

PLANNING REF : 260921
PROPERTY ADDRESS : 12 De Vitre Green
: Wokingham, Berks
: RG40 1SE
SUBMITTED BY : Mrs Caroline Burwood - Randall
DATE SUBMITTED : 28/08/2026

COMMENTS:

I want to raise several specific points about this Noise Impact Assessment.

The determination window for this application has now been extended twice. Despite that additional time, the sole substantive evidence Greene King has submitted is this Noise Impact Assessment. It does not engage with any of the other significant concerns residents have raised throughout this process the parking shortfall against Condition 4 of the site's existing permission (F/2012/0349), the removal of trees, the shortfall in toilet and sanitary capacity for a 150-cover outdoor space, or the flood risk concerns. A significant number of objection comments have been submitted on this application, and the only response has been a single, narrowly-scoped report that does not even fully hold up to its own findings, as I set out below.

First, this report has been commissioned and paid for by Greene King. It is not an independent assessment, and the council should weigh its conclusions accordingly.

No measurement exists from before the development was built. Without a baseline showing what this site sounded like beforehand, the council cannot properly assess what has actually changed, and proper credence must therefore be given to what residents who lived through that change are telling you directly.

The outdoor entertainment area has been in operation since July 2024. By the time this survey was carried out, it had therefore been trading for over 700 days roughly 16,900 hours. Greene King's own consultants monitored continuously for 69 hours, from Tuesday 16 June to Friday 19 June.

Once the overnight hours when the pub was actually closed are stripped out, this window captured barely 38.6% of the pub's weekly trading hours, and it did so without touching a single Friday evening, Saturday, or Sunday session, the exact stretch of the week when the outdoor area sees the heaviest use. A survey that misses the pub's busiest trading days by design cannot be relied upon to describe a typical week.

It's also worth noting where, within that narrow window, the single loudest reading of the entire survey actually occurred. It was not recorded during the Wednesday night World Cup match, an exceptional one-off fixture, but on the following evening, an ordinary Thursday with nothing notable taking place at all. What's revealing is that an unremarkable Thursday produced the highest noise level the consultants measured across the entire four-day survey, despite the survey never once capturing a Friday, Saturday, or Sunday, the nights the outdoor area is actually at its busiest. That says a

great deal about what a genuine weekend session would have shown.

I would also ask the council to consider why, for a survey covering such a brief window, it took Greene King so many weeks to submit the resulting report. The measurements were taken in mid-June, yet the report was not submitted to the council until 10 August.

I was at the pub myself on the evening of 17 June 2026, one of the nights covered by this survey, and I can speak directly to what I saw. The pub was busy that night, as expected given it was England's opening World Cup match, yet the doors and windows were kept shut throughout on a warm evening, and the outdoor space simply wasn't used the way it normally is. The match was shown inside only. Whatever the explanation, the one night I can personally speak to was demonstrably not run as a typical evening, and the report is silent on door and window status altogether. That's a real gap in an assessment already built on a very small sample.

I would also draw the council's attention to a statement made by Greene King themselves at the resident meeting on 29 July 2026, at which they told residents they have been taking decibel readings twice an hour since April 2026. If that is accurate, a substantial dataset already exists, spanning several months, that Greene King has chosen not to submit to the council. I would ask the council to require this full dataset and to cross-reference it against incidents already reported to the council by residents for example, the events of 29 May 2026 so that Greene King's own recorded readings can be checked against what residents were experiencing and reporting at the time.

This arithmetic, and my own firsthand experience of the one night I can speak to directly, both point to the same conclusion: this report asks the council to draw conclusions about more than two years of unauthorised operation from less than 0.5% of that time, and even that small sample does not reflect normal conditions. That is not a rigorous assessment. It is a hand-picked snapshot dressed up as location itself.