

Date: 5 September 2024
Application: 242011



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: 242011

Applicant: Mr Karl Richards

Site Address: Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR

Parish: Finchampstead

Grid Reference: Easting - 479478, Northing - 164374

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.

Case Officer: Kieran Neumann

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 242011. 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:	242011
Address:	Land east of Warren Lodge, Warren Lane, Finchampstead, RG40 4HR.		
Proposal:	Full application for the proposed change of use of land for the siting of 2 no. Gypsy and Traveller pitches with creation of a second access off Finchampstead Road and associated installation of soft and hard landscaping.		
Type of Development:	Minor Gypsy and traveller pitches (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.

The site shows no known history of land contamination, the possibility of unexpected contamination will need to be considered. I can see a risk of flooding for part of the site intended to site a caravan and day room on our internal GIS mapping system from surface water, although the site is not in Flood Zone 2 or 3, how the surface water is to be directed to prevent flooding should be clear in the plans, long term pooling of water or flooding may have public health implications.

The site is self-contained, the nearest property is Warren Lodge, part of the proposal is circa 25m from Warren Lodge (the northern part and the part affected by surface water flooding) , a site plans shows trees and shrubs acting as a barrier, this would greatly benefit the proposal in my opinion. At this distance normal living noise should not be a concern, however the use of any generators on the proposed site would be a noise concern. I recommend a condition regarding plant is applied to minimise noise.

How potable water is supplied, and sewage will be handled at the proposed site should be

made clear in the plans, if not mains connected the system must comply with the current general binding rules and be sustainable. Formal agreement should be obtained with the utility companies for any connections. If a cesspit or sewage treatment plant is to be installed, what type? And if there is any potential for discharge where to? I am asking for more information in this regard.

Should the applicants wish to apply for a caravan site licence, the layout as shown would likely comply with the Model Standards 2008 for Caravan Sites in England, (Caravan Sites and Control of Development Act 1960 section 5), this specifies distances and layout, fire safety etc. [Caravan Sites and Control of Development Act 1960 \(legislation.gov.uk\)](https://www.legislation.gov.uk/ukpga/1960/22/section/5). these guidelines should be consulted by the applicants.

I would recommend that the number of caravans on the site as part of this permission is conditioned.

Conditions & Reasons (if required)

Plant/Machinery to be attenuated.

All plant, machinery and equipment installed or operated in connection with the conducting 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 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.

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:	07/10/2024	Signed:	C Christofis
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