

Date: 16 September 2024
Application: 242058



WOKINGHAM
BOROUGH COUNCIL

WBC 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 WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 242058

Applicant: Mr James Whittingham

Site Address: Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF

Parish: Winnersh

Grid Reference: Easting - 477295, Northing - 169988

Type of Development: Minor Dwellings (1-9)

Proposal: Full application for proposed erection of 1 No detached dwelling with associated landscaping and parking followed by the demolition of the existing outbuildings.

Case Officer: James Fuller

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 242058. 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:	242058
Address:	Oakview, Mill Lane, Sindlesham, Wokingham, RG41 5DF.		
Proposal:	Full application for proposed erection of 1 No detached dwelling with associated landscaping and parking followed by the demolition of the existing outbuildings.		
Type of Development:	Minor Dwellings (1-9)		
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 support planning by being considerate of issues relating to public health and the environment and if any environmental health factor will adversely affect future occupants of the proposed site or nearby properties.

My comments are from an environmental health perspective only.

On review of the site, I can see the existing outbuildings include a caravan. I see no historic land contamination present on our GIS mapping, I would recommend an unexpected contamination condition is applied for safety.

We would expect the new dwelling to achieve BS8233 standards for glazing and ventilation to mitigate noise. I have no concerns for noise from normal living, if any ASHP or other external plant is to be installed this will need a separate assessment for noise, either a MCS assessment or full noise assessment.

If any asbestos is present in the outbuildings to be demolished an asbestos survey and removal plan must be completed and presented to the local authority, this must be removed according to current HSE guidelines by an appropriately qualified contractor.

No burning of waste related to the application is permitted on the site at any time, all waste must be removed by a registered waste carrier.

Conditions & Reasons (if required)

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:	09/10/2024	Signed:	C Christofis
--------------	------------	----------------	--------------