

From: Chris Christofis <Chris.Christofis@wokingham.gov.uk>
Sent: 14 May 2025 16:06
To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Subject: RE: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Hi Nick

Well spotted, PAH levels are a bit of a grey area (differing bodies have differing max levels, WHO, EA etc), it is actually quite easy to get a high reading on a single sample area, it only takes a leaky old motorbike/tractor regular bonfire or such in that spot. I would be concerned where the samples showed high PAH across a wider area, but generally where they are high the recommendation is to cap with soils, it's a precaution and not particularly expensive in the overall scheme of things, our land contamination condition part 2 caters for this, 'where necessary the submission of a remediation scheme' I must amend that condition at some stage to include 'and a verification report to demonstrate that remedial work has been done'.

We can apply a small condition as follows.

Land Contamination

A brief verification report is to be submitted to the authority to confirm that remediation (soil capping) as described in the executive summary of the phase 2 site investigation, is provided in support of this application, is implemented in full.

Reason – to ensure that land contamination is dealt with and the site is brought up to standard for human health

Regards

From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>
Sent: 14 May 2025 3:49 PM
To: Chris Christofis <Chris.Christofis@wokingham.gov.uk>
Subject: FW: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Afternoon Chris

I note the  [exec summary](#) refers to "elevated concentrations of PAH compounds" and that a clean cap of soil will be required. There is also a recommendation about sulphate should it later be found to be in contact with deeper soil.

Extract below:

14. One sample of topsoil from within the proposed residential development area recorded elevated concentrations of several polycyclic aromatic hydrocarbon (PAH) compounds. Additional sampling, testing and risk assessment has concluded that there is not considered to be a significant risk to human health from the concentrations recorded and no remedial measures are necessary.
15. Two samples of natural ground (one in the proposed residential area and one in the proposed allotment area), recorded elevated concentrations of PAH compounds. Delineation of hotspots was successfully completed and remedial measures including a 600 mm capping of clean soil in the affected areas is considered to be required.
16. No sulphate precautions are required for concrete in contact with the shallow weathered London Clay Formation. However, should concrete be in contact with the deeper, unweathered London Clay Formation (i.e. piles), additional testing is likely to be required to confirm the level of sulphate precautions required.
17. The conclusions made in this report are subject to agreement by the approving bodies and your warranty provider.

Therefore, do we need a condition that specifically requires such mitigation to be carried out and reported on (as well as to advise the LPA of any unexpected contamination, if discovered)?

Kind regards

Nick Chancellor

Development Delivery Manager

Wokingham Borough Council

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From: Chris Christofis <Chris.Christofis@wokingham.gov.uk>

Sent: 14 May 2025 10:06

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Subject: RE: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Hi Nick

The updated lighting assessment is accepted; it represents best practice and is a good scheme in my opinion.

Looking through the Phase 2 report and executive summary, there is nothing of concern from a land contamination perspective on the proposed site. I accept the conclusions of this report and do not require any further work, certainly we can disregard the need for a new site investigation as I originally commented, I would suggest keeping the unexpected land contamination part of the condition, as general good practice.

From an EH view, this proposal is good, no objections.

Regards

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 09 May 2025 16:32

To: Chris Christofis <Chris.Christofis@wokingham.gov.uk>

Cc: Environmental Health <environmental.health@wokingham.gov.uk>

Subject: RE: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Good afternoon Chris

Further to your comments dated 07/04/25 regarding floodlighting (see email below), the applicant has come back with an updated Lighting Impact Assessment (revision R2) which now commits to using full cowling & shielding. That report is attached – section 5 (recommendations states *“Following consultation with the environmental health officer, full cowling and shielding will be employed”*). I'd therefore be most grateful if you could please confirm if/that this is now acceptable, for my records.

I also note your original comments (dated 29.01.25, also attached) in respect to application 242653 (in which you had recommended a condition for a Site Characterisation/ Land Contamination Investigation). What may not have been made clear in the original submission is that the site area falls wholly within the Hogwood Farm outline planning permission site (which was itself subject to a similar condition back in 2017/8). Accordingly, a broader site investigation was undertaken in 2017 and this is referred to in a newly drafted Site Investigation report which also explains the history to date [see SharePoint download link: [PDF 41623- 045 Issue 2 - Site Investigation \(Environmental Health\).pdf](#)].

With the above in mind, I am assuming that a new site investigation (as had been requested as a condition in your original comments) may no longer be required and it may instead be a case of implementing what the new SI suggests might be needed. Please can you review this new SI and advise if acceptable, and also what condition(s) (if any) are required in respect to applications 242653?

As always, happy to discuss should this assist.

Thank you!

Nick Chancellor

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Email: nick.chancellor@wokingham.gov.uk

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From: Chris Christofis <Chris.Christofis@wokingham.gov.uk>

Sent: 07 April 2025 13:12

To: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Subject: RE: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Hi Nick

Having reviewed the lighting schematic for the sport pitch and the layout of the area, I agree that light overspill is likely to have a negligible direct impact on the surrounding area, there is always some light visible from a floodlit sports pitch, our task is to achieve a minimum impact on surrounding property and avoid any direct impact or potential nuisance.

