or mitigation can be submitted by the applicant to overcome this objection”*.
62. And yet, he has provided no evidence that the off-site plan is under any strain that a single new small home will exacerbate let alone break the plan.
63. This report has shown that the writing and maintaining of the plan, which is a major undertaking, is largely composed of costs that are not proportional to the size of the population protected. The additional costs and effort of delivering an addition prior information leaflet and calling one further telephone to raise the alarm are trivial.
64. The site is at the edge of the UPAZ and, as such in an area where the off-site plan has more limited value to the residents. Provided the residents can hear the alarm in time and take cover while the plume transits (if it goes over this residence) their radiation dose will be reduced by a few milli-sieverts. They would not avert a great deal more dose by remaining in shelter after the plume has passed so any needs for emergency aid (fire service, paramedic or ambulance, personal care etc) could be provided by the mechanisms embedded in the off-site plan. They would not pose a great burden on the off-site responders.

65. Examining the two policy statements quoted shows that they are largely irrelevant. One applies to developments that will bring 50 more people into the DEPZ, which a single one-bedroomed residence is unlikely to do and the other concerns itself with possible threats to the operation of a defence site nearly 3 km away.
66. Meanwhile, the risks posed by the AWE plc site at Burghfield are carefully controlled by multiple pieces of legislation and internal and external regulators. A person living in the vicinity of Wisteria Cottage is significantly more likely to die in a lightning strike than due to an accident at AWE Burghfield.

Appendix

Demonstration that the proposed development can be safely accommodated having regard to the needs of Blue light services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield.

Introduction.

67. Policy TB 04 states that: *“Development will only be permitted where the applicant demonstrates that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of “Blue light” services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield”.*
68. Further, it requires that *“The applicant will need to provide this information where the proposal exceeds the scale of development detailed below for the consultation zone as defined on the Policies Map”.*
69. A small one-bedroomed home will probably have one or two residents, who may well be elsewhere during the day. They will have far fewer visitors than the nearby shops and pub. Therefore, the proposed development will not greatly increase local footfall. Be that as it may, the development will certainly not attract 50 or more new residents or visitors to the area and the policy does not apply. None-the-less this appendix attempts to provide the demonstration.

Demonstration that the increased footfall can be accommodated.

70. As stated above the proposal for a small one-bedroomed residence is unlikely to increase the local footfall significantly given that it is in a residential area, with homes, a petrol station, a small supermarket, a convenience store and a pub as near neighbours.
71. It may result in a few vehicle movements on local roads per day, probably more in the daytime (work commute and shopping trips etc.) than at night. If the occupants decided to self-evacuate following an alert, they are unlikely to pass near the Burghfield site and unlikely to make the difference between a road flowing freely and a congested road. Therefore, it is unlikely to affect the progress of emergency vehicles using lights and sirens.

72. The proposal will require one more REPIR prior information leaflet to be delivered and one additional land line phone to be called by the alerting system should a radiation emergency be declared. This is not onerous.
73. The occupants may call on the local authority for support whilst in shelter but there is no reason to believe that they are any more or less likely than the general public in the area and even if they were to be frail people in need of support, they would not represent a large fractional increase in the load.
74. The site is at the edge of the Urgent Protective Action Zone. Therefore, the doses received by members of the public who fail to shelter will only approach the 7.5 mSv level at which shelter is recommended if the accident occurs during relatively infrequent weather conditions (mainly cold winter nights) and while the wind is blowing towards them.
75. The REPIR-19 risk matrix describes doses in the range 1 – 10 mSv as “*minor*” and “*with Minimal impacts and unlikely to have life changing consequences*”. It represents a few years’ worth of average UK background radiation and about one years’ worth in area with naturally high background radiation.
76. Thus, the gains from the emergency plan are rather marginal at this distance which is not a surprise since AWE plc estimated this distance as the point at which protective actions cease to provide a net gain.
77. Given the low likelihood of the accident and the limited consequences, the risk to members of the public from living and working at the edge of the Urgent Protective Action Zone are dwarfed by the risks of everyday life.
78. The proposal will not need a reconsideration of the area covered by the DEPZ. It will not require any amendments to be made to the off-site plan. It will not require more organisations to be represented in the planning or responding effort. It will not need any of the organisations to increase their numbers of responders. Given it is at the outer edge of the UPAZ, it is well beyond the areas identified in the off-site plan as potentially subject to evacuation or relocation so will probably not put any load on facilities such as reception centres or radiation monitoring unit, certainly not a significant additional load.

