

Date: 18 December 2025
Application: 253071



**WOKINGHAM
BOROUGH COUNCIL**

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

Minicom No: (0118) 974 6991

Dear WBC Environmental Health,

Approval of Reserved Matters Consultation

Application Number: 253071

Applicant: The Owner and/or Occupier

Site Address: Land To West Of Park Lane, Charvil, RG10 9TS

Parish: Charvil

Grid Reference: Easting - 477511, Northing - 175185

Type of Development: Major Dwellings (10+)

Proposal: Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.

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 253071. 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 **18 January 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Tahir Rafiq Environmental Health Officer		
Service	WBC Environmental Health	App No:	253071
Address:	Land To West Of Park Lane, Charvil, RG10 9TS.		
Proposal:	Application for approval of Reserved Matters pursuant to Outline Planning Consent 232704 comprising details of 75 homes, together with associated internal access roads, parking, public open space, landscaping and sustainable drainage systems (SuDS). Details of appearance, landscaping, layout and scale to be considered.		
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.

The submitted Noise Assessment has been reviewed in relation to Condition 14 (Acoustic Mitigation) attached to the outline planning permission.

Condition 14 requires that the reserved matters submission for 'layout' is informed by pages 22–25 of the Noise Impact Evaluation (NIE) Report prepared by SoundPlanning (ref. J05184), in order to protect residential amenity from noise nuisance and disturbance. The Cass Allen Noise Assessment is based on an updated site noise survey and 3-dimensional noise modelling that takes account of road traffic, railway and aircraft noise sources affecting the site. The assessment has been undertaken with reference to the previously submitted SoundPlanning NIE and demonstrates that the reserved matters layout has been acoustically informed by the earlier recommendations.

The report includes a detailed assessment of noise impacts on external private amenity areas and confirms that, with the incorporation of appropriate boundary treatments, predicted noise levels within gardens will meet the relevant guidance in

BS 8233:2014, or be reduced to the lowest practicable level where guideline values cannot reasonably be achieved. The proposals include the use of 1.8 metre high close-boarded acoustic fencing, which has been justified through updated noise modelling to provide suitable mitigation for the approved layout.

On this basis, it is considered that the reserved matters layout has appropriately addressed the recommendations set out in pages 22–25 of the SoundPlanning Noise Impact Evaluation Report and that adequate acoustic mitigation has been incorporated into the scheme to protect the amenity of future occupiers.

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.

Date:	23/4/26	Signed:	T.Rafiq
--------------	---------	----------------	---------