

Date: 25 March 2026
Application: 260706



WOKINGHAM
BOROUGH COUNCIL

WBC Environmental Health

Development Management &
Compliance

P.O. Box 157

Shute End, Wokingham

Berkshire, RG40 1BN

Tel: (0118) 974 6000

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Dear WBC Environmental Health,

Discharge of condition Consultation

Application Number: 260706

Applicant: The Owner and/or Occupier

Site Address: Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT

Parish: Arborfield and Newland

Grid Reference: Easting - 474995, Northing - 167296

Type of Development:

Proposal: Application for submission of details to comply with the following condition of planning consent 243190 dated 05/08/2025. Condition 27 relates to a Noise Assessment.

Case Officer: Kieran Neumann

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 260706. 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 **17 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260706
Address:	Land south of Bridge Farm, Reading Road, Arborfield, Berkshire, RG2 9HT.		
Proposal:	Application for submission of details to comply with the following condition of planning consent 243190 dated 05/08/2025. Condition 27 relates to a Noise Assessment.		
Type of Development:			
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

The Hoare Lea Noise Impact Assessment, Revision 02 (29 January 2026) submitted by the applicant, has been reviewed.

The submitted Noise Impact Assessment has been prepared by a suitably qualified acoustic consultant and is informed by an environmental acoustic survey undertaken over a seven-day period between 30 October and 5 November 2025. The survey identified existing background sound levels at the nearest noise-sensitive receptors of approximately 45 dB LA90 during the daytime and 30 dB LA90 during the night-time.

The assessment considers noise arising from building activities, fixed plant and vehicle movements, including HGV activity within service yards, and assesses potential impacts during both daytime and night-time periods in accordance with BS 4142:2014 + A1:2019. Predicted noise levels at the nearest residential receptors were assessed and found to result in rating levels below existing background sound levels, indicating a low impact in BS 4142 terms.

Predicted noise from vehicle movements and associated activities was assessed to result in external noise levels of approximately 27–33 dB LAeq at the nearest dwellings, with predicted maximum internal noise levels remaining below LAmax 45 dB at night. With the mitigation measures identified within the report, including

acoustic screening to service yard areas and appropriate building fabric performance, the assessment demonstrates that noise arising from the development would not result in an adverse impact on residential amenity.

There is no objection to the discharge of condition 27.

Conditions & Reasons (if required)			
n/a			
Date:	01/04/2026	Signed:	<i>K.Pates</i>