

Date: 8 April 2026
Application: 260613



**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: 260613

Applicant: Mr Rory Waterer

Site Address: Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY

Parish: Swallowfield

Grid Reference: Easting - 471963, Northing - 164505

Type of Development: Other Change of Use

Proposal: Full application for the change of use of existing Unit 13 to Use Classes B2 (General Industrial) and B8 (Storage and Distribution). (retrospective)

Case Officer: James Fuller

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 260613. 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 **29 April 2026**.

Yours sincerely,
Development Management & Compliance

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260613
Address:	Wyvols Court Farm, Basingstoke Road, Swallowfield, Wokingham, RG7 1WY.		
Proposal:	Full application for the change of use of existing Unit 13 to Use Classes B2 (General Industrial) and B8 (Storage and Distribution). (retrospective)		
Type of Development:	Other Change of Use		
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 primary Environmental Health consideration is the potential impact of noise on nearby noise-sensitive receptors arising from the proposed B2/B8 use.

The proposed use has the potential to generate noise from operational activities, including plant and machinery, vehicle movements and loading/unloading, which could adversely affect residential amenity. At the time of writing, no Noise Impact Assessment or other supporting acoustic information has been submitted to demonstrate that the use can operate without causing unacceptable noise disturbance.

In view of the nature of the proposal and the proximity of noise-sensitive receptors, further information is required to assess the potential noise impact.

Conditions & Reasons (if required)

Noise Assessment

The use hereby permitted shall not continue until a Noise Impact Assessment has been submitted to and approved in writing by the Local Planning

Authority. The assessment shall be undertaken by a suitably qualified acoustic consultant and shall assess noise arising from the B2/B8 use, including plant, machinery, vehicle movements and loading/unloading activities. Any mitigation measures identified shall be implemented in full and retained thereafter.

Reason - To protect the occupiers of nearby premises from unreasonable noise levels. Relevant policy: NPPF Section 15 (Conserving and Enhancing the Natural Environment), Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	23.04.2026	Signed:	K.Pates
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