It would not be expected to put a significant additional burden on the local authority's and emergency service's processes for supporting populations in shelter and it will not result in a significant number of additional vehicles being on the local roads during the response phase of an emergency.

79. People living and working within the DEPZ, particularly the areas more remote from the site, should not live in fear of the AWE plc site at Burghfield. Ideally, they would be "risk aware" in that they would know about the site's existence, know about the potential for an accident and know how to recognise the alert and know how to respond on hearing the alert. This is why the REPPiR-19 regulations require the provision of prior information to those in the DEPZ.

80. Conclusions

- The AWE plc site at Burghfield does not pose a significant risk to the health and wellbeing of potential occupants of the proposed new dwelling.
- The addition of a new dwelling in among many does not in any way represent a major threat to the current or future operation of AWE plc.
- The development is unlikely to lead to significant extra traffic on local roads following a radiation emergency. Thus, they will not interfere with the emergency services attempts to access and leave the AWE plc site.
- One additional dwelling is unlikely to lead to significant additional work for the emergency services during any period where the area is being advised to shelter.
- The addition of one dwelling will not require the off-site plan to be reviewed before its next review date and will not add to the resources needed to define and write the plan nor to the resources to implement the plan should a radiation accident be declared.

81. It has been demonstrated that the increase in the number of people living, working, shopping and/or visiting the proposal (including at different times of the day) can be safely accommodated having regard to the needs of "Blue light" services and the emergency off-site plan for the Atomic Weapons Establishment site at Burghfield".

Planning Inspectorate Appeals for RG2 & RG7 within Shinfield Parish as at :-

5th June 2024

Item 8.1

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/23/3329586	Land adjacent to 176 Hyde End Road	RG2 9ER	Planning (W)		231229 223646	3	22/05/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/24/3337926	253 Shinfield Road	RG2 8HF	Householder (HAS)		232141	3	05/04/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3326997	Belamie Gables, 210 Hyde End Road	RG7 1DG	Planning (W)		223802	3	08/02/2024	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/23/3314060	Uplands, Basingstoke Road READING	RG7 1AP	Enforcement Notice	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI succeeded in part. WBC Enforcement Notice modified to allow for wall to be reduced in height
APP/X0360/W/22/3309384	Uplands Basingstoke Road READING	RG7 1AP	Planning (W)	L2	222052	3	17/11/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3290427	Land rear of 182 Hyde End Road Spencers Wood	RG7 1DG	Planning (W)		212507	3	23/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298882	Woodside & Wayside House Reading	RG2 9BE	Planning (W)		211578	3	07/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3303625	14 Coningham Road READING	RG2 8QP	Planning (W)		221225	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/22/3303676	Istana, Lambs Lane READING	RG7 1JB	Householder (HAS)		201752	3	02/02/2023	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3297923	Land Adjacent to lane End House Shinfield	RG2 9BB	Planning (W)		213681	3	20/12/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3298797	2 Grovelands Road READING	RG7 1DP	Planning (W)		214165	3	07/11/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3296611	1 Westlands Avenue READING	RG2 8EB	Planning (W)		220104	3	10/08/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3275086	Willow Tree House Brookers Hill READING	RG2 9BX	Planning (W)		203560	3	18/02/2022	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3228974	12 Cutbush Lane West READING	RG2 9AH	Planning (W)		190152	3	07/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3271017	David Hearn Motor Engineers Reading	RG7 1BA	Planning (W)		201557	3	03/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3274461	12 Coningham Road READING	RG2 8QP	Planning (W)		202984	3	01/09/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269974	30 Grazeley Road Reading	RG7 1BJ	Planning (W)		201629	3	31/08/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/21/3269790	Land at Croft Road Spencers Wood Shinfield	RG2 9EY	Planning (W)		203108	3	25/06/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3240232	Land rear of Diana Close Spencers Wood Berkshire	RG7 1HP	Planning (W)		171004	3	01/02/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/20/3258638	Land at Carney's Yard, opposite Pulleyn Transport Yard READING	RG7 1HB	Planning (W)		200596	3	11/01/2021	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/20/3247817	8 Pattinson Road READING	RG2 8QJ	Householder (HAS)		193231	3	02/07/2020	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/19/3230479	Land adjacent to Eventide Three Mile Cross	RG7 1HD	Planning (W)		183198	3	07/10/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/19/3222049	Leyland Gardens Reading Berkshire	RG2 9AN	Householder (HAS)		181780	3	01/08/2019	WBC refused PA. Developers Appeal to PI was dismissed

