

Date: 18 December 2024
Application: 243124



**WOKINGHAM
BOROUGH COUNCIL**

SDL Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear SDL Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 243124

Applicant: Croudace Homes

Site Address: Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire

Parish: Twyford

Grid Reference: Easting - 478329, Northing - 176644

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).

Case Officer: Adriana González

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 243124. 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	SDL Environmental Health	App No:	243124
Address:	Land At Bridge Farm, Bridge Farm Lane, Twyford, Berkshire.		
Proposal:	Application for the approval of reserved matters pursuant to outline planning consent 212720 for the erection of 200 dwellings with associated infrastructure, open space, biodiversity enhancements, landscaping and green infrastructure (Appearance, Landscaping, Layout and Scale to be considered).		
Type of Development:	Major Dwellings (10+)		
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

On Review from an Environmental health perspective, I can see the site shows no known historic land contamination, nevertheless as the site is large and the proposal is for residential dwellings **I would recommend a watching brief for any unexpected land contamination is maintained throughout the project.**

Good air quality, lighting schematic and refuse plan have been submitted, no EH objections on these.

We naturally expect all properties within the development to meet our policy on noise CC06 in line with BS8233 standards for internal and external spaces.

The site is a bounded to the north by Bath Road and to the west my rail lines which presents some elevated noise levels for properties in those immediate areas.

A good technical noise appraisal with clear recommendations is presented by Stuart Micael Associates and is in line with best practice. **It is important that all of the recommendations in the technical note for the designated properties are implemented as recommended.**

The site is bounded to the East by the river Loddon, naturally no adverse impact can be allowed on this important waterway, I can see consultations with the EA and TW re surface water run-off and advanced drainage consultation, which is all good.

Overall, a well-presented proposal from an EH perspective, I have no objection to approval of reserved matters as outlined above.

Conditions & Reasons (if required)			
Date:	22/04/2025	Signed:	C Christofis