

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

Tel: (0118) 974 6000

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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

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.

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.

Environmental Health has reviewed the following application as follows:

Noise Impact: The site is adjacent to Edney's Hill and Barkham Road, which may experience moderate traffic flow. A Noise Impact Assessment should be submitted to assess potential road traffic noise affecting future residents.

Mitigation measures (e.g., acoustic glazing, layout orientation) may be required to ensure internal and external noise levels comply with BS8233:2014 and WHO guidelines.

Air Quality: The development is not within an Air Quality Management Area (AQMA), but cumulative impacts should be considered.

It is therefore recommended that a Construction Environmental Management Plan (CEMP) to control dust and emissions during construction be submitted.

Lighting: External lighting should be designed to prevent light spill into neighbouring properties and ecological corridors. Recommended submission of a Lighting Impact Assessment if significant lighting is proposed.

Waste Management: Adequate provision for refuse and recycling storage must be demonstrated and access for waste collection vehicles should be confirmed with the local waste services team.

Construction Impacts: A Construction Management Plan should be conditioned to address: Working hours, Noise and vibration control in consideration with nearby noise receptors, Dust suppression measures and control of Site traffic and deliveries etc.

Date:	25/09/2025	Signed:	O.Onyechi
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