

Date: 5 March 2025
Application: 250399



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: 250399

Applicant: Miller Homes

Site Address: Parcel R10 South Wokingham, Phase 2b, Parcel R10

Parish: Wokingham Without

Grid Reference: Easting - 482960, Northing - 167819

Type of Development: Major Dwellings (10+)

Proposal: Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping to be considered.

Case Officer: Sophie Morris

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 250399. 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:	250399
Address:	Parcel R10 South Wokingham, Phase 2b, Parcel R10.		
Proposal:	Application for the approval of reserved matters pursuant to condition 1 of outline planning permission ref. 191068 for the erection of 215 dwellings with layout, scale, appearance, and landscaping 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 of the reserved matters, I can see that this is a large-scale development, EH has previously considered specifics as requested, the layout, appearance, scale and landscaping should present no additional issues for EH to consider. Air quality, land contamination, lighting and noise was considered in 2019. This application has been a long time in the planning process. Noise was updated by Phlorum in February 2025, the conclusions are accepted.

The remit of EH is to be concerned with matters potentially affecting public health, to ensure that appropriate noise mitigation, land contamination, air quality and pollution issues have been considered. Looking through the documents it appears that adequate consideration has been given to all these elements.

This is a well-presented application supported by good environmental reports.

Advisory.

It is very much in the interest of the developer to survey any existing drainage ditches and watercourses to ensure the development does not place any undue strain on such watercourses and that they are free flowing as they need to be, any standing water may become stagnant over time and detract from the development.

As always with a large development we recommend an unexpected land

contamination condition (already applied as part of the initial land contamination condition in 2019) and a watching brief is maintained throughout as soil is disturbed, not least to ensure that no UXO may remain from wartime or military activity on land that has not been disturbed for building before.

Conditions & Reasons (if required)			
No additional condition recommended at this time.			
Date:	14/05/2025	Signed:	C Christofis