

From: Tahir Rafiq <Tahir.Rafiq@wokingham.gov.uk>
Sent: 17 December 2025 23:19:51 UTC+01:00
To: "Connie Davis" <Connie.Davis@wokingham.gov.uk>
Subject: RE: 251413/FUL - Robin Lodge

Hi Connie,

The Environmental Protection Team have reviewed the noise assessment prepared by ACA Acoustics, Reference: 230103-R001C, Dated: December 2025. A sound level survey was carried out between the 27th and 29th October 2025. Representative background sound levels were measured at LA90 43dB during operating times of the new facility between 07:00 – 17:00 hours.

The proposed operations will incorporate a new woodchipper and splitter, along with heavy plant storage for excavators and a material loading area to the south-eastern entrance of the site. Two new buildings will be incorporated into the scheme, Unit A, around which the log splitter and woodchipper will operate, and Unit B, which will be an administration building.

From an Environmental Health perspective, the assessment is acceptable and demonstrates that, with the proposed mitigation, the development is capable of achieving a low likelihood of adverse noise impact under BS 4142.

Kind Regards

Tahir

Tahir Rafiq
Environmental Health Officer
Enforcement and Safety

Wokingham Borough Council
0118 237 8195 | ✉ Tahir.Rafiq@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk

From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 10 December 2025 16:21
To: Tahir Rafiq <Tahir.Rafiq@wokingham.gov.uk>
Subject: RE: 251413/FUL - Robin Lodge

Hi Tahir,

You provided comments on the above application a little while ago and we discussed in the email chain below. It was requested that an updated noise assessment is carried out.

The new assessment is attached (and I've also put a copy on NEC). Would you be able to update your consultation response in light of this new assessment. If the proposal acceptable from an EH perspective, could you also advise if any planning conditions would be required?

Many thanks,
Connie

From: Tahir Rafiq <Tahir.Rafiq@wokingham.gov.uk>
Sent: 23 September 2025 17:33
To: Connie Davis <Connie.Davis@wokingham.gov.uk>
Subject: RE: 251413/FUL - Robin Lodge

Hi Connie,

I agree, the updated noise assessment should be provided prior to determination of the proposal to determine the acceptability of the development

Hope this helps

Kind Regards

Tahir

Tahir Rafiq
Environmental Health Officer
Enforcement and Safety

Wokingham Borough Council
0118 237 8195 | ✉ Tahir.Rafiq@wokingham.gov.uk

Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk

From: Connie Davis <Connie.Davis@wokingham.gov.uk>
Sent: 23 September 2025 17:21
To: Tahir Rafiq <Tahir.Rafiq@wokingham.gov.uk>
Subject: RE: 251413/FUL - Robin Lodge

Hi Tahir,

Sorry to chase but I was wondering if you have had a chance to look at the below?

Many thanks,
Connie

From: Connie Davis
Sent: 17 September 2025 17:26
To: Tahir Rafiq <Tahir.Rafiq@wokingham.gov.uk>
Subject: 251413/FUL - Robin Lodge

Hello Tahir,

Hope you're well.

You provided comments on the above application. You noted that the noise monitoring was undertaken in February 2023. The Environmental Protection would require a revised noise assessment to reflect the current noise levels, in the interest of nearby residents. It was suggested that this updated noise assessment is secured via condition.

I just wanted to check this - my thoughts were that the updated noise assessment should be provided prior to determination of the application to help understand if the principle of the development is acceptable in relation to nearby residents. If it were to be secured via condition, there could be a risk that the condition may not be able to be complied with.

I would welcome your thoughts on this and whether you are comfortable still requesting this via condition? Is there enough in what has been currently submitted to show that a condition with an updated noise assessment would be acceptable and could be complied with?

Many thanks.

Kind regards

Connie Davis
Principal Planning Officer
Development Management and Enforcement
Wokingham Borough Council
Email: connie.davis@wokingham.gov.uk | **Tel:** 07599103345
Wokingham Borough - a great place to live, learn, work & grow and a great place to do business
Website: www.wokingham.gov.uk



Please note, this email is an opinion of an officer of this council which is of an advisory nature only, and is given without prejudice to any formal decision taken in respect of development under the Town and Country Planning Act.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.

Private: Information that contains a small amount of sensitive data which is essential to communicate with an individual but doesn't require to be sent via secure methods.