

Date: 15 May 2026
Application: 261165



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 261165

Applicant: c/o agent

Site Address: Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT

Parish: Ruscombe

Grid Reference: Easting - 479416, Northing - 176280

Type of Development: Minor All other developments

Proposal: Full application for the proposed creation of a new direct pedestrian access route from adjoining highway (Millgate Court) into curtilage of the site.

Case Officer: Marcus Hillman

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 261165. 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 requested from the case officer.

Your observations are required in respect of this application by **8 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261165
Address:	Millgate House, Ruscombe Lane, Ruscombe, Wokingham, RG10 9JT.		
Proposal:	Full application for the proposed creation of a new direct pedestrian access route from adjoining highway (Millgate Court) into curtilage of the site.		
Type of Development:	Minor All other developments		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ No comment
- ☐ No objection
- ☐ No objection subject to conditions (and reasons) **stated below**
- ☒ Request further information before determination as **stated below**
- ☐ Objection due to the reason(s) **stated below**

Comments On Proposal

Following a review of the submitted application details and associated plans, it is noted that there is insufficient information provided in relation to potential land contamination and ground disturbance works. The site is understood to have potential existing contamination; however, the application does not include adequate supporting information to enable a proper assessment of risk to human health or the wider environment.

In particular, there is no clear indication of the extent, depth, or nature of the proposed excavation works, and no details confirming whether the development will disturb previously undeveloped ground or made ground. Furthermore, no site investigation (Phase 1 or Phase 2) has been submitted, and the application does not confirm whether any previous contamination assessments, remediation works, or validation reports have been undertaken. There is also no information on proposed mitigation measures should contamination be encountered during construction.

Given these omissions, it is not currently possible to determine the presence, nature, and extent of contamination at the site, the potential risks to future users,

construction workers, or the environment, or whether the development can be made suitable for its intended use in accordance with national and local planning policy. Therefore, further information is required before any determination can be made.

Conditions & Reasons (if required)			
n/a			
Date:	02.06.2026	Signed:	<i>K.Pates</i>