

Date: 27 February 2025
Application: 250407



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

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Dear WBC Environmental Health,

Permission In Principle Consultation

Application Number: 250407

Applicant: Mr Edward Mather

Site Address: Land South of Oak Tree, Waingels Road, Charvil

Parish:

Grid Reference: Easting - 477501, Northing - 174710

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings.

Case Officer: James Fuller

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 250407. 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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	250407
Address:	Land South of Oak Tree, Waingels Road, Charvil.		
Proposal:	Permission in principle application for a residential development comprising the erection of a minimum and a maximum of 9 dwellings.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

No EH objections in principle for this proposal.

The proposed development site is within an area designated as a former landfill as follows.

Landfill Name Ashenbury Park, Tippings Lane, Licence no 54/12/5/6 First input 01/01/1956 last input 31/12/1980, waste types – inert, industrial, commercial, household. We would request a full site investigation (outline below).

There is a nature reserve to the south of the proposed development site so drainage and sewage handling for the proposed development must be robust and sustainable.

I can see no significant noise sources such as busy roads or rail lines that may affect noise levels for the proposal.

The plans must show clear detail of how waste is to be collected assuming a full sized waste lorry, and if this needs to turn how this will be achieved.

External Lighting should be adequate for needs but not overbright to impinge on nearby properties, in line with accepted guidance.

If any plant or machinery is proposed such as air source heat pumps a noise assessment will need to be provided to inform their installation.

Demolition. An asbestos survey should be carried out and if any asbestos is found an asbestos removal plan devised and sent to the local authority, this must be in line with current HSE guidance.

A construction Method Statement should be created to show due diligence in management of environmental factors during development (outline below).

I also recommend a permitted hour condition is applied.

Conditions & Reasons (if required)

Site Characterisation/Land Contamination Investigation.

An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Submission of Remediation Scheme (where required).

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason - To ensure that any contamination of the site is identified at the outset to allow

remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Noise Insulation for Dwellings.

The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233/1999 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Hours of Work.

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations or deliveries to the site, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - To protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- hours of work
- the parking of vehicles of site operatives and visitors,
- loading and unloading of plant and materials (including times),
- storage of plant and materials used in constructing the development,
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate),
- wheel washing facilities and area cleaning regime,
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- asbestos survey results (if necessary) and if present a safe removal plan for the

demolition phase

Reason - In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

Date:

24/04/2025

Signed:

C Christofis