

Date: 5 December 2024
Application: 241567



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,

Full Planning Approval Consultation

Application Number: 241567

Applicant: .

Site Address: Land East of Longwater Road, Longwater Road, Finchampstead, Wokingham, RG40 3TS

Parish: Finchampstead

Grid Reference: Easting - 479637, Northing - 162696

Type of Development: Major Dwellings (10+)

Proposal: Full application for the proposed erection of 40no. dwellings (Use Class C3), together with associated outdoor space and landscaping, drainage infrastructure, hard and soft landscaping, parking, access, and associated works.

Please find attached a re-consultation on **revised plans** from the Development Management team for the above site. The documents associated with this are available to view in Information at Work. Below is a recommended consultation response template. We would be grateful if you could utilise this template for responses where appropriate. Once complete, please index this response into Information at Work against the application 241567.

The new details are as follows: **Revised Plans received to amend the Proposed Site Layout. The number of proposed units reduced from 40 to 38. Description amended accordingly.**

If you are recommending conditions please note that recommended conditions should also include reasons and relevant policies stating why the condition is required. 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. If you need any more information please do not hesitate to contact the case officer Adriana González.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Chris Christofis Env Protection Officer	To (Case Officer):	Adriana González
Service	WBC Environmental Health	App No:	241567
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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 site is south of Finchampstead and bounded to the west by Longwater Road.

On reviewing the application from an environmental health perspective, I can see that considerable resource has been allocated to producing excellent reports on all of the areas we would want to review.

Land contamination.

A full phase one desk top study and site investigation is presented by GRM, this recommends a phase 2 intrusive site investigation at 4 and 6 in their report, no red flags for land contamination are noted. **This is accepted and the Phase 2 intrusive investigation should be done asap and presented to the LA for review.** As always, a watching brief for any unexpected land contamination is recommended

Air Quality.

A thorough report by RPS Group supports the application this is accepted; we have no air quality concerns for this development.

Noise.

A very good noise impact assessment is provided by RPS Group, this shows that the development will meet BS8233 guidelines and recommends some additional

mitigation for properties closest to Longwater Road.

This is not onerous for the developer as there are a few properties in close proximity to Longwater Road, acceptable additional mitigation measures will be noise attenuated ventilation, closed board acoustic fencing and a higher spec of glazing (if this is needed to meet BS8233 standards). **Any additional mitigation measures should be presented to the LA for review along with a brief plan of the properties to which they apply.**

The report also recommends a limit on noise output at receptors from any ASHP installed as part of this development, this is accepted as good practice.

Odour.

Again, a very good report by RPS Group, the proximity of a sewage pumping station in the area should not prohibit development, we have several such sites with our borough and odour complaints are rare, primarily when there is some form of mechanical failure at the site, Thames Water do keep routine maintenance schedule and change out components as required, so failure is very rare.

The conclusions in the odour assessment are accepted, odour should not be a barrier to this development.

Lighting.

Another very good report from RPS Group, the recommendations in the report at 7 for column lights should be taken into consideration by the developer as good practice, no EH objections to the lighting proposal for the development.

Overall, this is a very well-presented application from an environmental health perspective, good clear reports and all areas considered. No EH objection with the proviso that the two points highlighted in bold are included in the further documents for the final design.

Advisory.

Existing drainage ditches are common in areas such as this, the developer will be well served to survey the existing drainage ditches to ascertain if there are any issues of concern such as broken culverts or areas where water may pool and stagnate. In my view this is in the interest of the development. Note the Environment Agency has responsibility for significant waterways and most public drainage ditches.

Conditions & Reasons (if required)

Date:	14/04/2025	Signed:	C Christofis
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