

MEMORANDUM

From:	Katrina Pates Enforcement Officer		
Service	WBC Environmental Health	App No:	260231
Address:	Warren Farm, Forest Road, Binfield, Wokingham, RG40 5QY.		
Proposal:	Full application for the change of use of the building to provide 4 no. units for storage and distribution use (Use Class B8). (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

I have reviewed the application for the retrospective change of use of the building to provide four storage and distribution units (Use Class B8) at Warren Farm.

Noise:

The submitted Planning Statement states that the proposed development would comprise a small-scale B8 storage and distribution use. The documentation indicates that the proposed use would generate fewer daily vehicle movements than the existing agricultural use, with only one HGV movement per day anticipated. The statement also notes that activity associated with the four storage units would be low.

No fixed plant or mechanical equipment has been identified within the submitted documentation as forming part of the proposed development.

Notwithstanding the information provided, storage and distribution activities have the potential to generate a degree of noise associated with vehicle movements, deliveries, loading and unloading activities, and general operational use of the building.

The development is in proximity to two residential receptors: however, the precise location and relationship of these receptors to the development have not been clearly identified within the submitted documentation.

Furthermore, no Noise Impact Assessment has been submitted to evaluate the potential operational noise arising from the proposal and its effect on nearby residential amenity. In the absence of such an assessment, and given the proximity of residential receptors, the noise impacts of the development cannot be fully understood. A Noise Impact Assessment is therefore required to demonstrate that the proposal would not result in unacceptable harm to residential amenity.

There is therefore no objection to the change of use, subject to the submission of a Noise Impact Assessment.

Conditions & Reasons (if required)

Noise Impact Assessment:

Prior to commencement of the proposed storage/distribution units, an in-depth noise impact assessment should be carried out by an appropriately qualified acoustic consultant/engineer, this should be submitted to the local authority for approval.

To safeguard residential amenities. Relevant policy: Core Strategy policies CP1 and CP3 and Managing Development Delivery Local Plan policy CC06.

Date:	16.03.2026	Signed:	<i>K.Pates</i>
--------------	------------	----------------	----------------