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/D/19/3221827	Derydene, Basingstoke Road READING	RG7 1AL	Householder (HAS)		181100	3	25/04/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3211871	182 Hyde End Road READING	RG7 1DG	Planning (W)		181676	3	07/03/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/18/3199728	Land at Lambs Lane and Beech Hill Road Spencers Wood Berkshire	RG7 1JB	Planning (W)		172495	3	08/01/2019	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3186553	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)	L1		3	12/12/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/C/17/3186555	Mallards, Basingstoke Road READING	RG7 1AD	Enforcement Notice	L1	NA	3	12/12/2018	WBC issued enforcement notice. Developer appealed. Enforcement notice upheld
APP/X0360/W/18/3204770	Shinfield Court, Church Lane Wokingham Berkshire	RG7 1HB	Planning (W)		171916	3	13/11/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3183251	Etudielttawjus, Sussex Lane READING	RG7 1BY	Planning (W)		163635	3	05/03/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/18/3192970	2 Kendal Avenue READING	RG2 9AR	Householder (HAS)		173001	3	16/02/2018	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3174092	Floyers Barn Wokingham	RG7 1DL	Planning (W)		162924	3	18/10/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3173465	Culverwood, Shinfield Road READING	RG2 9BE	Planning (W)		162495	3	05/09/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172028	Land adjacent to Grange Lodge Shinfield	RG2 9AL	Planning (W)		163561	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3172361	R/O 27-29 The Square Spencers Wood	RG7 1BS	Planning (W)		163287	3	19/07/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/17/3169533	Lambs Farm Business Park READING	RG7 1PQ	Planning (W)		162594	3	28/06/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/16/3161433	219a Hyde End Road SPENCERS WOOD	RG7 1BU	Planning (W)		160982	3	25/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/D/17/3171035	15 Deardon Way READING Berkshire	RG2 9HE	Householder (HAS)		163279	3	23/05/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/X/16/3152152	24 Fawn Drive READING	RG7 1WL	Lawful Development Certificate		160876	3	22/02/2017	WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/23/3320252	25 Newlands Close, Shinfield	RG2 9LG	Planning (W)		230315	3		WBC refused PA. Developers Appeal to PI was dismissed
APP/X0360/W/22/3311543	Parkside House Lambs Lane READING	RG7 1JE	Planning (W)		222478	4	23/05/2023	WBC refused PA. Developers Appeal was upheld. Change of use of land to residential and erection of detached building to house domestic garaging and ancillary storage with first floor games room
APP/X0360/W/22/3303884	Parrot Farm Shingfield Wokingham	RG2 9EA	Planning (W)		213156	4	28/03/2023	WBC refused PA. Developers Appeal was upheld. Change of use permitted
APP/X0360/W/22/3304042	Land west of Kingfisher Grove Reading Berkshire	RG7 1LZ	Planning (W)		201002	4	31/01/2023	WBC refused PA. Developers Appeal was upheld. 49 homes at Kingfisher Grove
APP/X0360/W/19/3238203	Land to the south of Cutbush Lane Shinfield Berkshire	RG2 9AG	Planning (W)		181499	4	10/03/2020	WBC refused PA. Developers Appeal was upheld. 249 dwellings south of Cutbush Lane
APP/X0360/W/19/3235895	Land south of Reading Road and Arborfield Road Shinfield Berkshire	RG2 9EA	Planning (W)		181631	4	06/01/2020	WBC refused PA. Developers Appeal was upheld. SANG was built

