

Date: 29 September 2025
Application: 252179



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

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Dear WBC Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 252179

Applicant: Mrs R Ruscoe

Site Address: Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH

Parish: Wokingham Town

Grid Reference: Easting - 479848, Northing - 166964

Type of Development: Major All other developments

Proposal: Application for the approval of reserved matters pursuant to outline planning consent 231351 for the erection of a 64-bed care home (Use Class C2) with site access, parking, hard and soft landscaping and other associated works following demolition of existing commercial buildings. Reserved Matters to be considered for Landscaping, Siting, Scale and External Appearance.

Case Officer: Benjamin Hindle

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 252179. 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 **27 October 2025**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	O.Obi EH Officer		
Service	WBC Environmental Health	App No:	252179
Address:	Unit 1, 171 Evendons Lane, Wokingham, RG41 4EH.		
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Type of Development:	Major 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

Please use this section to detail any positive, satisfactory or negative aspects of the proposals relating to planning matters. Any additional information or negotiations required can also be detailed in this section.

Environmental Health has reviewed the Reserved Matters submission. There are no objections in principle, subject to conditions to ensure that the development provides a suitable living environment for future occupiers, safeguards residential amenity, and prevents adverse environmental impacts.

Noise and Residential Amenity

The proposed care home is a sensitive use located near existing residential properties and the local road network. Noise from plant, machinery, deliveries, and general activity should be carefully managed to maintain acceptable living conditions.

Recommendations:

A noise assessment should be undertaken to confirm compliance with internal and external noise standards in BS8233:2014 and WHO Guidelines for Community

Noise

Any fixed mechanical plant or ventilation equipment should be designed so that resultant noise levels do not exceed the background sound level (as measured in accordance with BS4142:2014+A1:2019) at the nearest noise-sensitive receptor.

Contaminated Land

The site's previous commercial use may have resulted in ground contamination. Although the principle was addressed at outline stage, a precautionary approach should be taken during redevelopment.

Odour and Kitchen Extraction

The care home will include kitchen and catering facilities that could cause odour if not properly controlled. A suitable extraction and filtration system must be installed and maintained to protect neighbouring amenity.

Construction Environmental Management

Given the site's location close to residential dwellings, construction works may cause temporary nuisance through noise, dust, and site traffic. Appropriate controls should be implemented through a Construction Environmental Management Plan (CEMP).

Conditions & Reasons (if required)

Please use this section to detail any conditions that are required to make this development acceptable in planning terms. All conditions should be accompanied by reasons.

Noise:

Prior to installation of any fixed mechanical plant or equipment, a noise assessment shall be submitted to and approved by the Local Planning Authority demonstrating that the rating level does not exceed the background noise level at the nearest sensitive receptor. The approved mitigation shall be implemented prior to operation and maintained thereafter.

Relevant Policies:

Core Strategy Policy CP3 – General Principles for Development

MDD Local Plan Policy CC06 – Noise

NPPF Section 15 – Conserving and Enhancing the Natural Environment

Contaminated Land:

In the event that contamination is found at any time during the construction that was not previously identified, development must cease and the Local Planning Authority must be informed immediately. A remediation strategy shall then be submitted and approved before works recommence.

Relevant Policies:

Core Strategy Policy CP1 – Sustainable Development

MDD Local Plan Policy CC07 – Contaminated Land

NPPF Paragraph 183 – Land Affected by Contamination

Odour and Kitchen Extraction:

Details of the kitchen extraction and odour control system shall be submitted to and approved in writing by the Local Planning Authority prior to installation. The system shall be installed as approved and maintained thereafter.

Relevant Policies:

Core Strategy Policy CP3 – General Principles for Development
MDD Local Plan Policy CC06 – Noise (includes Odour Nuisance Considerations)
NPPF Paragraph 130 – Achieving Well-Designed Places

Construction Environmental Management:

Prior to commencement, a Construction Environmental Management Plan (CEMP) shall be submitted to and approved by the Local Planning Authority. The plan shall include details of:

- Hours of construction and deliveries
- Dust and noise suppression methods
- Waste and material storage
- Parking and access for contractors

Development shall proceed in accordance with the approved CEMP.

Relevant Policies:

Core Strategy Policy CP3 – General Principles for Development
MDD Local Plan Policy CC06 – Noise
NPPF Paragraph 185 – Minimising Impacts on Health and Quality of Life

External Lighting

External lighting for car parks and access areas should be designed to minimise glare and light spill to neighbouring properties and ecological areas.

Relevant Policies:

Core Strategy Policy CP3 – General Principles for Development
MDD Local Plan Policy CC03 – Green Infrastructure, Trees and Landscaping
NPPF Paragraph 185(c) – Preventing Light Pollution

In conclusion, Environmental Health raises no objection subject to the conditions outlined above. These measures will ensure that the development achieves a high standard of environmental protection and amenity for future residents and neighbours.

Date:	15/10/2025	Signed:	O.Obi
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