

Date: 9 June 2026
Application: 261111



**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: 261111

Applicant: Mr Terrence Powley

Site Address: United Reformed Church Hall, Church Street, Twyford, Wokingham, RG10 9DR

Parish: Twyford

Grid Reference: Easting - 478830, Northing - 175946

Type of Development: Minor All other developments

Proposal: Full application for provision of 2 No. Air Source Heat pumps in Environ Attenuation enclosure on ground level bases.

Case Officer: Tariq Bailey-Biggs

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 261111. 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 **2 July 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	261111
Address:	United Reformed Church Hall, Church Street, Twyford, Wokingham, RG10 9DR.		
Proposal:	Full application for provision of 2 No. Air Source Heat pumps in Environ Attenuation enclosure on ground level bases.		
Type of Development:	Minor All other developments		
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

Environmental Health has reviewed the submitted Plant Noise Assessment (Ref: 23-11241 Rev B, August 2025) relating to the proposed installation of two air source heat pumps at Twyford United Reformed Church.

The assessment has been undertaken with reference to BS 4142:2014. The predicted rating level of the proposed plant during the most sensitive period (0600–0900) is significantly below the representative background noise level, indicating a low impact at the nearest noise-sensitive receptors. The report therefore demonstrates, in principle, compliance with the requirements of the planning condition to achieve a rating level at least 5 dB below background noise levels.

However, it is noted that the assessment relies on mitigation provided by an acoustic enclosure and applies only a modest acoustic feature correction. In addition, operation is proposed from 06:00 hours, which represents a sensitive period for nearby residential occupiers. As such, whilst the findings are accepted in principle, it is necessary to ensure that appropriate safeguards are secured to protect residential amenity in practice.

Environmental Health would also expect that the plant is installed in full accordance with the mitigation measures, including the acoustic enclosure, as set out within the submitted noise assessment.

Taking the above into account, Environmental Health raises no objection subject to the imposition of appropriate conditions.

Conditions & Reasons (if required)

Control of plant/ machinery noise

All plant, machinery and equipment installed or operated in connection with the carrying out of this permission shall be so enclosed and/or attenuated that noise therefrom does not exceed at any time a level of 5dB[A] below the existing background noise level [or 10dB[A] if there is a particular tonal quality] when measured at a point one metre external to the nearest residential or noise sensitive property.

Reason

To ensure that no nuisance or disturbance is caused to the occupiers of neighbouring properties. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	18.06.2026	Signed:	<i>K.Pates</i>
--------------	------------	----------------	----------------