

Date: 21 April 2026
Application: 260930



**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,

Discharge of condition Consultation

Application Number: 260930

Applicant: Miss Chloe Swain

Site Address: 6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW

Parish: Finchampstead

Grid Reference: Easting - 480593, Northing - 165183

Type of Development:

Proposal: Submission of details to comply with the following condition of planning consent 251856 dated 26/11/2025. Conditions 4 and 18 refers to Land Contamination and External Lighting.

Case Officer: James Fuller

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 260930. 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 **13 May 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260930
Address:	6 Land At Rear Of, Johnson Drive, Finchampstead, Wokingham, RG40 3NW.		
Proposal:	Submission of details to comply with the following condition of planning consent 251856 dated 26/11/2025. Conditions 4 and 18 refers to Land Contamination and External Lighting.		
Type of Development:			
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

Condition 4

The submitted Phase I Geo-Environmental Risk Assessment (GERA) has been reviewed. The report considered the historic and current use of the site and assessed the potential for contamination pathways affecting future residential receptors. The assessment did not identify any evidence of significant contamination that would pose an unacceptable risk to human health, controlled waters, or the wider environment, subject to the implementation of standard precautionary measures appropriate for residential development.

The Phase I GERA concluded that, with the agreed remediation strategy in place, the site is suitable for its proposed use. This approach has already been secured through the previously approved condition discharge application (ref. 242698), which set out the appropriate scope of remediation and validation required.

As part of the current application, a verification report for Plot 3 has been submitted. This report demonstrates that the approved remediation measures for that plot have been completed in accordance with the agreed strategy. The submitted evidence is

satisfactory and confirms that the site conditions for Plot 3 are suitable for residential occupation.

It is noted that Condition 4 is a pre-occupation requirement, and the applicant has confirmed that verification reports will be submitted on a plot-by-plot basis prior to first occupation. This phased approach is considered acceptable, provided that no dwelling is occupied until the relevant verification report for that plot has been approved by the Local Planning Authority.

Condition 18

The proposed lighting has been designed to provide functional illumination for access, safety, and security purposes, whilst limiting overspill and glare. The submitted lux contours demonstrate that light levels are largely contained within the site and are not expected to result in unacceptable illumination of neighbouring residential properties or external amenity spaces.

In addition, the programming of lanterns 2B and 3B to dim between the hours of 22:00 and 06:00 is considered an appropriate mitigation measure. This reduction in light output during night-time hours will help to minimise disturbance to occupants during periods when ambient light levels are lower and sensitivity to artificial lighting is greatest.

Overall, the scale, specification, and control of the proposed lighting are considered acceptable from an Environmental Health perspective. The scheme is not expected to give rise to issues associated with excessive brightness, glare, or loss of residential amenity, provided that the lighting is installed and retained strictly in accordance with the approved details.

Conclusion

There is no objection to the discharge of Conditions 4 and 18 under application ref. 260930, subject to the ongoing submission and approval of verification reports for each plot prior to occupation, in accordance with the wording of Condition 4.

Conditions & Reasons (if required)			
n/a			
Date:	01.05.2026	Signed:	<i>K.Pates</i>