

Date: 11 March 2026
Application: 260117



**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: 260117

Applicant: EU Plants Ltd

Site Address: Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE

Parish: Finchampstead

Grid Reference: Easting - 480029, Northing - 163321

Type of Development: Other Change of Use

Proposal: Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).

Case Officer: Claire Moore

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 260117. 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 requested from the case officer.

Your observations are required in respect of this application by **1 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260117
Address:	Manor Farm, Longwater Road, Finchampstead, Wokingham, RG40 3SE.		
Proposal:	Full application for the proposed conversion of barn to 3no. residential dwellings and associated changes (C3).		
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

Contaminated Land

A Phase 1 Contaminated Land Assessment (GeoSmart, January 2025) has been reviewed. The report identifies the site as posing a low to moderate/low risk; however, this conclusion is based on a desk-based assessment only, with no intrusive investigation undertaken.

The site has historically been used for agricultural purposes and there is potential for contamination associated with fuel storage, septic systems and agricultural chemicals. The report also identifies the presence of asbestos-containing materials within the existing buildings and the potential for asbestos fibres to be present within surrounding soils.

The assessment confirms that there is potential for localised contamination to impact future site users and controlled waters. The site is underlain by a Secondary A aquifer and there are groundwater abstraction points in close proximity, increasing the sensitivity of the site.

As no intrusive investigation has been undertaken, the risks cannot be fully quantified at this stage. The report recommends a Phase 2 investigation and

Environmental Health agrees that this is necessary to demonstrate that the site is suitable for residential use.

Noise

The proposed development is residential in nature and is not expected to introduce significant noise impacts. However, the site is located within a rural and agricultural setting and future occupants are likely to be exposed to noise associated with farming activities, machinery and general operations.

Air Quality (Construction)

Construction and conversion works may give rise to dust and general disturbance during the development phase. Given the scale of the proposal, these impacts are expected to be limited and short-term, provided that standard good practice measures are followed on site.

Conditions & Reasons (if required)

Conditions:

A condition requiring a full phased contaminated land assessment is recommended. No development should commence until a Phase 2 intrusive investigation has been carried out and the results submitted to and approved by the Local Planning Authority. The investigation should be followed by a risk assessment and, where necessary, a remediation scheme. Development should not proceed until any required remediation has been completed and a verification report has been submitted confirming that the site is suitable for its intended use.

A further condition is required to secure an asbestos survey prior to any demolition or refurbishment works and to ensure that any asbestos-containing materials are safely removed and disposed of in accordance with current legislation.

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:	13.05.2026	Signed:	<i>K.Pates</i>
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