

Date: 15 June 2026
Application: 261194



**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: 261194

Applicant: Rhodes

Site Address: Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41

Parish: Winnersh

Grid Reference: Easting - 479071, Northing - 170693

Type of Development:

Proposal: Application for submission of details to comply with Condition 14 (noise mitigation, cooling and ventilation details) of planning permission 250640 dated 07/04/2025 relating to outline planning permission 230208 for a residential development of up to 234 dwellings at Land off Watmore Lane/Maidensfield, Winnersh.

Case Officer: Mark Croucher

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 261194. 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 **13 June 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261194
Address:	Land located to the east of Watmore Lane/Maidensfield, Winnersh, RG41.		
Proposal:	Application for submission of details to comply with Condition 14 (noise mitigation, cooling and ventilation details) of planning permission 250640 dated 07/04/2025 relating to outline planning permission 230208 for a residential development of up to 234 dwellings at Land off Watmore Lane/Maidensfield, Winnersh.		
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

Environmental Health has reviewed the submitted Noise Impact Assessments for Phase 1 (Report 22681667-04) and Phase 2 (Report 22681667-05) submitted in support of the discharge of Condition 14 attached to outline planning permission 230208. The reports assess road traffic noise affecting the site from the M4 Motorway, A329(M) and associated slip roads and provide details of the mitigation measures proposed to achieve the required internal noise standards.

Condition 14 requires the applicant to demonstrate how the following internal noise levels will be achieved within the development, together with adequate cooling and ventilation measures:

- Living rooms and bedrooms (daytime): 35dB LAeq,16hr (0700-2300)
- Dining rooms: 40dB LAeq,16hr (0700-2300)
- Bedrooms (night-time): 30dB LAeq,8hr (2300-0700)

The submitted assessments include baseline noise monitoring, noise modelling and noise ingress calculations to determine the likely internal noise environment within the proposed dwellings. The reports conclude that the highest predicted internal

daytime noise levels within living rooms and bedrooms would be 30dB LAeq,16hr for Phase 1 and 31dB LAeq,16hr for Phase 2. The highest predicted night-time bedroom noise levels are stated to be 19dB LAeq,8hr. These predicted internal levels are below the limits specified within Condition 14.

The assessments identify that dwellings located on the most exposed façades facing the A329(M), M4 and associated junction infrastructure require mitigation measures to achieve the required internal standards. The proposed mitigation includes acoustic glazing, acoustic trickle ventilators and a ventilation strategy comprising decentralised mechanical extract ventilation (dMEV) systems. The reports conclude that these measures are sufficient to achieve the internal noise criteria required by the condition.

Environmental Health notes that the assessments identify that, for the most exposed dwellings, the internal noise limits cannot be achieved through reliance on open windows as the primary means of ventilation. The reports state that compliance with the required internal standards is dependent upon the proposed glazing and ventilation specifications.

Having reviewed the submitted information, Environmental Health is satisfied that the applicant has demonstrated how the internal noise limits specified within Condition 14 will be achieved and has identified the mitigation measures necessary to secure compliance.

Environmental Health raises no objection to the discharge of Condition 14, subject to the development being carried out in accordance with the recommendations, mitigation measures, glazing specifications and ventilation strategy contained within the submitted Noise Impact Assessments.

Conditions & Reasons (if required)			
n/a			
Date:	30.06.2026	Signed:	<i>K.Pates</i>