APPLICATION NO:
F/2001/4521

LOCATION:
Pykes Farm Forest Road, Wokingham.

APPLICANT:
Jordan Construction Ltd C/O BFM Architects

PROPOSAL:
Proposed formation of 5 metre high earth ban noise barrier.

EARLIEST DATE FOR DECISION: **24/08/2001**

APPLICATION WILL HAVE EXPIRED ON:
21/09/2001

CASE OFFICER: **Emy Circuit**

WITHDRAWN

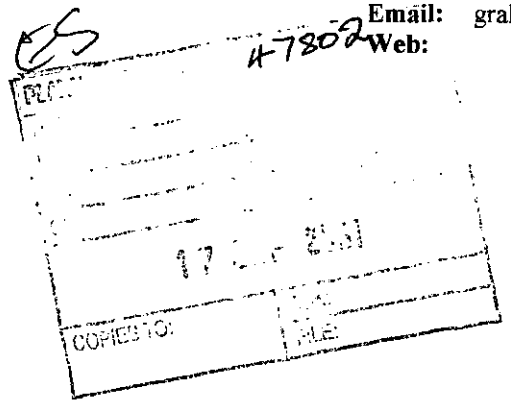
951

102

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ **Tel: 01344 422059** Fax: 01344 868120

Email: graham@bfm-architects.freeserve.co.uk
Web: www.bfm-architects.freeserve.co.uk



+ fax received 14/9/01

Our Ref : **GL/nl/1872/37**

Your Ref :F/2001/4521

Wokingham District Council
Planning Department
PO Box 155
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WW Attention - E Circuit

11th September 20001

Dear Sirs,

Re:Proposed Formation of 5metre high Earth Bank Noise Barrier

Application No F/2001/4521

Pikes Farm Forest Road Wokingham

Further to our telephone conversation today we confirm that we wish to withdraw the above planning application..

Yours faithfully,
BFM ARCHITECTS

G. Lake MBIAT

Cc G Short Jordan Construction Ltd

C Booton Halifax Property Services.

M Sugiura

M I C H A E L S U G I U R A

CEng • BSc • MSc(Tech) • MIOA • MIMA

20 Merryweather Close • Wokingham • Berkshire • RG40 4YH

Telephone: +44(0) 118 973 1497 **Fax:** +44(0) 118 973 7944

Email: mike@sugiura.doctornet.co.uk

NOISE REPORT for LAND at PIKE'S FARM, FOREST ROAD, WOKINGHAM

WITHDRAWN

0087/01/MSS

July 2001

DELEGATED

27.JUL.2001* 4521

Jordan Construction Limited
Station Works
Lyndhurst Road
Ascot
Berkshire SL5 9ED

Tel: (01344) 620316
Fax: (01344) 624572

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Figure 1 Plan of Land at Pike's Farm, Forest Road, Wokingham showing Noise Survey Locations 1-21

1 INTRODUCTION

1.1 I am instructed by Mr Gary Short, Managing Director, Jordon Construction Ltd to undertake a noise assessment on land at Pike's Farm, Forest Road, Wokingham as part of an application for planning permission for the redevelopment of the site. The proposed scheme includes the conversion of the existing barn for residential use, a new stabling block, a courtyard with garden and garaging, and a separate planning application for the construction of earthworks as shown on drawing no. C002 dated January 2001 is also being applied for.

1.2 In earlier discussions with Wokingham District Council (WDC) the Planning Officer requested that evidence be prepared to show the effectiveness of the earthworks in terms of noise reduction as he was concerned about the effects of road traffic noise on the proposed residential property and its amenity.

1.3 This report examines the effects that road traffic has on noise levels at the site and the potential exposure of the redevelopment of Pike's Farm to this source.

1.4 In Section 2 I review the appropriate noise assessment criteria for the site. In Section 3 I describe an Environmental Noise Survey I carried out of noise levels at the site. Additional information is presented in Section 4 on the methodologies used to evaluate road traffic noise. In Section 5 the results of the noise survey of the existing noise climate are discussed as are predicted noise levels as a result of construction of the bund. Comparison is made against noise criterion. Definition of the noise units used in this report are contained in Appendix 1- Terminology.

1.5 In Section 6 I present my conclusions on the potential exposure of the development to road traffic and the effectiveness of the earthworks based on my survey of existing conditions and noise predictions.

2 NOISE ASSESSMENT CRITERIA

2.1 The land is on the northern edge of Wokingham off the A321 Twyford Road and Forest Road and its south-eastern boundary is situated 10m from the A329(M) at its closest point. Pike's Farm comprises of a number of disused farm buildings including the main barn, and a number of other miscellaneous buildings including stables.

2.2 The site and surrounding area lie within Wokingham District Council (WDC). I have therefore consulted WDC Environmental Health Authority in order to determine the appropriate noise assessment criteria for the development. WDC have not adopted a noise criterion for new housing as a development control standard.

2.3 The Council usually expect developers to ensure that housing layout, landscaping and noise screening are arranged so that the dwelling itself and a reasonable part of the garden of each dwelling is not subject to excessive noise. In the view of the Principal Environmental Health Officer a noise level of not more than 55 dB(A) on the $L_{Aeq,\ 16\ hour}$ index is a reasonable standard in external areas. In addition noise levels inside a dwelling with windows closed should not be more than 30 dB(A) on the same index.

2.4 Planning Policy Guidance PPG24 (Ref.1) describes new mechanisms and guidelines for local planning authorities (LPA) to adopt. It outlines the relevant considerations to be taken into account when determining new development which will result in new development being exposed to existing noise sources, including road traffic. The planning objective is to keep increases in ambient noise levels around noise sensitive residential properties to acceptable levels.

