

Date: 6 March 2025
Application: 242665



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 242665

Applicant: Sovereign Network Group (SNG)

Site Address: Land west of Kingfisher Grove, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 470941, Northing - 167280

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref.

APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.

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 242665.

The new details are as follows: **Amended plans were received on 27th February 2025 which alter the following:**

- Re-designed dwellings, including changes to materials.
- Turning heads to the south of the site have been replaced by a loop road.
- Amendments to landscaping.
- Further details on the play areas.
- Further details on level changes between plots.
- Further details on Open Space Strategy.
- Revised Arboricultural information.
- Amendments to drainage strategy to accommodate changes to site layout.

- **Revised swept path details for vehicles.**
- **Revised parking layout and management plan.**

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 Kieran Neumann.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer	To (Case Officer):	Kieran Neumann
Service	WBC Environmental Health	App No:	242665
Address:	Land west of Kingfisher Grove, Three Mile Cross.		
Type of Development:	Major Dwellings (10+)		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 201002 (approved under appeal ref. APP/X0360/W/22/3304042 dated 31/01/2023) for the erection of 49 no. affordable dwellings with associated drainage and attenuation, open space and landscaping. Details of appearance, landscaping, layout and scale to be considered, plus details for discharge of conditions 11, 12, 13, 15 and 16 from the Outline permission.		
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

In reviewing this from an environmental health perspective we are interested in matter affecting public health for the long-term sustainability of the proposal.

I can see in the original planning application ref 201002 that an air quality, site investigation and noise report were provided in support of the application. These are accepted.

I note that in the noise assessment at 7.3 it is noted that some of the properties facing onto the A33 may require mechanical ventilation to achieve the required standards in line with BS8233. This has been addressed in the appeal discussions and final plans.

A phase one site investigation has been carried out by Campbel Rieth no significant contamination was found, a watching brief and unexpected land contamination condition have been applied.

Note: On discussion with Planning the areas I highlighted have been addressed during the appeal process, this application has a lot of documents attached and has had in depth scrutiny during a full planning and appeal process.

I have no EH concerns for this proposal.

Conditions & Reasons (if required)			
Date:	21/05/2025	Signed:	C Christofis