

**Date:** 4 February 2025  
**Application:** 250214



**WOKINGHAM  
BOROUGH COUNCIL**

SDL 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 SDL Environmental Health,

**Discharge of condition Consultation**

**Application Number:** 250214

**Applicant:** N/A

**Site Address:** Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY

**Parish:** Finchampstead

**Grid Reference:** Easting - 476553, Northing - 164201

**Type of Development:**

**Proposal:** Application for submission of details to comply with the following conditions of planning approval 241524 related to Parcel P4 & P5 and dated 13/01/2025. Condition 14 relates to air source heat pumps, 16 to other sustainability matters.

**Case Officer:** Adriana González

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 250214. 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

<b>From:</b>	Chris Christofis Env Protection Officer		
<b>Service</b>	SDL Environmental Health	<b>App No:</b>	250214
<b>Address:</b>	Hogwood Farm, Sheerlands Road, Arborfield, Wokingham, RG40 4QY.		
<b>Proposal:</b>	Application for submission of details to comply with the following conditions of planning approval 241524 related to Parcel P4 & P5 and dated 13/01/2025. Condition 14 relates to air source heat pumps, 16 to other sustainability matters.		
<b>Type of Development:</b>			
<b>Site Visit Made:</b>	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

No EH objection

As advisory, I would recommend the developer engages an appropriately qualified consultant/engineer to carry out a noise impact assessment to inform the final design and positioning of the ASHP. It is commendable the developer is using a green energy alternative, however, It is very much in their interest, and best practice, to have this professional advice for the design layout for the long-term benefit of the project and will avoid any need to move any of the pumps post completion.

## Conditions & Reasons (if required)

<b>Date:</b>	27/03/2025	<b>Signed:</b>	C Christofis
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