2.5 The guidance is drawn together in an assessment table where noise from various sources including road traffic is classified according to its predicted or measured noise level. Noise is expressed in terms of continuous equivalent noise level (L_{Aeq}) and four assessment categories, A to D are defined each with a separate noise level for day (07:00 -23:00) and night (23:00-07:00). LPAs should then have regard to the advice in the appropriate NEC, as below:

NEC	
A	Noise need not be considered as a determining factor in granting planning permission, although the noise level at the high end of the category should not be regarded as a desirable level.
B	Noise should be taken into account when determining planning applications and, where appropriate, conditions imposed to ensure an adequate level of protection against noise.
C	Planning permission should not normally be granted. Where it is considered that permission should be given, for example because there are no alternative quieter sites available, conditions should be imposed to ensure a commensurate level of protection against noise.
D	Planning permission should normally be refused

2.6 A recommended range of noise levels is given below for each of the NECs for dwellings exposed to noise from road, rail, air and "mixed sources". Annex 2 provides a detailed explanation of how the boundaries of each of the NECs have been derived. Paragraph 9 of the main text explains that in some cases local planning authorities may be able to justify a range of NECs of up to 3 dB(A) above or below those recommended.

2.7 Values in the table below refer to "free-field noise levels", measured on an open site at the position of the proposed dwellings, well away from any existing buildings and 1.2m to 1.5m above the ground. Levels of noise from road traffic are often specified at one metre from a facade and facade levels should be assumed to be 3 dB(A) higher than levels measured.

NOISE LEVELS CORRESPONDING TO THE NOISE EXPOSURE CATEGORIES FOR NEW DWELLINGS $L_{Aeq,T}$ dB				
	NOISE EXPOSURE CATEGORY			
NOISE SOURCE	A	B	C	D
Road traffic				
0700 – 2300	<55	55-63	63-72	>72
2300 – 0700	<45	45-57	57-66	>66
rail traffic				
0700 – 2300	<55	55-66	66-74	>74
2300 – 0700	<45	45-59	59-66	>66
air traffic				
0700 – 2300	<57	57-66	66-72	>72
2300 – 0700	<48	48-57	57-66	>66
Mixed sources				
0700 – 2300	<55	55-63	63-72	>72
2300 – 0700	<45	45-57	57-66	>66

2.8 The PPG also provides guidance on acceptable internal noise levels and the likely insulation provided by different types of window glazing.

2.9 Guidance provided by the World Health Organisation (Ref.2) is that for daytime and evening on a 16 hours time base few people are highly annoyed at L_{Aeq} levels below 55dB(A), and few are moderately annoyed at L_{Aeq} levels below 50dB(A). Sound levels during the evening and night-time should be 5-10 dB lower than during the day.

3 SURVEY OF EXISTING NOISE CLIMATE

3.1 The noise survey was carried out by myself between 08:00 and 12:00 on 2 April 2001. Measurement procedures were in accordance with British Standard 7445:1991 "Description and Measurement of Environmental Noise" (Ref..3). Measurements were obtained under stable conditions. The weather was warm, the road surface was dry during the whole survey period and wind speeds were less than 5m/s and was from the A329(M) to the microphone positions.

3.2 The hand held noise measurements were recorded over 5 minute periods and were taken with microphone 1.5m above ground under "free-field" conditions. Noise measurements of the L_{Aeq}, L_{A10}, and L_{A90} noise levels were recorded simultaneously. These are assumed to be typical of the hour in which they were recorded. This information forms the basis of the acoustic analysis.

3.3 Noise measurements were taken at the following selected receptor locations on the site:

-10m from the existing disused main barn proposed as a residential dwelling

-At positions along the southern boundary fence adjacent to the A329(M)

-10m from the southern boundary fence

Noise survey locations 1-21 are shown in Figure 1.

3.4 Table 1 details the Noise Survey results. Appendix 2 details the sound level monitoring equipment used for the survey.

4 THE EVALUATION OF ROAD TRAFFIC NOISE

4.1 The standard method of calculation is set out in the document entitled "Calculation of Road Traffic Noise" (Ref.4) published by the Department of the Environment in 1975 and revised in 1988. This memorandum sets out a method for predicting noise levels at a distance from a highway which takes into account the traffic flow, the percentage of heavy vehicles in the total flow, the mean traffic speed, the road gradient and surface finish.

4.2 The methodology also takes into account the relative heights and distances between the receptors, roads and any barriers present. Other important factors include the type of ground cover between the road and the receptor, the shielding effects of any intervening obstructions including allowances for limited angles of view from the road and any reflection effects from surfaces.

4.3 The method is based on the $L_{A10.18hr}$ unit of noise. In order to adjust the $L_{A10.18hr}$ noise level to that used in PPG24 the following formula is used

$$L_{Aeq.16hr} = L_{A10.18hr} - 2 \text{ dBA}$$

4.4 Typically for the night-time period the diurnal relationship is such that night-time noise levels are 6 dBL_{Aeq} lower than the daytime period. It is unlikely that for the A329(M), which will not attract a great deal of night-time or HGV traffic, that the difference between daytime and night-time noise levels would be less than 6 dBL_{Aeq}.

4.5 Traffic flow information has been supplied by Parkman Ltd Highways and Transportation Division WDC's term consultants. This data is shown in Appendix 3 and summarised in their letter dated 22 March 2001.

4.6 The relevant data was incorporated into our in-house prediction software, and the predicted noise levels are shown in Tables 2 and 3 for existing year with and without mitigation. Predictions assume the proposed dwelling has its build-line as shown on the illustrative plan. Traffic noise predictions were compared to the $L_{A10,18hr}$ values derived from the survey results and it is seen there is good agreement.

5. *DISCUSSION OF RESULTS*

.5.1 The noise survey identified that the existing noise climate at Pike's Farm is principally affected by the road traffic on the A329(M) being over 400m from the existing buildings. The south western edge of the site is affected by road traffic from the westbound M4 off-slip merging with the A329(M). It is also noted the alignment of the A329(M) is at grade in the south eastern section of the site, on embankment along part of the site's southern edge with a proportion of the road in cutting.

5.2 10m from the south façade of the converted barn (location 21), L_{A10} noise levels are in the range of 61-62 dB(A), background noise measurements L_{A90} levels are in the range of 56-57 dB(A), with corresponding L_{Aeq} levels 59-60 dB(A).

5.3 Under existing conditions the road traffic noise measurements show that the built-line of the existing barn lies within the shadow of the 60dB $L_{A10\ 18\ hour}$ "free-field"contour.

5.4 During the site survey I observed that there was an influence of noise from air traffic. Measurements of background noise levels L_{Aeq} , L_{A10} and L_{A90} included these higher transients.

5.5 The road traffic prediction method in "Calculation of Road Traffic Noise" (Ref.4) allows measurement data to be interpreted for other locations on a development site. It is also the preferred method for adjusting the results of any measurement exercise for the effects of increased distance and the design of mitigation measures.

5.6 Calculations of road traffic noise have been made to determine the effectiveness of the proposed earthworks and to determine which of the noise exposure categories the redevelopment is likely to fall into.

5.7 The calculations have predicted noise levels at Pike's Farm, taking into account factors such as worst case estimates of traffic flow, distance from the A329(M), the intervening ground cover, the site plan and cross-sections of the earthworks.

5.8 A comparison of predicted noise levels $L_{A10,18hr}$ at Pike's Farm with and without the noise bund is shown in Tables 2 and 3 for receptor locations A-G.

6 CONCLUSIONS

6.1 From the available data, it is estimated that the proposed new dwelling at Pike's Farm will be within the 60dB$L_{A10,18hr}$ traffic noise contour for the indicative site plan.

6.2 The calculations have validated the noise survey results and have been used to determine the likely noise reduction from the earthworks. The potential barrier correction of the bund is between ***8-12dB***(A), 4.0m above existing ground level and ***13-17dB***(A), 1.5m above existing ground level 20m from the edge of the nearside carriageway.

6.3 The NEC for the sites exposure to noise from road traffic indicates the new dwelling will fall into Category A under "free-field" conditions at Ground floor receptor locations.

6.4 A criterion of 55dBL_{Aeq} in the garden can be achieved by the development at Pike's Farm with the construction of the bund, which is proposed as an acceptable standard for the garden of the dwelling.

6.5 The interior noise levels based on the values of $L_{A10,18hr}$ would be substantially below 40 dB$L_{A10,18hr}$ and likely achieve 30 dB$L_{A10,18hr}$ night-time.

6.6 To ensure the design target noise reduction is achieved it is proposed that the bund is constructed to a maximum height of 5m along its southernmost part where the A329(M) is on embankment (Ch.200-450) and up to a height of 5m where the A329(M) is in cut (Ch.0-200) adjacent to the on slip and at grade (Ch.500-600).

7 *REFERENCES*

1. Department of the Environment Planning Policy Guidance: "Planning and Noise" PPG24 1994

2 "Guidelines for Community Noise" edited by Birgetta Berglund, Thomas Lindvall, Dietrich H Schwela: World Health Organization 1999

3. BS7445:1991 "Description and Measurement of Environmental Noise Parts 1-3"

4. Department of Transport Welsh Office "Calculation of Road Traffic Noise, CRTN 1988"

APPENDIX 2 : NOISE SURVEY EQUIPMENT AND CERTIFICATE OF CALIBRATION 10 NOVEMBER 2000

The following acoustic measurement instrumentation was used:

- Precision (Type 1) Integrating Sound Level Meter RION Type NA-27

- Microphones (Free-field) Type NH-20

- Sound Level Calibrator

- Microphone windshield

- Pre-set Time 5 minutes for noise measurements

All acoustic measurement instrumentation has current Certificates of Calibration traceable to UK National Standards.

Certificate of Calibration

AAD
applied
acoustic
design

Precision Integrating Sound Level Meter

Certificate Number: 2135

INSTRUMENT SERVICES
16 SCARDALE CRESCENT
SCARBOROUGH
NORTH YORKSHIRE
YO12 6LA

TELEPHONE: 01723 500779
FACSIMILE: 01723 500094
E Mail: mail@aad.co.uk

Instrument Make:	**Rion**	***Microphone Make:***	**Rion**
Instrument Model:	**NA-27**	***Microphone Model:***	**UC-53**
Serial Number:	**01070594**	***Serial Number:***	**76958**

Preamplifier Make: Rion
Preamplifier Model: NH-20
Serial Number: 7355

Extension Cable: not supplied

Calibrator Make: not supplied
Calibrator Model:
Calibrator Serial Number:
Calibrator Adaptor:
Calibrator Certification Ref:

Third-Octave Band Filter:
Make: Rion
Model: Digital Filter built into NA-27
Serial Number:
Tests Performed: BS EN 61260: 1996 Class 0 at 125Hz, 1kHz, 8kHz

Calibrated on Linear-Weighting at 112.99dB @ 250Hz

This is to certify that the above instrument, whose calibration records are enclosed in this file, has been tested in accordance with MTS Consultancy Test Procedures. The instrument as configured above has been found to be in compliance with the specifications published in its instruction literature except as noted below. The measurements were carried out using equipment whose calibrations are traceable to UK National Standards. The management controls of MTS Consultancy and MTS Consultancy are registered in its Quality Manual Issue A/5, August 1999, which are certified to be in conformity with ISO 9002:1994 by the Electrical Equipment Certification Service of the Health and Safety Executive (Approval 97/5015). Copies of the relevant test procedures and test results, together with the traceability of test equipment to National Standards and ISO 9002 Certificates, are filed with MTS Consultancy, and are available on request.

This instrument was tested in accordance with the recommendations of BS 7580: Part 1 1997 (not all tests were performed) with the following results:

	Relative to BS EN 60651 Type 1
Self-Generated Noise:	**See Dynamic Linearity Chart**
Dynamic Linearity – electrical response:	**Complies over range 22 to 140 dB (1/3 Octave)**
Frequency Weightings A, C and Lin – electrical response:	**Complies**
Frequency Weighting A – acoustic response:	**Complies**
"Fast" and "Slow" Response	**Complies**
RMS Accuracy at various Crest Factors	**Complies**

The instrument was within the above specification as received. No adjustments were made.

Test Equipment:

Equipment	Manufacturer	Model	Serial No.	Traceability Ref.		Cal. Due
Condenser Microphone	Bruel & Kjaer	4133	1093782	TE 101	*	February 2001
Acoustic Calibrator 250Hz	Larson Davis	CA 250	0695	TE 104	*	October 2001
Digital Multimeter	Hewlett Packard	34401A	3146A63804	TE 105	**	October 2001
Real-Time Frequency Analyser	Larson Davis	2900	0492	TE 108		November 2000
Microphone Calibration System	Larson Davis	9700ES	0103	TE 119 - 122		November 2000

* *Calibrated by NPL*
* *Calibrated by other NAMAS-accredited laboratory*

Tested by.....
David Marsh

Date of Certificate: 10th November 2000

HEAD OFFICE: THE GREEN BUSINESS CENTRE, THE CAUSEWAY, STAINES TW18 3AL
TELEPHONE: 01784 464404 FACSIMILE: 01784 465447

APPENDIX 3: TRAFFIC FLOW INFORMATION

PARKMAN

UNITED KINGDOM
Belfast
Birmingham
Bristol
Edinburgh
Ellesmere Port
Liverpool
London
Manchester
Newcastle
Peterborough
Sidcup

OVERSEAS OFFICES
Austria
Botswana
Ethiopia
Hungary
Ireland
Kenya
Namibia
Nigeria
Pakistan
South Africa
U.A.E.
Vietnam

Pikes Farm — Your Reference

W0823/KB — Our Reference

22 March 2001 — Date

kburgess@parkman.co.uk — E-mail

0118 936 7326 — Direct Dial

Michael Sugiura
20 Merryweather Close
Wokingham
Berkshire
RG40 4YH

Dear Mr Sugiura,

Thank you for your recent order. Below is the information requested as per your fax/order dated 21st March 2001.

The two attached sheets summarise all information for both ATC sites between the A329(M)/M4 junction and A329(M)/A329 junction.

The proportion of HGV's along this road is recorded to be 7.26% of the total volume of traffic in BOTH directions.

The table below summarises the volumes in BOTH directions from 1996 to 2000.

Year	1996	1997	1998	1999	2000
Volume	59100	60600	63600	64923	64198

The predicted growth rate for this area is approximately 7.5% between 1999 and 2006.

I trust the above information is satisfactory. Please do not hesitate to contact me if you have any further queries.

Yours sincerely

Katie Burgess

Parkman Limited
Registered in England
No. 2946586
a Parkman Group plc
Company
Registered Office:
Cunard Building,
Liverpool L3 1ES

Certificate No. FS 15024

1996

HOURLY DATA BY DAY REPORT

A329M (TO RDG) BEWTEEN COPPID BEECH>M4 **Grid Ref: 048090017040**
Site Reference A329M Site 170 Direction: Westbound Total Flow
Averaged from Monday 1st May 2000 to Sunday 3rd September 2000

Time Begin	Mon	Tue	Wed	Thu	Fri	Sat	Sun	5-Day	7-Day
00:00	146	140	167	180	202	284	352	167	210
01:00	70	84	91	98	114	175	205	91	119
02:00	51	68	71	74	90	135	130	71	89
03:00	55	73	78	83	84	104	78	75	79
04:00	117	114	118	123	124	123	63	119	112
05:00	387	403	394	398	383	247	105	393	331
06:00	1310	1366	1325	1320	1245	478	220	1313	1038
07:00	2919	3304	3272	3232	3071	823	372	3160	2428
08:00	2971	3355	3398	3399	3224	1233	576	3269	2594
09:00	2039	2306	2288	2330	2139	1576	945	2221	1946
10:00	1715	1749	1744	1805	1819	1846	1433	1766	1730
11:00	1694	1657	1679	1724	1852	1990	1651	1721	1750
12:00	1707	1737	1781	1847	2099	1920	1648	1834	1820
13:00	1715	1819	1872	1910	2241	1840	1433	1912	1833
14:00	1647	1728	1843	1773	2213	1614	1322	1841	1734
15:00	1798	1983	2057	2102	2568	1398	1306	2102	1887
16:00	2574	2842	2940	2963	3281	1354	1394	2920	2478
17:00	3236	3601	3596	3646	3402	1395	1450	3496	2904
18:00	2834	3103	3171	3181	2775	1318	1421	3013	2543
19:00	1593	1826	1889	1989	2025	1129	1296	1865	1678
20:00	862	984	1070	1145	1324	750	1032	1077	1024
21:00	670	792	813	825	815	531	786	783	747
22:00	475	564	643	599	531	449	506	563	538
23:00	296	377	399	434	444	465	290	390	386

*** Estimation based on seasonal variation in traffic flows (DETR 1995/1999)**

12, 16, 18 & 24 Hour Totals

12H;7-19	26849	29185	29640	29914	30684	18309	14950	29254	25647
16H;6-22	31284	34153	34736	35193	36093	21197	18285	34292	30134
18H;6-24	32055	35094	35778	36226	37068	22111	19081	35244	31059
24H;0-24	32883	35975	36696	37183	38065	23178	20013	36161	**31999**
Am	0600	0700	0700	0700	0700	1100	1100	0700	0700
Peak	2971	3355	3398	3399	3224	1990	1651	3269	2594
Pm	1600	1600	1600	1600	1600	1200	1200	1600	1600
Peak	3236	3601	3596	3646	3402	1920	1648	3496	2904

HOURLY DATA BY DAY REPORT

A329M (TO B'NELL) BETWEEN M4 > COPPID BEACH **Grid Ref: 048320016930**
Site Reference A329M Site 169 Direction: Eastbound Total Flow
Averaged from Monday 1st May 2000 to Sunday 3rd September 2000

Time Begin	Mon	Tue	Wed	Thu	Fri	Sat	Sun	5-Day	7-Day
00:00	231	167	196	206	241	360	428	208	261
01:00	106	100	111	135	133	238	257	117	154
02:00	75	88	93	113	112	183	172	97	120
03:00	74	88	81	91	91	136	109	85	96
04:00	123	141	136	140	140	136	90	136	130
05:00	315	321	303	323	316	213	110	315	271
06:00	1153	1205	1160	1175	1115	412	242	1161	923
07:00	2866	3434	3349	3214	3211	759	395	3215	2461
08:00	2979	2361	2723	2561	3637	1045	573	2852	2269
09:00	2373	2671	2710	2616	2410	1332	972	2556	2155
10:00	1806	1857	1930	1926	1818	1583	1289	1867	1744
11:00	1691	1673	1770	1769	1808	1839	1615	1742	1738
12:00	1763	1816	1863	1855	1955	1844	1729	1850	1832
13:00	1792	1860	1907	1948	2096	1769	1546	1921	1846
14:00	1766	1861	1887	1947	2152	1670	1453	1923	1820
15:00	1893	2020	2069	2115	2400	1588	1517	2099	1943
16:00	2323	2594	2662	2662	2753	1629	1681	2599	2329
17:00	3050	3355	3323	3322	3115	1689	1703	3233	2794
18:00	2733	2980	3020	2951	2556	1528	1636	2848	2486
19:00	1700	1946	2023	2038	1846	1211	1494	1911	1751
20:00	1031	1099	1224	1340	1242	807	1259	1187	1143
21:00	790	815	858	890	827	585	1021	836	827
22:00	588	667	668	708	588	551	716	644	641
23:00	359	443	457	488	537	547	434	457	466

*** Estimation based on seasonal variation in traffic flows (DETR 1995/1999)**

12, 16, 18 & 24 Hour Totals

12H;7-19	27035	28483	29214	28887	29911	18274	16110	28706	25416
16H;6-22	31709	33547	34479	34330	34942	21288	20125	33801	30060
18H;6-24	32656	34657	35604	35526	36066	22387	21274	34902	31167
24H;0-24	33580	35563	36526	36534	37099	23653	22440	35860	**32199**
Am	0600	0700	0700	0700	0700	1100	1100	0700	0700
Peak	2979	3434	3349	3214	3637	1839	1615	3215	2461
Pm	1600	1600	1600	1600	1600	1200	1200	1600	1600
Peak	3050	3355	3323	3322	3115	1844	1729	3233	2794

Table 1 **Noise Survey Results**

Time of download: 19:10:25
Date: 02/04/01
Location: Pikes Farm, Forest Road
Instrument: NA-27
Store mode: Manual
Description: Road traffic noise levels

M-Time: 10 min and 5 min
Actual M-Time: 00:10:00:00
Measurement mode: Lx
Lmax/Lmin type: AP
T-weight (Sub) : Fast

		Lmax	Leq	L10	L50	L90
Location 21	Store No. 66					
Time of measurement:	08:31:35					
All-pass (Sub)	A	65.2	59.3	61.1	59.2	57.0
Location 1	Store No. 67					
Time of measurement:	08:56:06					
All-pass (Sub)	A	74.0	69.6	71.1	69.5	67.5
Location 2	Store No. 68					
Time of measurement:	09:04:46					
All-pass (Sub)	A	77.3	72.0	74.2	71.7	68.7
Location 3	Store No. 69					
Time of measurement:	09:13:28					
All-pass (Sub)	A	82.3	74.8	77.9	73.8	70.2
Location 4	Store No. 70					
Time of measurement:	09:25:46					
All-pass (Sub)	A	78.9	73.7	75.8	73.5	70.8
Location 5	Store No. 71					
Time of measurement:	09:33:18					
All-pass (Sub)	A	82.2	75.8	78.3	75.4	72.5
Location 6	Store No. 72					
Time of measurement:	09:40:23					
All-pass (Sub)	A	78.0	70.5	72.5	70.2	67.5
Location 7	Store No. 73					
Time of measurement:	09:52:53					
All-pass (Sub)	A	74.0	68.8	70.4	68.6	66.7
Location 8	Store No. 74					
Time of measurement:	10:01:37					
All-pass (Sub)	A	79.9	72.1	74.4	71.6	68.1
Location 9	Store No. 75					
Time of measurement:	10:09:20					
All-pass (Sub)	A	85.5	79.0	82.1	78.6	71.2

		Lmax	Leq	L10	L50	L90
Location 10 Time of measurement: All-pass (Sub)	Store No. 76 10:17:06 A	88.4	78.9	81.5	78.5	72.8
Location 11 Time of measurement: All-pass (Sub)	Store No. 77 10:25:54 A	79.1	73.7	76.5	73.3	68.7
Location 12 Time of measurement: All-pass (Sub)	Store No. 78 10:33:03 A	82.4	74.8	77.5	74.2	69.6
Location 13 Time of measurement: All-pass (Sub)	Store No. 79 10:42:14 A	77.7	70.6	73.1	70.2	65.5
Location 14 Time of measurement: All-pass (Sub)	Store No. 80 10:50:57 A	76.4	71.5	73.3	71.3	69.1
Location 15 Time of measurement: All-pass (Sub)	Store No. 81 11:03:32 A	79.6	74.4	76.5	74.1	71.4
Location 16 Time of measurement: All-pass (Sub)	Store No. 82 11:10:58 A	77.2	70.1	72.4	69.5	66.7
Location 17 Time of measurement: All-pass (Sub)	Store No. 83 11:19:41 A	74.9	68.8	70.8	68.4	66.3
Location 18 Time of measurement: All-pass (Sub)	Store No. 84 11:26:10 A	74.7	67.8	70.1	67.4	64.6
Location 19 Time of measurement: All-pass (Sub)	Store No. 85 11:40:25 A	73.7	66.9	69.3	66.5	63.6
Location 20 Time of measurement: All-pass (Sub)	Store No. 86 11:48:12 A	70.2	64.4	66.5	64.1	61.9
Location 21 Time of measurement: All-pass (Sub)	Store No. 87 11:58:18 A	66.5	60.1	62.4	59.8	56.6

Notes to Noise Survey Record - Pike's Farm, Forest Road, Wokingham 2.4.01

(i) 08:56 Location 1 – At boundary fence in south west edge of the site. 10m from SW corner.

(ii) 09:04 Location 2 - At boundary fence approx. 25m from on slip. Traffic slow moving. 50m from SW corner.

(iii) 09:13 Location 3 - At boundary fence facing merge of slip with A329(M). Traffic slow moving on A329(M). 100m from SW corner.

(iv) 09:25 Location 4 – At boundary fence free flowing traffic on A329(M).

(v) 09:33 Location 5 – At boundary fence A329(M) approx. 1.00m above position.

(vi) 09:40 Location 6 – At boundary fence - A329(M) approx. 3.00m above position.

(vii) 09:52 Location 7 – A329(M) approx. 4.00m above position.

(viii) 10:01 Location 8 – A329(M) approx. 2.00m above position.

(ix) 10:09 Location 9 – 10m from edge of nearside carriageway. A329(M)

(x) 10:17 Location 10 – In south-eastern corner. A329(M) level.

(xi) 10:25 Location 11 – 10m from boundary fence – approx. 20m from A329(M) nearside carriageway.

(xii) 10:33 Location 12 – 10m from boundary fence – approx. 20m from A329(M) nearside carriageway.

(xiii) 10:42 Location 13 – 10m from boundary fence – approx. 20m from A329(M) nearside carriageway.

(xiv) 10:50 Location 14 – A329(M) on embankment approx. 20m from nearside carriageway.

(xv) 11:03 Location 15 – A329(M) on embankment approx. 20m from nearside carriageway.

(xvi) 11:10 Location 16 – A329(M) on embankment approx. 20m from nearside carriageway.

(xvii) 11:19 Location 17 – A329(M) on embankment approx. 20m from nearside carriageway.

(xviii) 11:26 Location 18 – A329(M) on embankment approx. 20m from nearside carriageway.

(xix) 11:40 Location 19 – 85m from boundary fence in line with proposed new dwelling (31m from nearest corner of ranch fence).

(xx) 11:48 Location 20 – 171m from boundary fence in line with proposed new dwelling at paddock gates.

(xxi) 11:58 Location 21 – In yard 10m from existing barn (approx. 95m from paddock gates).

Table 2: Predicted LA10 (18 hr) Road Traffic Noise Levels

Without bund

4.0m receptor — **Distance from edge of nearside carriageway**

Location/"Free-field"	10m	20m	150m	300m
A (Ch.50)	85.1	82.2	72.7	68.9
B (Ch.100)	85.0	82.2	72.6	68.9
C (Ch.200)	85.1	82.3	72.6	68.9
D (Ch.300)	84.6	82.2	72.5	68.8
E (Ch.400)	84.9	82.3	72.6	68.9
F (Ch.500)	84.8	82.2	72.6	68.9
G (Ch.600)	81.7	79.0	69.3	65.6

With bund (5m)

4.0m receptor — **Distance from edge of nearside carriageway**

Location/"Free-field"		20m	150m	300m
A (Ch.50)		70.1	60.6	56.8
B (Ch.100)		70.0	60.4	56.7
C (Ch.200)		73.2	63.5	59.8
D (Ch.300)		72.3	62.6	58.9
E (Ch.400)		71.8	62.1	58.4
F (Ch.500)		70.9	61.3	57.6
G (Ch.600)		70.7	61.0	57.3

Table 3: Predicted LA10 (18 hr) Road Traffic Noise Levels

Without bund

1.5m Receptor

Distance from edge of nearside carriageway

Location/"Free-field"	10m	20m	150m	300m
A (Ch.50)	83.9	81.0	71.5	67.8
B (Ch.100)	84.1	81.0	71.4	67.7
C (Ch.200)	83.8	80.6	70.4	66.4
D (Ch.300)	83.1	80.9	71.3	67.6
E (Ch.400)	83.1	82.0	74.1	71.1
F (Ch.500)	83.3	80.6	71.0	67.3
G (Ch.600)	80.3	77.4	67.8	64.1

With bund (5m high)

18m from edge of A329(M)

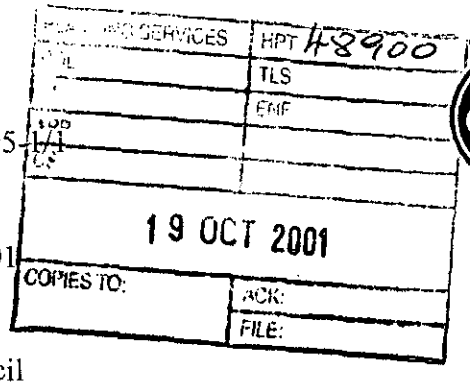
1.5m Receptor

Distance from edge of nearside carriageway

Location/"Free-field"		20m	150m	300m
A (Ch.50)		65.0	55.5	
B (Ch.100)		65.0	55.4	
C (Ch.200)		67.7	57.5	
D (Ch.300)		65.6	56.0	
E (Ch.400)		65.3	57.4	
F (Ch.500)		65.1	55.5	
G (Ch.600)		61.9	52.3	

EXC

4521



ENVIRONMENT AGENCY

Our Ref : SP/2001/004195-1/1
Your Ref : F/2001/4521

Date : 15 October 2001

District Planning Officer
Wokingham District Council
Council Offices
PO Box 157 Shute End
Wokingham
Berkshire
RG40 1WR

FAO: Emy Circuit

Dear Madam

PROPOSAL: FORMATION OF 5 METRE HIGH EARTH BANK TO ACT AS NOISE BARRIER
LOCATION: PYKES FARM, FOREST RD, WOKINGHAM

Thank you for your letter dated 31st July 2001, which was received on 02nd August 2001. You are asked to quote the following reference in any correspondence: **SU87SW/1/8**. I apologise for the delay in replying, and trust that The Environment Agency's comments, as set out below, will still be taken into consideration.

The Environment Agency has no objection to the proposed development, but would like the following advice to be taken account of;

PLANNING INFORMATIVES

The following planning informatives should be attached to any planning permission granted:

Under the Environmental Protection Act 1990 or the Waste Management Licensing Regulations 1994 a waste management licence or registered exemption may be required. *Contact Nick Weddell on 01276 454405 for further details.*

ADVICE TO PLANNING AUTHORITY

Land Drainage/ Flood Risk Issues

We are not aware of any watercourses on the site, but should there be any, we advise that:
(1) they should not be culverted; and
(2) a buffer zone is left on either side of any watercourse, and
(3) culverted watercourses should not be built over, but should ideally be opened up and made a feature of the site.

In any case, you should note that culverting of a watercourse requires the prior written

Environment Agency
Swift House, Frimley Business Park, Camberley, Surrey, GU16 7SQ, Tel no:01276 454300, Fax no:01276 454301

approval of the local authority under the terms of the Public Health Act 1936, and the prior written consent of the Environment Agency under the terms of the Land Drainage Act 1991/Water Resources Act 1991. The Agency seeks to avoid culverting, and its consent for such works will normally be withheld.

ADVICE TO APPLICANT

Conservation

Planting should comprise of native species only. Use of locally native species in landscaping plans is essential in order to benefit local wildlife and to help maintain the region's natural balance of flora. It will aso help to prevent the spread of invasive, alien species within the region.

DECISION NOTICE

Would you please forward a copy of the decision notice to this office quoting our reference. A copy of this letter has been sent to the agent. If you have any further queries please do not hesitate to contact Sarah Paxman on 01276 454323, quoting the reference cited at the beginning of this letter.

Yours faithfully

MATTHEW ROSE
Development Planning Officer
Direct dial: 01276 454349
Direct fax: 01276 454352
Email: matthew.rose@environment-agency.gov.uk

Please ask for : SARAH PAXMAN

CC: Bfm Architects 22 Octavia

WORK SHEET FOR : Emy Circuit

Application Number : F/2001/4521

Applicant : Jordan Construction Ltd C/O BFM Architects.

Location : Pykes Farm, Forest Road, , Wokingham.
Proposal : Proposed formation of 5 metre high earth bank noise barrier.

Site Notice Displayed ? :	YES	NO	DATE
	✓		

Date of Neighbour Notifications : .....

Date of Site Visit : .....14/8/01.....

Date Registered : 27/07/2001

Earliest Date for Decision : 24/08/2001

Latest Consultation Date/Site Notice Expiry Date : 24/08/2001

This application will have expired on: 21/09/2001. You need to make a decision 1 day prior to this date for this application to count as determined in less than 8 weeks.

