

Date: 26 May 2026
Application: 261132



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Permission In Principle Consultation

Application Number: 261132

Applicant: Joe Atkinson

Site Address: Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA

Parish: Woodley

Grid Reference: Easting - 477577, Northing - 174848

Type of Development: Minor Dwellings (1-9) PiP

Proposal: Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.

Case Officer: Connie Davis

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 261132. 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 requested from the case officer.

Your observations are required in respect of this application by **16 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261132
Address:	Land Adjacent to Hucklebury, Waingels Road, Charvil, RG10 0UA.		
Proposal:	Permission in principle application for the proposed erection of a maximum of 6 no. dwellings (or a minimum of 4 no. dwellings) including formation of access from Waingels Road.		
Type of Development:	Minor Dwellings (1-9) PiP		
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

Noise

The proposal relates to a small-scale residential development of up to 6 dwellings.

While Waingels Road may act as a local noise source, this is typical of many roadside residential environments and does not, in itself, represent an unusual or significant constraint to development. The type and scale of development proposed would not be expected to introduce any significant new noise sources beyond normal domestic activity.

Any potential impacts from environmental noise on future occupants, or from fixed plant (such as air source heat pumps), can be adequately addressed through standard design and mitigation measures at the Technical Details Consent stage.

Air Quality and Dust

Given the limited scale of the proposal (4–6 dwellings), the development is well below thresholds where air quality impacts would typically be considered material.

The site is not identified within an area of known poor air quality, and the nature of the development (residential use) is not expected to generate significant emissions during operation.

During construction, any dust generated would be short-term and localised and can be appropriately controlled through standard construction practices.

External Lighting

The application does not include detailed lighting proposals; however, given the domestic nature and small scale of the development, any external lighting is expected to be typical of residential use.

Potential impacts from lighting, including light spill and amenity effects, can be effectively managed through good design and appropriate specification of lighting at the Technical Details stage, if required.

Landfill

The site lies within a designated landfill gas consultation zone. As such, there is potential for ground gas migration, which could pose a risk to future occupants if not appropriately assessed and managed.

Given the sensitivities associated with residential development, further investigation is required to confirm the level of risk and to ensure that any necessary gas protection measures are incorporated into the development.

Radon

The site is located within a radon affected area as identified by the British Geological Survey. However, the level of risk falls within a lower probability band and is not considered sufficiently high to warrant specific mitigation measures at this stage.

Notwithstanding this, it is recommended that good ventilation practices are incorporated into the design and construction of the dwellings as a precautionary measure, in line with standard guidance.

Conclusion

Environmental Health raises no objection in principle to the proposed development. However, it is recommended that any permission granted is subject to a condition requiring the assessment and mitigation of risks associated with land contamination and landfill gas to ensure the safety of future occupants.

Conditions & Reasons (if required)

CONTAMINATION ON SITES

Condition:

Decontamination No development shall take place until a scheme to deal with contamination of the site has been submitted to and approved in writing by the local planning authority. The scheme shall include an investigation and assessment to identify the extent of contamination and the measures to be taken to avoid risk when the site is developed. Development shall not commence until the measures approved in the scheme have been implemented.

The scheme of remediation should include the following details:

A. Site Characterisation

An investigation and risk assessment, in addition to any assessment provided with the planning application, must be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, whether or not it originates on the site. The contents of the scheme are subject to the approval in writing by the local planning authority. The investigation and risk assessment must be undertaken by competent persons and a written report of the findings must be produced. The written report is subject to the approval in writing by the local planning authority. The report of the findings must include:

- (i) a survey of the extent, scale and nature of contamination;
 - (ii) an assessment of the potential risks to:
 - a) human health,
 - b) property [existing or proposed] including buildings, crops, livestock, pets, woodland and service lines and pipes,
 - c) adjoining land,
 - d) groundwaters and surface waters,
 - e) ecological systems,
 - f) 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'.

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:	18.06.2026	Signed:	<i>K.Pates</i>
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