

Date: 22 July 2025
Application: 251486



**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,

Full Planning Approval Consultation

Application Number: 251486

Applicant: Mr T Northey

Site Address: Land west of Edney's Hill, Barkham Road, Barkham

Parish: Barkham

Grid Reference: Easting - 478470, Northing - 167162

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.

Case Officer: Connie Davis

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 251486. 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:	Obi Onyechi EH Officer		
Service	WBC Environmental Health	App No:	251486
Address:	Land west of Edney's Hill, Barkham Road, Barkham.		
Proposal:	Full application for the proposed erection of 16 no. dwellings with new access off Edney's Hill, plus footpaths, car ports, parking, landscaping and associated works.		
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

Contaminated Land

Environmental Health has reviewed the submitted Phase I & II Geo-Environmental Report (Geo-Integrity, March 2025).

The investigation confirms the site has historically been open paddock/field land with some evidence of temporary disturbance during adjacent development. Made Ground and shallow groundwater were encountered, but no significant contamination or unacceptable risks to human health or controlled waters were identified. The report concludes the site is suitable for residential use, subject to good practice measures and a watching brief for unexpected contamination.

In line with Wokingham Borough Council Core Strategy Policy CP1 (Sustainable Development), Policy CP3 (General Principles for Development), and Policy CP21 (Contaminated Land), Environmental Health raises no objection subject to conditions and informatives designed to protect the environment, safeguard public health, and maintain the amenity of neighbouring residents.

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.

1. Unexpected Contamination

If, during development, contamination not previously identified is found to be present at the site, no further development (unless otherwise agreed in writing by the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for, a remediation strategy detailing how the unsuspected contamination shall be dealt with. The remediation strategy shall be implemented as approved.

Reason: To protect the health of future users of the site and neighbouring land, to safeguard controlled waters and the wider environment, in accordance with the NPPF and Core Strategy Policy CP21.

2. Verification of Remediation (if required)

If remedial works are required by condition (1), no dwelling hereby permitted shall be occupied until a verification report, demonstrating the effectiveness of the remediation works carried out, has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure the site is suitable for its intended use and that any remediation has been satisfactorily completed, in the interests of protecting human health, the environment and residential amenity, in line with Policies CP1 and CP3.

Informatives

Construction Workers: Developers and contractors are reminded to follow HSE guidance "Protection of Workers and the General Public during Development of Contaminated Land" to ensure the safety of site personnel.

Waste Management: Any soils or materials taken off site must be appropriately classified and disposed of at suitably licensed facilities in accordance with the Environmental Protection Act 1990 and Environment Agency guidance.

Drainage/Controlled Waters: The site lies within a Nitrate Vulnerable Zone with shallow groundwater recorded. The developer is advised to liaise with the Environment Agency regarding sustainable drainage design and pollution prevention measures.

Environmental Health has no objection to the proposed development subject to the above conditions and informatives, which are necessary to ensure compliance with Wokingham Borough Council policies CP1, CP3, and CP21, thereby protecting public health, controlled waters, the environment, and the amenity of nearby residents.

Date:

26/09/2025

Signed:

O.Onyechi