

Date: 25 June 2025
Application: 251421



**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: 251421

Applicant: C/O Agent

Site Address: N/A, Land At Old Forest Road, Wokingham

Parish: Invalid code

Grid Reference: Easting - 479423, Northing - 170243

Type of Development: Major Dwellings (10+)

Proposal: Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.

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 251421. 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 found on the Z Drive at: [Z:\Standard Planning Conditions](#).

Your observations are required in respect of this application within **10 working days** of the above date or **15 working days** if the development type is classed as a major development.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Obi Onyechi EH Officer		
Service	WBC Environmental Health	App No:	251421
Address:	N/A, Land At Old Forest Road, Wokingham.		
Proposal:	Full application for erection of 53 no. dwellings with associated landscaping, parking, drainage, open space and other associated works.		
Type of Development:	Major Dwellings (10+)		
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.

Following a detailed review of the noise assessment submitted in support of the above planning application, Environmental Health provides the following comments:

Summary

The noise assessment has been undertaken in accordance with relevant British Standards (including BS 4142:2014 and BS 8233:2014) and national planning guidance. It comprehensively considers the impact of existing noise sources on the proposed residential development, including road traffic and local commercial activities.

Findings

Predicted noise levels at the façades of the proposed dwellings comply with the recommended internal ambient noise criteria for residential use as set out in BS 8233.

The assessment identifies potential noise sources and provides appropriate noise mitigation strategies, including upgraded glazing specifications, acoustic ventilation, and landscape screening, to ensure acceptable internal and external noise environments for future occupants.

External amenity spaces are demonstrated to achieve noise levels conducive to residential amenity, with mitigation measures effectively reducing noise intrusion to acceptable levels.

Construction noise , vibration and dust impacts have been reviewed with recommendations in the Construction Environmental Management Plan (CEMP) to control temporary noise and dust nuisance during site works.

Conclusion

Environmental Health is satisfied that, subject to the implementation of the proposed noise mitigation measures outlined in the assessment, the development will achieve an acceptable noise environment in line with Wokingham Borough Council policies and national guidance.

No objection is raised on noise grounds to the proposed development at Land At Old Forest Road, Wokingham.

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.

Recommended Condition:

“The development shall be carried out in accordance with the noise mitigation measures detailed in the Document: Noise Assessment Land at Old Forest Road, Winnersh, prepared by Stuart Micheal Associates dated June 2025 SMA Ref: 7365/NA Issue Status: 01 and these measures shall be implemented prior to first occupation of the dwellings and maintained thereafter.”

Please do not hesitate to contact Environmental Health should you require any further information.

Date:	15/08/2025	Signed:	O.Onyechi
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