

Date: 26 September 2024
Application: 242421



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

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Dear WBC Environmental Health,

Outline Planning Approval Consultation

Application Number: 242421

Applicant: The Owner and/or Occupier

Site Address: School Road, Arborfield Cross

Parish:

Grid Reference: Easting - 476687, Northing - 167061

Type of Development: Major Dwellings (10+)

Proposal: Outline application for the proposed erection of up to 95 No. dwellings, together with open space and associated works. (All matters reserved except for means of access).

Case Officer: Joanna Carter

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 242421. 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	WBC Environmental Health	App No:	242421
Address:	School Road, Arborfield Cross.		
Proposal:	Outline application for the proposed erection of up to 95 No. dwellings, together with open space and associated works. (All matters reserved except for means of access).		
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

In reviewing this application from an environmental health perspective, my role as a consultee is to support planning by being considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed site or nearby properties.

My comments are from an environmental health perspective only.

On reading the desk top study and site walkover from ST Consult submitted with the application documents, I note at 10. recommendations they state 'it is recommended that a non-targeted intrusive investigation is carried out prior to development to determine the nature and extent of contamination (if any) is present on site. The investigation should include the construction of a series shallow trial holes to take soil samples for chemical analysis'.

I agree with this, and as best practice, I would ask for a phase 2 intrusive site investigation with random soil sampling across the site, the report to be presented to the planning authority pre development of the site along with any remediation plan if necessary. We have a standard condition for a full site investigation as outlined below.

Note. the consultants (and developer) are to consider the potential for as yet undiscovered UXO on this site, especially areas that have not historically been subjected to ploughing.

This is a significant development and should be supported by a Construction Method

Statement or management plan, a suitable condition is outlined below.

Looking at the area I do not have concerns for general environmental noise as the site is clearly in a rural location of former agricultural land and the properties should be built to comply with BS8233 in terms of glazing and ventilation to mitigate ordinary noise. There are no obvious sources of major noise nearby such as factories, major roads or rail lines.

I do note that there is a large school abutting the western boundary of the site, looking at the illustrative master plan it does look that reasonable distance is planned for the layout of the new dwellings, however, following the principle of good acoustic design set out in the ProPg guidance for new developments, I believe that a development of this size may benefit from a simple noise assessment to identify any noise source that is not immediately apparent from a GIS map or aerial view of the site, of particular if there is any plant relating to the school on the boundary and the impact of the school on the proposed new dwellings, again this would be best practice where a residential development of 95 new dwellings is proposed and the layout can be changed if need be at the early design stage, it will also allow the consultants to consider any plant to be installed within the site and any other noise source. Suitable conditions are outlined below.

Conditions & Reasons (if required)

Site Characterisation/Land Contamination Investigation.

An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon or landfill gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:
 - human health,
 - property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - adjoining land,
 - groundwaters and surface waters,
 - ecological systems,
 - archaeological sites and ancient monuments.
- (iii) an appraisal of remedial options, and proposal of the preferred option(s).

This must be conducted in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11'.

Submission of Remediation Scheme (where required).

A detailed remediation scheme to bring the site to a condition suitable for the intended use by removing unacceptable risks to human health, buildings and other property and the natural and historical environment should be prepared and would be subject to the approval in writing of the Local Planning Authority. The scheme should include all works to be undertaken, proposed remediation objectives and remediation criteria, timetable of works and site management procedures. The scheme should ensure that the site will not qualify as contaminated land under Part 2A of the Environmental Protection Act 1990 in relation to the intended use of the land after remediation.

Unexpected Land Contamination.

If land contamination is found at any time during site clearance, groundwork, and construction the discovery shall be reported as soon as possible to the local planning

authority. A full contamination risk assessment shall be carried out and if found to be necessary, a 'remediation method statement' shall be submitted to the local planning authority for written approval.

Reason - To ensure that any contamination of the site is identified at the outset to allow remediation to protect existing/proposed occupants of property on the site and/or adjacent land. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
- wheel washing facilities and an area cleaning regime.
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- Details of pest control measures if required.
- asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason - In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Hours of work.

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Noise Assessment.

A noise impact assessment to be carried out to identify any mitigation measures required to ensure that new properties amenity is not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall consider the provisions of BS4142 and consider the standards in Wokingham policy CC06 on noise, which are in line with BS8223, and other appropriate guidance.

The assessment shall identify all sources of noise including plant or machinery.

Reason - To protect the occupiers of the new dwellings from unreasonable noise

levels and to ensure satisfactory noise attenuation measures are installed. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the conducting of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	30/10/2024	Signed:	C Christofis
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