

Date: 25 June 2026
Application: 261486



**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,

Permission In Principle Consultation

Application Number: 261486

Applicant: Mr Kashif Khan

Site Address: 1 Ilbury Close, Shinfield, Wokingham, RG2 9DE

Parish: Shinfield

Grid Reference: Easting - 473428, Northing - 168289

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

Proposal: Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.

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 261486. 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 **18 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261486
Address:	1 Ilbury Close, Shinfield, Wokingham, RG2 9DE.		
Proposal:	Permission in principle application for the proposed construction of 2 dwellings on land adjacent to 1 Ilbury Close.		
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

The proposed residential use is compatible with the surrounding residential character of the area and, given the scale and nature of the proposal, Environmental Health has identified no significant concerns regarding noise, dust, artificial lighting, air quality or other environmental health matters that would make the principle of residential development unacceptable.

However, a review of the Area of Interest (AOI) information indicates that the site may be affected by potential land contamination. Although this does not prevent the proposed development from proceeding, it is considered appropriate to attach a contaminated land condition to ensure that any contamination present is suitably investigated and mitigated

The proposed development of two dwellings is modest in scale, and no Environmental Health concerns are raised regarding the amount of development proposed.

Environmental Health has no objection to this application, subject to an unexpected contamination condition.

Conditions & Reasons (if required)			
Unexpected Contamination If, during development, contamination not previously identified is found to be present on the site, all works shall cease until an appropriate investigation and remediation strategy has been submitted to and approved in writing by the Local Planning Authority. Reason: To ensure that any contamination discovered during development is properly assessed and remediated to prevent risk to human health and the environment, in accordance with Policy CP3 of the Wokingham Core Strategy, Policy TB21 of the MDD Local Plan, and paragraph 183 of the NPPF.			
Date:	08.07.2026	Signed:	<i>K.Pates</i>