

Date: 2 March 2026
Application: 260209



**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,

Full Planning Approval Consultation

Application Number: 260209

Applicant: ROONEY

Site Address: Highfield Park, Eversley Road, Arborfield, RG2 4PP

Parish: Arborfield and Newland

Grid Reference: Easting - , Northing -

Type of Development: Minor Gypsy and traveller pitches (1-9)

Proposal: Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access.

Case Officer: Marcus Hillman

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 260209. 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 **23 March 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Tahir Environmental Health Officer		
Service	WBC Environmental Health	App No:	260209
Address:	Highfield Park, Eversley Road, Arborfield, RG2 4PP.		
Proposal:	Full application for the change of use of land to a residential caravan site comprising the siting of seven static caravans for residential occupation, alongside ecological enhancements and associated ancillary works, utilising the existing vehicular access.		
Type of Development:	Minor Gypsy and traveller pitches (1-9)		
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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

The Environmental Protection Team have reviewed the contaminated land report prepared by Jaxx Engineering Consultancy, July 2025 (Ref: JEC3630) The investigation comprised 13 trial pits with continuation boreholes to approximately 2.0 m bgl across the site, with soil samples analysed for metals, PAHs, TPH/BTEX and asbestos screening. Sampling focused primarily on areas of made ground and visually suspect materials. Laboratory results were screened against recognised assessment criteria (CLEA-derived values and LQM/CIEH GAC for residential land use with and without plant uptake). No exceedances of relevant residential screening criteria were reported. Asbestos screening did not identify asbestos-containing materials in the samples tested.

Based on the information provided, the report concludes that the site represents a low to negligible risk to human health for residential end use.

In the interest of the future occupants the Environmental Protection Team recommend the following conditions:

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

NO COMMERCIAL ACTIVITY

CX6 No commercial activities shall take place on the land, including the storage of materials.

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

Date:	8/4/26	Signed:	T.Rafiq
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