

PLANNING REF : 260921
PROPERTY ADDRESS : 20 Harmar Close
: Wokingham, Berkshire
: RG40 1SE
SUBMITTED BY : Mrs Kathleen Burwood
DATE SUBMITTED : 25/08/2026

COMMENTS:

Comment on Planning Application 260921 Objection to ScotchPartners Noise Statement.

I wish to raise serious concerns about the reliability of the noise statement submitted in support of this retrospective application, and ask the Council to disregard its conclusions for the following reasons:

1. No genuine baseline exists.

The noise statement provides no assessment of noise levels before the car park was replaced with the current outdoor entertainment area. Without a true "before" picture, the report cannot credibly demonstrate that the development has had no material impact on residential amenity.

2. The assessment period is not representative.

The readings on which this report relies cover less than 40% of the pub's full weekly operating hours, and critically, do not include any Friday, Saturday, or Sunday, the very days when the outdoor area is most heavily used. A report intended to characterise the noise impact of a 150-cover venue cannot reasonably draw conclusions while omitting its busiest days entirely.

3. More complete data exists but has not been disclosed.

Residents were informed at a meeting with Greene King on 29 July 2026 that noise readings have in fact been taken twice an hour since April 2026. We ask why this far fuller dataset has not been submitted to the Council, and why the report instead relies on a narrow and unrepresentative window.

4. The 17 June data is unreliable and appears manufactured.

Residents from Harmar Close were present at the pub on 17 June, which appears to form the basis of this report. We observed that the outdoor screen was not in use that evening, and that staff kept customers inside with the doors and windows closed throughout the match. This was not a representative evening of normal pub operation, and cannot reliably be used to characterise typical noise levels in the newly created 'garden' area.

5. The report's own findings contradict its conclusions.

Despite recording noise levels of 95 decibels, comparable to a pneumatic drill, the report characterises this as minimal or insignificant. Residents do not consider this a credible or honest assessment of the impact experienced.

6. The delay between the survey and submission is unexplained. The survey itself was carried out between 16 and 19 June 2026, yet the resulting report is dated 7 August 2026, and was not uploaded to the council portal until 10 August 2026, almost eight weeks after the data was collected. Residents would welcome an explanation for why

it took Greene King so many weeks to submit a report based on such old data, particularly given the pressing timescales of the planning determination which was meant to be 31st July 2026.

For these reasons, we ask the Council to treat the ScotchPartners noise statement as unreliable and insufficient evidence on which to determine this application.