

Date: 25 February 2025
Application: 250415



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,

Full Planning Approval Consultation

Application Number: 250415

Applicant: Wrenbridge (FRELD Reading) LLP

Site Address: Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW

Parish: Shinfield

Grid Reference: Easting - 472865, Northing - 169083

Type of Development: Major Heavy industry/storage/warehouse

Proposal: Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.

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 250415. 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:	Chris Christofis Env Protection Officer		
Service	WBC Environmental Health	App No:	250415
Address:	Shinfield Park, Whitley Wood Lane, Shinfield, Wokingham, RG2 9FW.		
Proposal:	Full application for the proposed redevelopment of site for flexible employment use (Use Class E(g)(ii)-(iii)/B2/B8) together with servicing areas, parking, landscaping and other associated works, including demolition.		
Type of Development:	Major Heavy industry/storage/warehouse		
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

This proposal is well supported by documents, they have considered air quality, lighting, land contamination and noise all reports are accepted.

This application is of interest to EH as it is for a distribution centre requiring 24hr operations. In these cases, we look closely at the site and the surrounding area to determine the likely success of the proposal.

The site does seem suitable as it near a major transport route, and there is a decent buffer between the operations site and nearby residential property, over 100m on all sides from the operational routes and centres of the proposed site.

We would always ask for a full noise assessment to support the application, the assessment provided by Stantec (UK) Ltd is very comprehensive and done according to best practice using the latest guidelines and standards. This shows predicted sound levels that are acceptable at all nearby noise sensitive receptors over a 24hr operational phase.

I think this is a good noise assessment, I do not challenge the findings as there is significant distance between the site and NNSR1, 2 and 3.

As always with a predicted noise assessment there is an amount of uncertainty, and absolute or max noise events can vary from the predicted norm.

As is an additional safeguard we often ask, with a 24hr operational site, for a noise management plan to be developed to cover the arrival, loading/unloading of lorries, and parking or reversing.

A clear structure of responsibility for ensuring the noise management plan is adhered to by all site operatives (particularly at night), will reinforce the noise assessment results imo and allay fear of nearby residents. As part of this plan a liaison or direct contact should be given to the council so that in the event of an unusual noise incident we can communicate, this may be redacted for public distribution.

As additional information, please develop a site noise management plan and add this to the noise assessment.

Conditions & Reasons (if required)			
Date:	27/03/2025	Signed:	C Christofis