

Date: 3 July 2024
Application: 241567



**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: 241567

Applicant: .

Site Address: Land To the East of Longwater Road, Finchampstead, RG40 3TS

Parish: Invalid code

Grid Reference: Easting - 479637, Northing - 162696

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.

Case Officer: Adriana González

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 241567. 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:	241567
Address:	Land To The East Of Longwater Road, Finchampstead, RG40 3TS.		
Proposal:	Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, 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

On review of this application from an EH perspective I can see that good quality reports have been provided.

Air Quality, the report is accepted and the recommendations regarding dust suppression during construction should be implemented by the developer.

Noise, the noise assessment is comprehensive and has considered the elements we would expect and highlighted any uncertainty in predicted data, the mitigation recommendations are good, I accept these conclusions. I have outlined a condition below to ensure the recommendations are implemented in the build.

Odour, The odour assessment although dating from 2017 is still relevant with the updated technical note that has been added, where there is uncertainty and adverse weather conditions that may affect how odour transmits across the site does not detract from the findings that no adverse effect from odour is likely to be experienced by the new residents of the proposed development, some or a low level of odour on occasion would not be against current guidelines..

Lighting, the lighting impact assessment has been carefully considered and would seem to represent best practice, the conclusions are accepted and should be implemented as part of the build.

Land contamination, the proposal is supported by a comprehensive phase 1 Geological Site Survey, the preliminary indicators are that the site is suitable for the proposal

The recommendation is that a Phase 2 intrusive site investigation is carried out to fully assess the site, I will outline a condition along with an unexpected contamination condition to ensure this is done as recommended.

Conditions & Reasons (if required)

Noise.

As per recommendations in the noise assessment by RPS group submitted in support of this proposal, the following conditions are to apply.

- 1) All properties facing Longwater Road (B3106) are to be fitted with an alternative means of ventilation to open windows. In addition, where dwellings overlook the Longwater Road (B3106), a higher sound insulation performance of 46 dB Dn,e,w is required for ventilation openings.
- 2) Closed board (acoustically attenuating) fencing is to be fitted to all properties facing or backing on to Longwater Road (B3106).

Reason - To protect the occupiers of the proposed 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

Land Contamination.

As recommended in the phase 1 site investigation by GRM provided in support of this application. A phase 2 intrusive site investigation is to be carried out to further analyse the soil across the site in a series of trial pits. Where necessary a remediation scheme is to be forwarded to the local authority for approval prior to development of the site.

(Remediation).

A detailed remediation scheme will 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.

Date:

12/08/2024

Signed:

C Christofis