I would like to recommend that full cowling/shielding is employed to minimise lateral light escape, and angle light towards the pitch. It is as well to apply full shielding from the outset. As for the position of the columns I think the current proposed layout should work well as long as the light direction is angled downwards.

Whenever a new floodlight pitch is created there is a change in the environment, a balance between the value of the sports facilities and the environment is always made, in this case with full cowling/shielding, on a grade 2 lighting scheme, I feel we have done our due diligence to achieve the balance in this case. With full cowling/shielding the floodlight proposal is well balanced the light will shine into the sports pitch, and is therefore suitable for the proposed use, I do not envisage any potential adverse effect from this proposal on surrounding property.

Regards

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From: Nick Chancellor <Nick.Chancellor@wokingham.gov.uk>

Sent: 31 March 2025 12:51

To: Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>; Chris Christofis

<Chris.Christofis@wokingham.gov.uk>; Keith Frost

<keith.frost@wokingham.gov.uk>

Cc: Glenn Goudie <Glenn.Goudie@wokingham.gov.uk>; Andy Glencross

<Andy.Glencross@wokingham.gov.uk>

Subject: RE: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Good afternoon Duncan, Chris and Keith

I have just received a lighting impact assessment which considers the impact of light spill from the 3G sports pitch lighting – please see attached.

I note the lighting assessment acknowledges there will be some minor spill outside the site boundaries but that this could be mitigated (if necessary) by relocating columns, side-mounted shields or using a lower light level.

5.0 RECOMMENDATIONS

Results shows that the spill light does encroach outside the site boundary but by an insignificant level. If the spill light, is deemed to be unacceptable for ecology or other reasons it may be possible to limit this further using side mounted shields. However,

the photometry is not readily available to assess this. The previously selected Lighting Class II could be reduced to a Lighting Class III. However, this would be determined by the client whether this would be acceptable. A Lighting Class III is defined as the following;

- Low-level competition; local or small club competition
- Minimal or no spectator provision
- General training; school sports and recreational activities.

It may be also possible to relocate 4No. columns to the corners of the pitch to direct the light inward which would re-aim the side spill light from the open area towards the pitch, but the present column locations are based on the preferred sports lighting layout.

6.0 CONCLUSION

In summary, the light spill has negligible effect on the surrounding area. However, it does encroach slightly onto the undeveloped land which is not highlighted as being part of the future works. This report to be submitted to the Wokingham Council for their comments.

If the proposal is deemed to be an issue. There are potential solutions to limit the spill further including shields, lower light level and/or column relocations.

[@Duncan Fisher](#) note that the applicant has also submitted various ecology reports under discharge of conditions application 250725 [see link: [250725 - various](#)]. Please can you let me know if the suggested potential lighting mitigation outlined in the report is required for ecology reasons?

[@Chris Christofis](#) – I note you haven't raised an objection in your latest comments. However, I'd be most grateful if you could please consider the attached report and advise.

[@Keith Frost](#) – I note you also raise no objection. However, I'd be most grateful if you could please acknowledge the lighting report and confirm if you are satisfied that the sports pitch lighting is acceptable in relation to the West Court heritage asset.

[@Andy Glencross](#) [@Glenn Goudie](#) – for your information, and in case you wish to comment on the lighting specification.

Thank you.

Nick Chancellor

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From: Nick Chancellor

Sent: 19 March 2025 16:34

To: Gordon Adam <Gordon.Adam@wokingham.gov.uk>; Boniface Ngu <boniface.ngu@wokingham.gov.uk>; Catherine Brimble <Catherine.Brimble@wokingham.gov.uk>; Raymond Barry <Raymond.Barry@wokingham.gov.uk>; Duncan Fisher <Duncan.Fisher@wokingham.gov.uk>; Glenn Goudie <Glenn.Goudie@wokingham.gov.uk>; Keith Frost <keith.frost@wokingham.gov.uk>

Cc: Andy Glencross <Andy.Glencross@wokingham.gov.uk>; Connor Corrigan <Connor.Corrigan@wokingham.gov.uk>

Subject: 242696 & 242653 - Finchwood Park / resi, sports hub and allotment land

Good afternoon all

Following our engagement with CALA over recent months, a revised set of drawings for both applications (new full app for 48 dwellings, Reserved Matters for the sports hub/allotments/play) has been formally submitted for re-consultation. Changes are summarised visually in the attached pdf.

Revised plans are saved on NEC though Sharepoint links are as follows if more convenient:

242696 (Reserved Matters / Sports hub): ☐ [Revised plans 12.03.25](#)

242653 (Full application / residential): ☐ [Revised plans 12.03.25](#)

Given our engagement with CALA over recent months, I believe everything should now be in good shape. **I'd be most grateful if each of you would please review the updated information and produce a final memo detailing your assessment of each application, including conditions (with wording).** Please let me know once complete/uploaded to NEC.

We will also be moving forward with a s.106 in parallel – the idea is that the agreement will be ready by the time the applications go to planning committee. I

believe I should have all the required contributions (and amounts) from each of you. If there are any obligations you have not already spoken to me about then please let me know asap.

Kind regards

Nick Chancellor

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