

Date: 3 October 2025
Application: 252296



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear SDL Environmental Health,

Discharge of condition Consultation

Application Number: 252296

Applicant: c/o agent

Site Address: Land To The West Of, Hyde End Road, Shinfield, Reading

Parish: Shinfield

Grid Reference: Easting - 472700, Northing - 167148

Type of Development:

Proposal: Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.

Case Officer: Abi Peacock

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 252296. 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 **24 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	SDL Environmental Health	App No:	252296
Address:	Land To The West Of, Hyde End Road, Shinfield, Reading.		
Proposal:	Application for submission of details to comply with the following conditions of planning approval 141016 dated 07.10.2014. Condition 11 relates to construction management, 17 to hard and soft landscape, 18 to planting plan, 19 to phasing of planting, 20 to landscape management plan, 22 to trees to be planted, 27 to ground contamination, 30 to environmental management plan, 31 to archaeology, 32 to drainage and flood risk, 37 to drainage strategy, 69 to layout phasing and specification for outdoor sports.		
Type of Development:			
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

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.

Following review of the submitted Construction Environmental Management Plan (CEMP) Ref: A243-R014, dated 28 July 2025 in support of the Reserved Matters application for the Shinfield West Northern Pitches, and further to the previous Environmental Health consultation response dated 4 November 2022 (Ref: 223287), the following comments are provided.

The previous Environmental Health consultation response (Ref: 223287), dated 4 November 2022 remains valid and applicable to this submission.

In reviewing this proposal with regard to Environmental Health considerations, I have sought any contra-indication as to the suitability of the site for the proposed development.

The following is noted:

- The land shows no record of historic land contamination.
- There is adequate space for the proposed development and sufficient distance between the works area and existing residential properties.
- The submitted CEMP outlines appropriate measures for construction management, including noise and dust control, restricted working hours, waste management, vehicle access and routing, ecological protection, and public communication, which are supported and consistent with good practice.
- Construction activities are restricted to standard daytime hours (08:00–18:00 Monday to Friday; 08:00–13:00 Saturday), with no works proposed on Sundays or Bank Holidays.
- The proposals confirm that no floodlighting is included as part of the development, reducing the potential for light intrusion to nearby properties.

Accordingly, I can see no Environmental Health contra-indications to the suitability of this site for the proposed development as set out in the CEMP.

Should any floodlighting be introduced either at this stage or in the future, consideration must be given to minimising potential impact on nearby residential properties through appropriate design, direction and illumination control.

As standard advice, if any previously unknown land contamination becomes apparent during the development, the Local Planning Authority must be notified immediately.

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.

Recommended Conditions

1.Reporting of Unexpected Contamination

In the event that contamination is found at any time when carrying out the approved development that was not previously identified, it must be reported in writing immediately to the Local Planning Authority. An investigation and risk assessment must be undertaken, and where remediation is necessary, a remediation scheme must be prepared and approved in writing by the Local Planning Authority. Following completion of the approved remediation measures, a verification report must also be submitted for written approval.

2.External Lighting

All external lighting to be provided in connection with this development shall be designed, positioned and installed so as to avoid direct illumination of

neighbouring properties and to minimise light spill onto sensitive ecological areas.

In conclusion, the submitted CEMP Ref: A243-R014, dated 28 July 2025 provides appropriate environmental management and mitigation measures proportionate to the scale and nature of the proposed works.

Subject to adherence to the commitments set out within the document and any conditions imposed, Environmental Health raises no objection to this Reserved Matters submission.

The previous Environmental Health consultation comments (Ref: 223287) remain valid and are hereby reaffirmed.

Date:	21/10/2025	Signed:	O.Obi
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