Case Reference	Site Address	Post Code	Case Type	Linked	PA	Status	Decision Date	Comments
APP/X0360/W/18/3203707	Hartley Court Farm, Hartley Court Road READING	RG7 1NH	Planning (W)		162923	4	01/07/2019	WBC refused PA. Developers Appeal was upheld. Change of use agricultural building to office & storage permitted
APP/X0360/W/19/3223579	Berkshire Caravans READING	RG7 1HB	Planning (W)		182831	4	18/06/2019	WBC refused PA. Developers Appeal was upheld. Change of use to caravan storage and sale was permitted
APP/X0360/W/18/3204133	Land at Parklands Spencers Wood Wokingham	RG7 1AS	Planning (W)		171737	4	28/02/2019	WBC refused PA. Developers Appeal was upheld. 55 dwellings at Parklands
APP/X0360/D/18/3215332	Parkside House, Lambs Lane READING	RG7 1JE	Householder (HAS)		182015	4	30/01/2019	WBC refused PA. Developers Appeal was upheld. 2 storey side extension permitted
APP/X0360/W/15/3097721	Land at Stanbury House Spencers Wood	RG7 1AJ	Planning (W)		O/2014/2101	4	18/09/2018	WBC Failed to give notice in time. Developers Appeal to PI was allowed. 57 homes at Stanbury House
APP/X0360/C/16/3153193	Paddocks Reading Berks	RG7 1NG	Enforcement Notice		161915	4	02/07/2018	WBC issued enforcement against change of use with planning permission. Appeal was allowed and enforcement notice quashed. Planning permission granted for 3 years
APP/X0360/W/16/3159579	Mallards, Basingstoke Road READING	RG7 1AD	Planning (W)		161522	4	09/02/2017	WBC refused PA. Developers Appeal was upheld. Extended post office and retail with flat above permitted
APP/X0360/W/21/3282034	12 Coningham Road READING	RG2 8QP	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/19/3235522	22 Cutbush Lane West READING	RG2 9AH	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/21/3267866	Land at and to the Rear of Willow Tree House READING Berkshire	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/17/3191447	Land at the Manor Shinfield Berks	RG2 9BX	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3215339	Land at Lambs and Beech Hill Road Spencers Wood Berkshire	RG7 1JE	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/18/3206531	Land at Lambs Farm, Back Lane SWALLOWFIELD	RG7 1PQ	Planning (W)		NA	5	NA	Appeal was withdrawn
APP/X0360/W/15/3129177	SHINFIELD LODGE THREE MILE CROSS	RG7 1HB	Planning (W)		NA	5	NA	Appeal was withdrawn

KEY	
1 =	New case not previously report
2 =	Case in progress
3 =	Complete - WBC original decision upheld
4 =	Complete - WBC original decision overturned
5 =	Complete - Appeal withdrawn
Lx =	Linked cases
xxxx	Indicates changed since previous report

Reference	Address	Case Detail	Closed Date	Closure Reason
RFS/2023/088348	Land Next To Lea Fields House, Great Lea, Three Mile Cross, RG7	U/A ground clearance without PP	13 May 2024	Voluntary compliance
RFS/2024/089145	12 Coningham Road, Shinfield, Wokingham, RG2 8QP	Cutting down of hedges at front of the property	2 May 2024	No breach
RFS/2024/089317	1 Century Drive, Spencers Wood, Wokingham, RG7 1PE	Loft conversion without planning permission	2 May 2024	No breach
RFS/2024/089330	Flat 4, 1 Hayes Drive, Three Mile Cross, Wokingham, RG7 1GB	confirmation that BCN complied with	9 May 2024	No breach
RFS/2024/089334	45 Hyde End Lane, Ryeish Green, Wokingham, RG7 1EP	boundary and encroach over the parapet wall	24 May 2024	Voluntary compliance
RFS/2024/089362	The Forge, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT	2 applications without approval and no access right over land	23 May 2024	No breach

Wokingham Borough Council – Previous month's closed Enforcement Cases for Shinfield Parish - June 24

For further information about a case, please contact planning.enforcement@wokingham.gov.uk, quoting the reference number

Confidential: Information that needs to be handled with care to avoid loss, damage or inappropriate access. Information which incorrectly disseminated could cause some distress to a limited number of individuals.

