

Date: 21 February 2025
Application: 250404



**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,

PN Class Q Agri to Resi Consultation

Application Number: 250404

Applicant: Mr Slachev

Site Address: Manor Farm, Longwater Road, Finchampstead, Berkshire

Parish: Finchampstead

Grid Reference: Easting - 480064, Northing - 163334

Type of Development:

Proposal: Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).

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 250404. 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:	250404
Address:	Manor Farm, Longwater Road, Finchampstead, Berkshire.		
Proposal:	Prior approval submission for the proposed change of use of agricultural buildings to 2no. residential dwellings (Use Class C3).		
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

I can see no indication of historic land contamination, however as the site is not known and its historic use is not known. I also agree with the recommendation in the Geosmart report that a phase 2 intrusive site investigation should be undertaken as the proposal is for residential dwellings and the status of the ground must be certain.

We would expect the new dwellings to be built to BS8233 standards for glazing and ventilation.

Where waste and recycling are to be stored for collection should be made clear in the plans assuming a full sized waste lorry.

Any external lighting should be low level and sympathetic to the area, so as not to impinge on neighbouring properties.

As with all new dwellings, how foul water and sewage is to be handled is fundamental to the success and sustainability of the proposal, this should be made clear in the plans. Any existing drainage ditches should be maintained to avoid any stagnating water.

Conditions & Reasons (if required)

Site Characterisation/Land Contamination Investigation.

A phase 2 intrusive investigation and risk assessment should be 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,
- (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'.

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:	09/04/2025	Signed:	C Christofis
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