

Date: 23 June 2025
Application: 243229



**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: 243229

Applicant: Palatine Homes Ltd

Site Address: 109 Victoria Road, Wargrave, Wokingham, RG10 8AG

Parish: Wargrave

Grid Reference: Easting - 479260, Northing - 178804

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 243229.

The new details are as follows: **Revised plans received showing:**

- **amendments to the proposed layout including the re-siting of plots 2-7;**
- **amendments to the proposed housing mix (plot 1 now proposed as a 2 bed dwelling);**
- **the reduction of the size, bulk and ridge height of plot; - increased visitors parking provision; and**
- **an amended landscaping scheme.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Marcus Watts.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	OBI ONYECHI EHO	To (Case Officer):	Marcus Watts
Service	WBC Environmental Health	App No:	243229
Address:	109 Victoria Road, Wargrave, Wokingham, RG10 8AG.		
Type of Development:	Minor Dwellings (1-9)		
Proposal:	Full application for the proposed erection of 8no. dwellings following demolition of the existing buildings and structures plus alterations to the existing access.		
Site Visit Made:	No		

Summary Of Recommendations

- ☐ Recommend approval but with condition(s) & reason(s) **stated below**;
- ☒ Recommend approval with no conditions
- ☐ Recommend refusal for the reason(s) **stated below**;
- ☐ Negotiate the amendments **stated below**; or
- ☐ Request further information before determination as **stated below**.

Comments On Proposal

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed the application and offers the following **advisory recommendations**:

1. Potential Land Contamination

The historic use of the site as a nursery may have involved activities or storage practices that could lead to soil contamination (e.g. use of horticultural chemicals, fuel storage).

- It is **recommended** that the applicant undertakes a **preliminary risk assessment or desk study** to determine if there is any potential contamination risk.
- If risks are identified, further investigation and appropriate remedial measures should be carried out to ensure the site is suitable for residential use.

2. Construction Working Hours and Noise

To minimise disturbance to residents during demolition and construction, the following working hours are **recommended**:

- **Monday to Friday: 08:00–18:00**

- **Saturday:** 08:00–13:00
- **Sundays and Bank Holidays:** No construction or noisy works.

Additionally, the applicant should ensure that **BS 5228-1:2009+A1:2014** (Code of practice for noise and vibration control on construction and open sites) is followed to minimise noise impact.

3. Dust and Air Quality Control

Dust from demolition and construction can pose a nuisance and localised air quality issues.

- A Construction Environmental Management Plan (CEMP) is encouraged, including dust suppression measures such as damping down, vehicle wheel washing, and covering stockpiles.

4. External Lighting

If external lighting is proposed (e.g. for communal areas or security):

- The lighting design should minimise light spill onto neighbouring properties and not impact local biodiversity.
- Use of low-level, energy-efficient, and downward-directed lighting is encouraged.

Summary

These recommendations are provided to support the applicant in achieving a development that is safe, healthy, and respectful to nearby residents and the environment. Implementation of the above measures is **strongly encouraged**, although they are not formal planning conditions at this stage.

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Date:	12/08/2025	Signed:	O.Onyechi
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