Reference	Address	Case Detail	Case Status
RFS/2023/088312	Marlborough House, Basingstoke Road, Spencers Wood, RG7 1AE	BofC re landscaping	Awaiting compliance
RFS/2023/088597	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Refusal of retrospective application 231437	Awaiting compliance
RFS/2023/088598	Carneys Yard, Church lane, Three Mile Cross, RG71HB	Storage of builders material in north (rear) field & west (side) field	Awaiting compliance
RFS/2023/088767	22 Bland Way, Shinfield, Wokingham, RG2 9SL	High fence erected in rear garden without PP	Awaiting application
RFS/2023/088919	253 Shinfield Road, Shinfield, Wokingham, RG2 8HF	PP 232141 refused	Investigation ongoing
RFS/2023/088920	GBSA, Gravelly Bridge Farm, Grazeley Green Road, Grazeley, Wokingham, RG7 1LG	Rifle club without permission	Awaiting application
RFS/2024/089113	The Lieutenants Cottage, Basingstoke Road, Spencers Wood, Wokingham, RG7 1AP	unauthorised works to a listed building	Awaiting application
RFS/2024/089131	Land at Grange Lodge (Site Huts), Cutbush Lane, Shinfield, Reading, RG2 9AF	Additional Operational Development	Investigation ongoing
RFS/2024/089142	41 Appleby Walk, Shinfield, Wokingham, RG7 1UZ	moving fence that is back of property over the ditch	Investigation ongoing

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - June 24

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Reference	Address	Case Detail	Case Status
RFS/2024/089157	73 Clares Green Road, Spencers Wood, Wokingham, RG7 1DU	A mobile home in the garden next to the house	Investigation ongoing
RFS/2024/089185	Fourwinds, Brookers Hill	breach of condition re planting trees re 191862	New case
RFS/2024/089190	3 Perigee, Shinfield, Wokingham, RG2 9FT	Building in rear garden being built without PP & possible S215 untidy	Awaiting application
RFS/2024/089245	Land North of Church Lane, Church Lane, Three Mile Cross	Unauthorised building	Awaiting compliance
RFS/2024/089340	52 Oaklands road, Shinfield	Building on/across the party wall	Investigation ongoing
RFS/2024/089369	Allan Dene, Basingstoke Road, Three Mile Cross, Wokingham, RG7 1AT	Use of outbuilding as sperate dwelling	Awaiting information
RFS/2024/089381	Kelsta-Li, Brookers Hill, Shinfield, RG2 9BX	Breach of conditions 4 (screen) & 5 (ecology) of 231405	New case
RFS/2024/089407	45 Hyde End Lane, Ryeish Green, Wokingham, RG7 1EP	Bay window built over boundary and not in accordance with plans	New case

Wokingham Borough Council – Live Enforcement Cases for Shinfield Parish - June 24

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Footpath to Somewhere – Official opening

As reported in Wokingham Today newspaper, the footpath alongside Hyde End Lane was officially opened. Resident Helen Bouchami cut the ribbon. Thank you to everyone who turned up.



Footpath 20 – Southern End - update

The first part of the path has been completed. A drop down curb installed, pot holes filled and SVG kindly replaced the fence beams once the post had been moved from the other side of the path. The other end of this section of FP20 has been widened and the ditch cleared to prevent flooding at the SANG entrance, the top layer of the path is due to be put down this week.

Perhaps Shinfield Parish Council would like to contribute and give the gate a lick of paint!



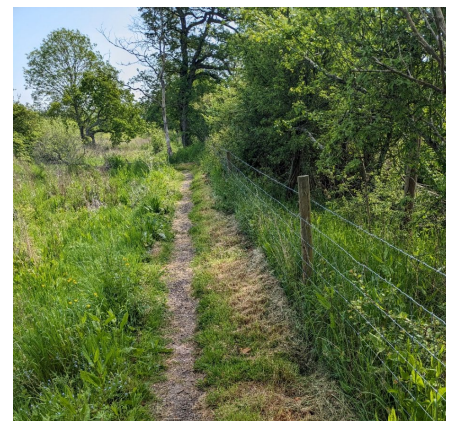
Footpath 16

SVG have strimmed and cleared the nettles on FP16.



