

Date: 17 July 2025
Application: 251463



**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,

Householder Consultation

Application Number: 251463

Applicant: Mr & Mrs Macleod

Site Address: Julkes House, Julkes Lane, Arborfield, Wokingham, RG2 9JJ

Parish: Arborfield and Newland

Grid Reference: Easting - 476342, Northing - 168829

Type of Development: Other Householder

Proposal: Householder application for the proposed erection of outbuilding to form swimming pool enclosure.

Case Officer: Marcus Watts

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 251463. 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:	251463
Address:	Julkes House, Julkes Lane, Arborfield, Wokingham, RG2 9JJ.		
Proposal:	Householder application for the proposed erection of outbuilding to form swimming pool enclosure.		
Type of Development:	Other Householder		
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.

Land Contamination

The Environmental Health team have reviewed the submitted Preliminary Geo-Environmental Risk Assessment by Arbtech Consulting, dated July 2025. The assessment identifies:

- A historic inert/industrial waste landfill 27m northeast of the site (early 1990s) with low potential for gas/vapour migration.
- Limited Made Ground associated with former on-site structures, which will be removed or significantly disturbed by proposed excavations.
- No evidence of highly contaminative historic uses either on site or in the immediate vicinity.
- The site lies within a medium aquifer vulnerability zone, but outside any Source Protection Zone.
- Ground gas and VOC risks are considered low, and no intrusive investigation has been recommended.

On this basis, the overall risk to future users, construction workers, controlled waters, and nearby receptors is assessed as **low**. This aligns with Core Strategy Policy CP1 (Sustainable Development) and CP3 (General Principles for

Development), which require development to avoid unacceptable risks to health and the environment.

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.

Recommendations / Conditions

In line with Wokingham's Contaminated Land Strategy and the NPPF (2021, Section 183–185), Environmental Health recommends the following planning conditions be attached:

Unexpected Contamination

If, during development, contamination is encountered which has not previously been identified, the applicant shall halt works in the affected area and undertake an appropriate risk assessment. Remediation measures must be agreed with the Local Planning Authority before works recommence.

1. Material Management

Any soils imported, reused, or removed from site must be subject to appropriate waste classification and testing to ensure compliance with the Environmental Protection Act 1990 and Duty of Care Regulations.

2. Construction Practice

Standard dust suppression, noise, and vibration control measures must be implemented during groundworks in accordance with Wokingham's Environmental Health guidance, to protect residential amenity and local air quality (Core Strategy Policy CP17 – Pollution and Emissions).

Conclusion

Subject to the above conditions, Environmental Health raises no objection to the proposed development on land contamination or public health grounds.

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