

Date: 23 March 2026
Application: 260662



**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: 260662

Applicant: Mr Kingsley Davis

Site Address: 58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS

Parish: Wokingham

Grid Reference: Easting - 481063, Northing - 167993

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 241828 dated 24.10.2025. Condition 4 relates to round and building levels, 5 to details of boundary walls and fences, 6 to landscaping, 8 to protection of trees, 10 to construction method statement, 12 to remediation, 20 to future homes standard, 21 to water standards, 22 to CEMP, 23 to external lighting, 24 to LEMP, 25 to biodiversity enhancements, 26 to reptile mitigation method statement.

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 260662. 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 **14 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260662
Address:	58 Finchampstead Road, Wokingham, Wokingham, RG40 2NS.		
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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 10 – Construction Method Statement

In relation to dust and air quality, the CMS provides an appropriate range of mitigation measures. It confirms that water suppression will be used during demolition and cutting activities, and that effective barriers will be erected around particularly dusty operations. The commitment to avoid bonfires, to manage dusty activities sensitively, and to locate machinery away from sensitive receptors where possible are all suitable and proportionate controls. The retention of hardstanding at the site entrance, along with regular sweeping and an on-site wheel washing facility, will further help to reduce dust and debris migrating onto Finchampstead Road. Collectively, these measures are consistent with Environmental Health expectations for preventing nuisance dust emissions and preventing fine particulate matter from affecting nearby residential receptors.

The CMS outlines reasonable best-practice noise measures, including ensuring that all plant and machinery are properly maintained and fitted with silencers where necessary. The CMS also sets out appropriate working hours—08:00–18:00 Monday to Friday and 08:00–13:00 on Saturdays, with no work permitted outside these times or on bank holidays. These hours accord with Environmental Health standards and are essential to preventing undue disturbance to neighbouring residents. The proposal for deliveries to be arranged outside peak times further assists in mitigating noise from vehicle movements.

The CMS raises no issues regarding odour, as the development does not involve any activities likely to generate odorous emissions. Waste will be managed through proper segregation, secure storage, and timely removal, which also prevents odour issues from accumulated waste materials.

The Construction Method Statement provides an acceptable set of controls addressing dust, air quality, noise, odour, and environmental protection during the demolition and construction phases.

Condition 12 – Remediation (Contaminated Land)

Six boreholes were drilled across the site and fitted with monitoring wells. Eleven soil samples were collected between 0.3–1.5m depth and analysed for heavy metals, petroleum hydrocarbons, PAHs, pesticides, VOCs, SVOCs, phenols, sulphates, sulphides and asbestos. The developer also undertook three rounds of gas monitoring over four weeks using calibrated equipment. The investigation found that the soils contain areas of Made Ground with brick fragments, but no significant odours or volatile organic compounds were detected.

Although three PAH compounds (Benzo(a)pyrene, Benzo(b)fluoranthene, and Dibenzo(ah)anthracene) exceeded guideline levels at a single sampling point, this position lies beneath the footprint of a new dwelling and will be permanently capped by hardstanding, which prevents exposure to future residents. No asbestos or pesticides were detected in any samples, removing major concerns about historical land uses. Groundwater was not encountered during drilling but was later observed in monitoring wells at variable depths, yet analytical results show no significant contamination likely to affect groundwater or surface water. Gas monitoring demonstrated a very low gas risk (CS1), with no methane detected and only limited CO₂ readings.

The developer proposes a watching brief throughout construction, with an agreed discovery strategy: if unexpected contamination appears, work will stop immediately, the project's environmental consultant will be notified, and any remediation will be carried out before continuing. The report concludes that the site is suitable for residential development without the need for remediation, provided

normal health and safety measures (PPE, dust control, hygiene) are followed for construction workers.

Condition 23 – External Lighting

The Biodiversity Enhancements, Bat Lighting Plan and Reptile Method Statement include a lighting strategy designed to protect neighbourhood amenity. Low-level warm LED lighting (7.5–10 lux), zero upward spill, directional fittings and PIR/timer controls all limit light intensity, duration and overspill. This reduces glare, intrusion and disturbance to nearby homes while still providing adequate operational lighting in line with residential amenity standards.

Conclusion

The developer has provided detailed and technically robust submissions demonstrating how construction activities, contamination risks and external lighting will be managed.

There is no objection to Condition 10, 12 and 23.

Conditions & Reasons (if required)			
n/a			
Date:	08/04/2026	Signed:	<i>K.pates</i>