

Date: 8 April 2026
Application: 260613



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: 260613

Applicant: Mr Rory Waterer

Site Address: Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY

Parish: Swallowfield

Grid Reference: Easting - 471963, Northing - 164505

Type of Development: Other Change of Use

Proposal: Full application for the change of use of existing Unit 13 to Use Classes B2 (General Industrial) and B8 (Storage and Distribution). (retrospective)

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 260613. 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 **29 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260613
Address:	Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY.		
Proposal:	Full application for the change of use of existing Unit 13 to Use Classes B2 (General Industrial) and B8 (Storage and Distribution). (retrospective)		
Type of Development:	Other Change of Use		
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

Environmental Health has reviewed the submitted Noise Impact Assessment prepared by Enzygo (May 2026) in support of the above application. The assessment considers the potential noise impacts associated with the proposed industrial operations, including machinery, vehicle movements and external plant, on the nearest noise-sensitive receptor.

The assessment has been undertaken in accordance with BS4142:2014+A1:2019 and BS8233:2014. Baseline noise monitoring was carried out over a four-day period, with the Sunday dataset used to establish a robust background noise level.

The assessment concludes that the predicted rating noise levels from the proposed operations are below the established background noise levels at the nearest receptor. Based on the information provided, there is no objection to the proposal on noise grounds.

It is noted, however, that any changes to plant, equipment, or operating hours may alter the noise profile. Should such changes occur, the Noise Impact Assessment should be reviewed and updated accordingly.

Conditions & Reasons (if required)			
n/a			
Date:	10.06.2026	Signed:	<i>K.Pates</i>