

Date: 20 December 2024
Application: 243188



WOKINGHAM
BOROUGH COUNCIL

SDL 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 SDL Environmental Health,

Scoping opinion Consultation

Application Number: 243188

Applicant: University of Reading

Site Address: Hall Farm/Loddon Valley SDL

Parish: Arborfield and Newland

Grid Reference: Easting - 475268, Northing - 169270

Type of Development:

Proposal: Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m²). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park.

Case Officer: Christopher Howard

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 243188. 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	SDL Environmental Health	App No:	243188
Address:	Hall Farm/Loddon Valley SDL.		
Proposal:	Scoping Opinion application to determine the content of an Environmental Impact Assessment for the proposed development of the Site to deliver around 3,930 dwellings together with associated infrastructure (to include internal roads / internal and external access points. landscaping, site wide flood alleviation and surface water drainage and other required infrastructure). New link road over the M4 motorway to Lower Earley Way; new junctions and potential highway upgrades to existing routes. Phased expansion of the Thames Valley Science and Innovation Park (around 100,000m2). New neighbourhood and district centres (retail, leisure, sports, cultural, health and service facilities); and associated education facilities to include primary and secondary school provision. Provision of Suitable Alternative Natural Greenspace, landscaping to include a country park.		
Type of Development:			
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

In reviewing this application from an environmental health perspective, my role as a consultee is to be considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed properties or nearby properties. Other planning matters are within the remit of other consultees or the planning team.

Clearly this is a large-scale development, circa 3930 dwellings and considerable commercial premises and infrastructure.

The Environmental Impact Assessment Scoping Report dated December 2024 provided to support the application is comprehensive, it covers the information we would likely ask for, I outline some of the conditions we often apply for information below.

As plans develop, we would expect a full Construction Method Statement (or management plan) as outlined below.

The phase 1 site investigation report provided by RPS group dated June 2022 is comprehensive, at 8. (Conclusions and Recommendations) In the report an intrusive phase 2 site investigation is recommended, this what we would expect to ensure that the site is suitable for the proposal all across the proposed development area, the outline presented for this work is good.

Some work will be required on the site to make the boreholes recommended for soils analysis. We look forward to reviewing this report.

As advisory consideration should be given to potential for UXO on a site like this one should anything anomalous be found while excavating.

For a proposal of this size, we would always recommend a noise assessment to inform the design and an air quality assessment as recommended by the IAQM.

External lighting should be adequate for needs, but not overbright, the surrounding properties should not suffer adversely.

As this proposal has been presented, the applicant has shown willingness to undertake all of the work to ensure the development is a success from an EH perspective.

Conditions & Reasons (if required)

Land Contamination

A preliminary Risk Assessment must be conducted in line with the Land Contamination Risk Management procedure as defined by the Environment Agency to determine if any gas protection measures are required, and if so, identify these in a clearly defined scheme of works.

The preliminary report to be presented to the local authority and any risk or remediation measures agreed prior to commencement of development.

Any necessary mitigation measures are to be maintained in perpetuity.

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.

Site Characterisation/Land Contamination Investigation.

An investigation and risk assessment should be completed in accordance with a scheme to assess the nature and extent of any contamination on the site, including radon gas, (whether it originates on the site or not). The investigation and risk assessment should be undertaken by competent persons and a written report of the findings produced. The written report would be subject to the approval in writing of the Local Planning Authority. The report of the findings should include:

- (i) a survey of the extent, scale, and nature of any contamination.
- (ii) an assessment of the potential risks to:

- human health,
- property (existing or proposed) including buildings, crops, livestock, pets, woodland and service lines and pipes,
- adjoining land,
- groundwaters and surface waters,
- ecological systems,
- 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'.

Submission of Remediation Scheme (where required).

A detailed remediation scheme to 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.

Noise.

A noise impact assessment is to be carried out to identify any mitigation measures required to ensure that the amenity of the proposed properties as well as neighbouring properties are not adversely affected by noise.

The noise assessment shall be carried out by a suitably qualified acoustic consultant/engineer and shall take into account the provisions of ProPG: Planning & Noise Professional Practice Guidance 2017 on Planning & Noise and mitigate to achieve BS8233: 2014 and World Health Organisation guidelines for Community Noise standards.

This report is to identify a clear scheme of recommended works, to minimize the effects of noise associated with the proposed development, both on nearby noise sensitive receptors and on future occupants of the development.

The scheme shall be submitted for approval to the local authority and implemented prior to the first occupation and be permanently maintained thereafter.

Reason - To protect the occupiers of nearby premises from unreasonable noise levels. 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

Plant/Machinery to be attenuated.

All fixed plant/machinery installed or operated in connection with the carrying out of this permission shall be enclosed and/or attenuated so that noise output does not exceed at any time a level of 5dB[A] below the existing background noise level when measured at a point one metre external to the nearest residential or noise sensitive property.

Any recommended noise mitigation measures should be retained and maintained thereafter.

Reason - To ensure that no nuisance or disturbance is caused to the occupiers of properties. 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.

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors,
- loading and unloading of plant and materials (including times),
- storage of plant and materials used in constructing the development,
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate),
- wheel washing facilities and area cleaning regime,
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- asbestos survey results and if present a safe removal plan for the demolition phase

Reason - In the interests of highway safety & convenience and neighbour amenities. Relevant policy: Core Strategy policies CP3 & CP6.

Air Quality

An air quality assessment will be required to demonstrate any likely changes in air quality or exposure to air pollutants as a result of the proposed development. And to assess the exposure of receptors(future occupants of the site) to the existing air pollution. The assessment will need to include:

- 1) assess the existing air quality in the study area (existing baseline)
- 2) predict the future air quality without the development in place (future baseline)
- 3) predict the future air quality with the development in place (with development)
- 4) details of any mitigation measure required.

Reason – to ensure there is not risk to public health from poor air quality

Construction Method Statement (Management Plan).

No development shall take place, including any works of demolition, until a Construction Method Statement/plan has been submitted to, and approved in writing by, the local

planning authority. The approved statement/plan shall be adhered to throughout the construction period. The Statement shall provide for:

- the parking of vehicles of site operatives and visitors.
- loading and unloading of plant and materials (including times, these should be in line with permitted hours of work).
- storage of plant (including generators) and materials used in constructing of the development.
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, (where appropriate).
- wheel washing facilities and an area cleaning regime.
- measures to control the emission of noise, dust, and dirt during construction,
- method of recycling/disposing of waste resulting from demolition and construction works.
- asbestos survey results and if present a safe removal and disposal plan to be submitted.

Reason - In the interests of highway safety & convenience and neighbour amenities.
Relevant policy: Core Strategy policies CP3 & CP6.

Lighting.

No floodlighting or other forms of external lighting shall be installed unless it is in accordance with details which have previously been submitted to and approved in writing by the Local Planning Authority. Such details shall include location, height, type and direction of light sources and intensity of illumination. Any lighting, which is so installed, shall not thereafter be altered without the prior consent in writing of the Local Planning Authority other than for routine maintenance that does not change its details.

Reason - To protect residential amenity CE3 & RE3

Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1, CP3 [and CP6 / CP11 and Managing

Hours of work

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations, shall take place other than between the hours of 08:00 and 18:00 Monday to Friday and 08:00 to 13:00 Saturdays and at no time on Sundays or Bank or National Holidays.

Reason - to protect the occupiers of neighbouring properties from noise and disturbance outside the permitted hours during the construction period. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06

Date:

Signed: