

Date: 26 February 2025
Application: 250435



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 250435

Applicant: OCU Utility Services Limited

Site Address: Land North of Church Lane, Church Lane, Three Mile Cross

Parish: Shinfield

Grid Reference: Easting - 472400, Northing - 168391

Type of Development: Major All other developments

Proposal: Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.

Case Officer: Rowan Reynolds

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 250435. 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:	250435
Address:	Land North of Church Lane, Church Lane, Three Mile Cross.		
Proposal:	Full application for the proposed extension of a temporary use of the land for works compound to support provision of essential utility and infrastructure across the region.		
Type of Development:	Major All other developments		
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

I have no EH objections in principle to this proposal.

Viewing the full application, I reiterate the primary items raised in the pre app, although it is in flood zone one there is some history of surface water flooding in heavy rain periods, how this may be managed should be clear in the plans.

Any toilets on the site will need suitable arrangements for sewage handling e.g cesspit, or be portaloos. No land contamination is permitted so these must be robust arrangements.

External lighting should be adequate but not over bright to impinge on nearby properties or effect wildlife.

I am less concerned about noise, as the site is fairly well contained and away from any major roads, however any generators operated on the site should be carefully sited to be as far away from nearby residential as possible and if needed in a simple partial enclosure.

Advisory

The site management should ensure that no mud or detritus is brought out onto the roads from the site, if it is, then appropriate jet washing should be undertaken within H&S limits.

Conditions & Reasons (if required)			
Date:	17/04/2025	Signed:	C Christofis