

Date: 22 July 2024
Application: 241838



**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,

Discharge of condition Consultation

Application Number: 241838

Applicant: c/o Agent

Site Address: Sand Martins Golf Club, Finchampstead Road, Wokingham, RG40 3RQ

Parish: Finchampstead

Grid Reference: Easting - 479627, Northing - 166703

Type of Development:

Proposal:

Case Officer: Mark Croucher

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 241838. 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:	241838
Address:	Sand Martins Golf Club, Finchampstead Road, Wokingham, RG40 3RQ.		
Proposal:	Re application 210233 discharge of Condition 5. Noise assessment		
Type of Development:			
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 supported by a noise assessment by DBA Acoustics dated 18 July 2024. The report is comprehensive and has been done according to BS4142.

As with any predicted noise level assessment there is a level of uncertainty, for instance wind direction can affect how a receptor hears noise. I am also aware that as part of BS4142 assessment there are recommended dB penalties, my understanding is as follows.

BS4142 penalties for noise assessment:

- **Tonality:** 0 - 6 dB penalty based on how audible the acoustic feature of the noise may be.
- **Impulsivity:** 0 - 9 dB penalty.
- **Intermittency:** 0 - 3 dB penalty.
- The **Specific Sound Level** is subject to a correction for tonality between 0dB to +6dB.

When reviewing a noise assessment, I am looking to see that these have been applied as recommended in appropriate guidance for a BS4142 assessment.

When setting a condition for noise that may be either variable (intermittent) in its nature or continuous and tonal, we would ask that 5dB below background is achieved through mitigation measures, this counters any uncertainty. I hasten to add that equivalent to background is not wrong as such, and if this is consistently achieved it would be unlikely to lead to complaints, and may be appropriate in this

setting, however, I am tasked with considering the overall picture of the activity as described and trying work out what is the likelihood that equivalence with background may be exceeded, and if so, how often and for how long.

In this assessment consideration has to be given to the early start for maintenance activity 07:00, it is my experience that noisy activity from 08:00 rarely leads to complaint, pre 08:00 is a time where some people may be still sleeping, when setting permitted hours for building works we would normally set 08:00 as a start point for noisy works or machinery for this reason, we would also restrict noisy work to 08:00 to 13:00 Sat and no noisy working on a Sunday or Bank Holiday.

Clearly there is a need for the maintenance work to be structured and ongoing within this setting, this need must be balanced with respect for the amenity of nearby noise sensitive properties.

A clear mitigation strategy has been proposed to include added sound insulation for the grinding room, an acoustic barrier and time limits on jet wash useage.

I would like to ask the noise consultants to work with the applicant to develop a noise management plan for the site to include maintenance of the recommended mitigation measures, so adherence to the noise management plan may be conditioned. If I may also ask for a review of dB penalties is done to ensure accuracy in the assessment.

I am not opposed in principle to the conclusions and recommendations presented in this noise assessment, with experience of similar activity, I find that a clear published noise management plan will allay fears of nearby noise sensitive receptors and is much easier and clearer to maintain or enforce as time progresses.

Conditions & Reasons (if required)

Date:	03/09/2024	Signed:	C Christofis
--------------	------------	----------------	--------------