

Date: 31 October 2024
Application: 242653



**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: 242653

Applicant: C/O Agent

Site Address: Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

Parish: Finchampstead

Grid Reference: Easting - 477628, Northing - 164166

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.

Case Officer: Nick Chancellor

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 242653. 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:	242653
Address:	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
Proposal:	Full application for the proposed erection of 48 residential dwellings with associated access, internal roads, parking, landscaping, drainage and cycle storage.		
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

This phase is to see the development of 48 new dwellings as well as infrastructure and sports facilities. I believe this phase of the development of the Hogwood area has had pre app advice, in looking at the full application we will need to review.

A phase one site investigation and desk top study to identify any areas of potential land contamination and propose any further works to ensure that the land is free from contamination and suitable for the proposals purpose.

It is rare that external lighting is overbright these days as so much good LED lighting is available, but we still ask for a schematic or plan to show that this has been considered in line with current guidelines and there is no likely overspill of light affecting nearby properties or wildlife.

The IAQM does recommend an air quality assessment where there are 10 or more properties in a development, I would suspect this will be in line with nearby parcels.

A noise assessment is often beneficial to the developer in identifying any noise source that may affect future occupants of the new dwellings, such as roads, rail lines or commercial centres.

I can see that drainage and flood management has been considered, the new dwellings are to be mains services, I can see no potential for pollution arising as long as the services have

adequate capacity, the developer is advised by Thames Water and myself to ensure this is the case.

As the plans develop a Construction Method Statement (or management plan) will need to be submitted, this can be an overall document with a separate one for the specific phases of the development as agreed with planning and should cover the hours of operation, loading unloading times, noise and dust management, vehicle management etc, see the condition outline below.

Below are conditions as they may be applied.

Conditions & Reasons (if required)

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, (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. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment) and Core Strategy policies CP1 & CP3.

Noise.

Prior to commencement of development, a noise impact assessment should be carried out by an appropriately qualified consultant/engineer, this should be submitted to the local authority for approval. This can inform the design to achieve best practice and will need to address noise impact in terms of.

- Existing noise sources and how they may affect the amenity of the occupiers of the site once construction is complete, for both internal and external spaces. This is to take into consideration the character of the site and the nearby roads etc, and the impact on the amenity of noise sensitive receptors.
- Details of glazing, ventilation, and fencing design recommendations for the proposed properties to meet acceptable internal and external noise levels in line with BS8233 (see below).

This report is to identify a clear scheme of recommended works, or such other steps as may be necessary to minimize the effects of noise on future occupants of the development.

Noise Insulation for Dwellings.

The dwellings hereby approved shall be designed and/or insulated to provide attenuation against externally generated noise, the design should ensure that all noise implications are mitigated so that internal ambient noise levels for dwellings meet the BS8233/1999 sound insulation and noise reduction for buildings design range 'good' for living accommodation.

Reason: to protect the amenity of the area and to ensure that premises are protected from noise nuisance and disturbance, in accordance with Wokingham Borough Core Strategy Policy CP1, the Managing Development Delivery Local Plan Policy CC06.

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom 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.

Air Quality.

Guidelines from the Institute of Air Quality Management suggest, where a development of this size is planned, an air quality assessment is undertaken to gauge the impacts of the development on the local area, this should demonstrate any likely changes in air quality exposure to air pollutants because of the proposed development and the exposure of receptors to the existing air pollution. The assessment is to compare the air quality following completion of the development with that expected at the time without the development. 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 required.

Reason – to protect future occupants/users of the site from air pollution.

Lighting design.

Where external lighting is implemented as part of the proposal, a scheme/plan should be developed to protect nearby properties from light overspill or nuisance, the design scheme/plan will need to be submitted in advance and approved by the local authority.

Reason. To protect future residents of the site and the occupants of nearby residential properties from light pollution/nuisance.

Hours of Work.

No work relating to the development hereby approved, including works of demolition or preparation prior to building operations or deliveries to the site, 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

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 any demolition if necessary for this parcel.

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

Date:	29/01/2025	Signed:	C Christofis
--------------	------------	----------------	--------------