

Date: 30 March 2026
Application: 260497



**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: 260497

Applicant: Mr Adam Colling

Site Address: The Forest Comprehensive School, Robin Hood Lane, Winnersh, Wokingham, RG41 5NE

Parish: Winnersh

Grid Reference: Easting - 478150, Northing - 170954

Type of Development: Minor All other developments

Proposal: Full application for the proposed installation of low-carbon heating and hot water systems comprising air-to-water heat pumps, air-to-air heat pumps, and water-source heat pumps, together with associated enclosures, infrastructure, plant and control systems and landscaping, following removal of existing gas-fired heating and hot water infrastructure.

Case Officer: Cameron Young

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 260497. 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 **22 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260497
Address:	The Forest Comprehensive School, Robin Hood Lane, Winnersh, Wokingham, RG41 5NE.		
Proposal:	Full application for the proposed installation of low-carbon heating and hot water systems comprising air-to-water heat pumps, air-to-air heat pumps, and water-source heat pumps, together with associated enclosures, infrastructure, plant and control systems and landscaping, following removal of existing gas-fired heating and hot water infrastructure.		
Type of Development:	Minor All other developments		
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

Background noise monitoring was undertaken over a representative multi-day period using Class 1 calibrated equipment. The methodology and duration of the survey are considered appropriate to establish baseline noise conditions at the nearest noise-sensitive receptors.

The nearest residential dwellings are located approximately 22 metres from the proposed plant compound and have been appropriately assessed as the worst-affected receptors. Predicted noise levels have therefore been assessed at the façades of these dwellings, representing a suitably worst-case and precautionary approach.

The Noise Assessment adopts design noise criteria of 41 dB LAeq during the daytime period and 35 dB LAeq during the night-time at the nearest residential façade. These criteria are consistent with Environmental Health expectations for plant noise and are considered protective of residential amenity.

The assessment identifies that predicted noise levels from the proposed heat pumps would exceed the adopted criteria in the absence of mitigation. However, the Noise Assessment identifies and quantifies appropriate mitigation in the form of a solid acoustic fence enclosure around the main plant compound. The assessment confirms that, with this mitigation in place and with the plant operating in the specified modes, predicted noise levels would comply with the adopted daytime and night-time criteria at the nearest residential receptors.

On this basis, Environmental Health is satisfied that, subject to the installation of the approved acoustic fence prior to the first operation of the plant, and its retention and maintenance thereafter, the development would not give rise to an adverse impact on residential amenity or a statutory noise nuisance.

The submitted Noise Assessment is therefore considered adequate and acceptable, and there is no objection to the proposed development on noise grounds.

Conditions & Reasons (if required)			
n/a			
Date:	10.04.2026	Signed:	<i>K.Pates</i>