Footpath 13r

Reading BC have done their cut on this path, saving SVG a lot of work. This path connects FP18 with Three Mile Cross. SVG removed a tree root and cut back a dead tree. This is becoming a popular walk now amongst residents, thanks to all the hard work done.



Footpath 4 – further updated photos



South of Cutbush development – permitted path and cycle way



Shinfield Parish Council

Village gates and speed limits

(Revised after P&H meeting 8th May 2024)

Gate

Existing Village Gate

Gate x

Proposed Settlement Gate

Gate x

Alternative Settlement Gate

Gate

Possible Shinfield Parish Gate

30

Existing Speed Limit sign

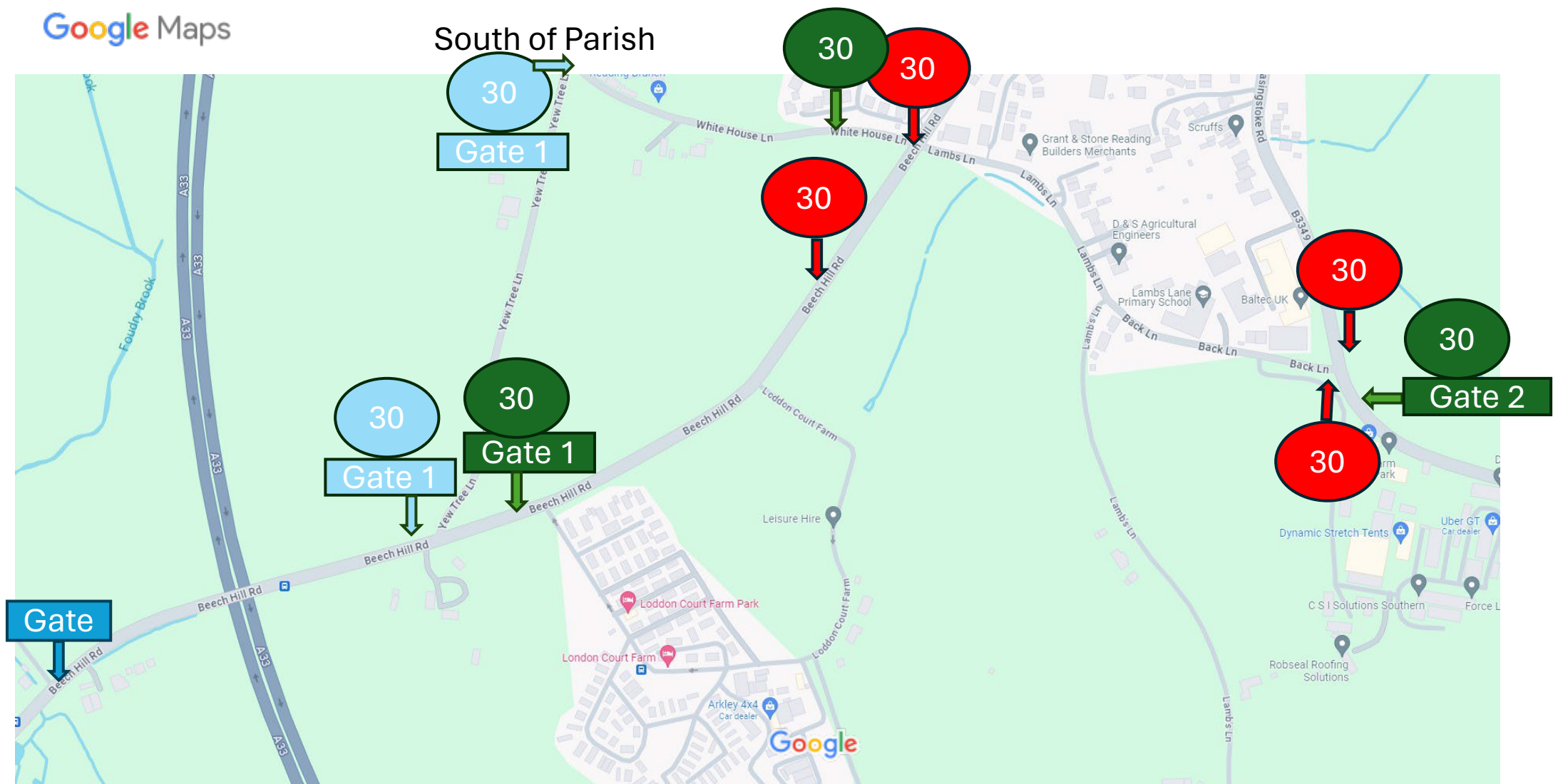
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Proposed Speed Limit TRO

