

Date: 26 February 2025
Application: 250267



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

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Berkshire, RG40 1BN

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Dear WBC Environmental Health,

Full Planning Approval Consultation

Application Number: 250267

Applicant: Mr Thomas Roberts

Site Address: 31 Barkham Ride, Wokingham, RG40 4EX

Parish: Finchampstead

Grid Reference: Easting - 478994, Northing - 165846

Type of Development: Other Change of Use

Proposal: Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))

Case Officer: Connie Davis

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 250267. 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:	250267
Address:	31 Barkham Ride, Wokingham, RG40 4EX.		
Proposal:	Demolition of the existing dwelling and use of land as an extension to Victoria Gardens Residential Park Home Estate, with the stationing of 35 park homes (permanent C3 use class accommodation) and the construction of an ancillary community building (use class F2(b)) and park office (use class Eg(i))		
Type of Development:	Other Change of Use		
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 is a significant development of 35 new residential dwellings and associated infrastructure.

Demolition

This involves the demolition of a building to clear the site for the proposed 35 residential units. An asbestos survey should be carried out to determine if there is any asbestos within the property to be demolished, if there is an asbestos removal plan should be forwarded to the local authority in line with current HSE guidance.

A clear demolition plan should be submitted outlining what measures are taken to minimise noise and dust. All waste must be removed from the site via registered waste carriers and receipts retained, at no time is the burning of any waste on the site permitted, a permitted working hours condition is recommended.

Noise

The site is not near any major road or rail networks so external noise should not be an issue; however, the proposed new dwellings are shown as being very close together in the plans. It would benefit if the exact distances between each residential unit are clearly shown on a plan.

What are the specifications of the units that are proposed to be sited, in terms of build quality, glazing, ventilation. I recommend a condition for plant and machinery, as the

development will be in close proximity to nearby residential units and also a permitted working hours condition, both to ensure noise is mitigated as much as possible (see outline below).

Land Contamination.

I can see no historical land contamination; however, I would recommend that a phase one desk top study and site walkover is completed and submitted to the local authority for approval and an unexpected land contamination condition is applied as a safeguard as the exact history is unknown and this is for 35 new residential dwellings (outline condition below).

The site sits in Floodplain 1, however on our internal GIS system I can see there is some known history of surface water flooding likely in heavy rain, any standing water over time can become stagnant and pose a health risk, the drainage/sewage handling for the proposed new 35 dwelling must be clear in the plans, sign off from WBC drainage team will likely be required.

Foul water/sewage

I note the response from Thames Water re foul water drainage and sewage, and their no objection, clearly this is fundamental to the success of this proposal, adequate drainage and sewage handling for the expected usage level MUST be clearly demonstrated in the plans and agreed by Thames Water, this is good practice.

External lighting

Any external Lighting should be designed to be adequate for needs but not overbright to impinge on existing property, a simple external lighting schematic should be included in the plans.

Park homes licencing

Any licence(s) in place for the current park homes site will obviously need to be extended for the new dwellings and this should be done concurrent with the planning permission if granted for the proposal. The authority will review this in line with the Model Standards 2008 for Caravan Sites in England Caravan Sites and Control of Development Act 1960. A fire safety schematic will need to be developed and assessed as part of that. Alsop how waste is to be presented for collection and where, and if it will be bag or Euro bins. Guidance is available online e.g.

[Mobile Homes Act 2013: a best practice guide for local authorities on enforcement of the new site licensing regime - GOV.UK](https://webarchive.nationalarchives.gov.uk/ukgwa/20120919234852/http://www.communities.gov.uk/publications/housing/modelstandardsparkhomes)

<https://webarchive.nationalarchives.gov.uk/ukgwa/20120919234852/http://www.communities.gov.uk/publications/housing/modelstandardsparkhomes>

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.

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.

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

Date:

22/04/2025

Signed:

C Christofis