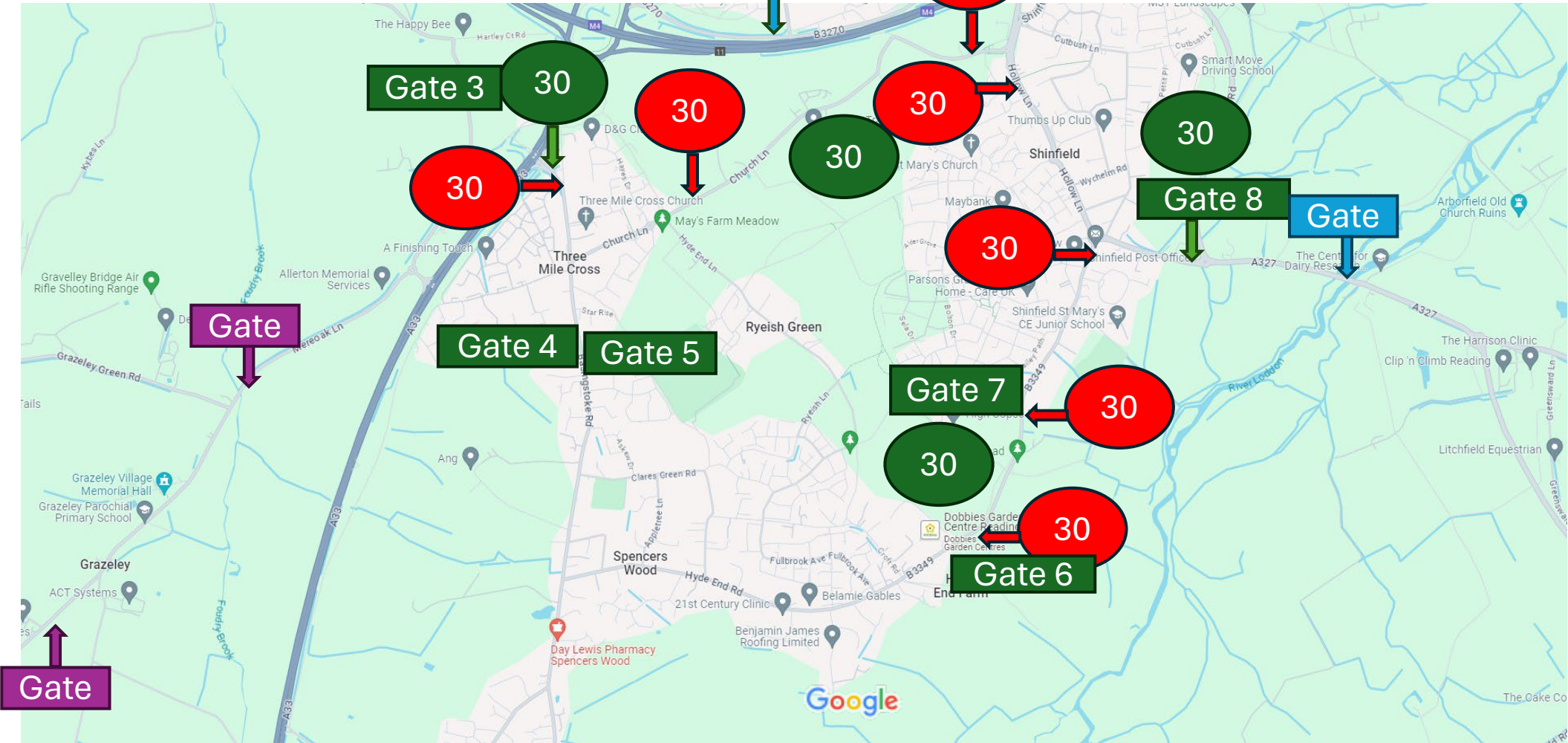
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Alternative Speed Limit TRO

South of Parish



Centre of Parish



North of Parish