Consultation Responses :

Planning Issues :

Application Number: F/2001/4521

Appraisal :

Recomendation : Approval: ☐ **Refusal:** ☐
(tick appropriate box)

Application Number F/2001/4521
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal

RECORD OF SITE VISIT

SITE ADDRESS: Pykes Farm Forest Road Wokingham.

APPLICATION NUMBER: F/2001/4521

OFFICER: Emy Circuit

DATE OF SITE VISIT: 14|8|01

1 SITE/STATUTORY NOTICE DISPLAYED ? on gatepost.

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

Applicationo	Name & Address
F/2001/4521	T L Savill Pikes Farm House Forest Road Bill Hill Wokingham Berks Rg40 5QR
F/2001/4521	Alan Richards Tiryns Forest Road WOKINGHAM RG40 5QR
Application withdrawn	Letters sent 02/10/01

01189794357

KS

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C	ENF
18 SEP 2001	
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P. O. BOX 7
FOREST ROAD
BILL HILL
WOKINGHAM
BERKSHIRE
RG40 5NZ

Tel. 0118 978 3280
Fax. 0118 979 4357

Your ref:
Our ref: TLS/

Facsimile Transmission

Date:	17th September 2001
Attention of:	Emy Circuit or those covering her work during holiday
Company:	Wokingham District Council
Facsimile No.	01189746[illegible] 6484
No. of Pages:	1 + 1
From:	T.L.Savill

To Whom it May Concern

Re: Application Number F/2001/4521

Further to my telephone conversation with Ms. Hooper this morning, I understand that this matter is due for a decision by the Planning Committee later this week. My extra comments on the Application are attached hereto and I would be grateful if they could be put before the relevant people together with my earlier comments which are totally against permission being granted for this proposed work.

T.L.Savill FRICS

Pikes Farm House,
Forest Road,
Bill Hill,
Wokingham,
Berkshire RG40 5QR

Tel: 0118 9 783280
Fax. 0118 9 794357

Your ref: Emmy Circuit F/2001/4021

Environmental Services Department
Planning Services,
P.O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

17th September, 2001

Dear Ms. Circuit,

Application Number: F/2001/4521
Site Address: Pikes Farm, Forest Road, Wokingham
Proposal: Proposed formation of 5 metre high earth bank noise barrier

On my return from holiday, one further thought has occurred to me in regard to the above Application for the construction of a bundwall adjacent to the A329M.

My thought is that as the A329M along the majority of the length shown on the Application is so much lower than the level of the premises in Forest Road, in some cases as much as 15 feet, although the average is probably 10 – 12 feet, the construction of an earth bank is unlikely to be successful as a noise barrier.

Yours sincerely,

T.L.Savill

for plans see Part One or Officer File

To:
Minerals

Re Large Earth Movements

From: Emy Circuit.

Date: 31 July 2001

Application Number: F/2001/4521

Proposal: Proposed formation of 5 metre high earth bank noise barrier..

Site Address:
Pykes Farm, Forest Road, , Wokingham.

Applicant:
Jordan Construction Ltd C/O BFM Architects.

Your observations are required in respect of this application within **7 days** of the above date.

No comments.

ES OBS

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- 6 SEP 2001	
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	FILE:

Phone and fax
0118 978 1527

Tiryns,
Forest Rd,
Wokingham,
Berkshire
RG 40 5QR

Your ref : Emy Circuit
F/2001/4521

3 September 2001

Environmental Services Department
Planning Services P.O. Box 157
Shute End, Wokingham
Berkshire RG40 1WR

Dear Ms Circuit,

Application Number : F/2001/4521
Site Address : Pikes Farm, Forest Road, Wokingham.
Proposal : Proposed formation of 5 metre high earth bank noise barrier.

I refer to our telephone conversation of last week in the matter of the above application. You very kindly directed me to your Department's file and offered to make yourself available to discuss any points where I needed clarification. However, having read the file it did not seem that I needed to take up your time further and better that I should write with such comments as I have.

The position, as I understand it, is that the applicant is seeking to take action to reduce the level of noise at the converted barn from traffic using the A329M about which it seems, according to his noise consultant's report, your Department expressed some concern, though this is not entirely clear to me. The traffic using the A329M has increased over the past five years and is expected to increase further over the next five years. The level of noise from traffic using that roadway can, therefore be expected to increase as a result. Whether or not it does, the applicant's noise consultant believes that the level of noise from the A329M would be reduced significantly by the formation of a bund such as that proposed in his client's present application and, from what you told me in our telephone conversation, in so far as noise is concerned, the bund would not impact adversely on any other parties in the locality. I have little understanding of noise and have therefore to rely on what others who do tell me. If a noise consultant is prepared to advise his client to proceed with what must be considerable expenditure to a certain end then I must assume that he has some confidence in the advice that he is giving and the presumption for me would have to be that the advice is correct. I note that the consultant in this case is said not to have commented on other possible sources of noise, for example that from the M4, to which the converted barn may be subject but, from my own observation of noise levels in Forest Road, it is interesting how quickly, as one moves from west to east along the western length of that road, noise from the A329M takes over from that of the M4. The wind direction is a factor in this, of course, but I could understand his primary concern being that of noise from the former roadway. However, with

the direction of the prevailing wind being from the south west this is a probable explanation for his concern with the A329M and I could therefore understand that the proposed bund would indeed bring about a reduction in the otherwise increasing noise levels at the converted barn. If that is so, and if the bund is being funded privately rather than at the cost of the taxpayer then, benefiting as it does a wider community than the applicant, I believe it deserves very careful consideration before rejection on other grounds. For my part, therefore, I would not object to the proposed bund in itself. If the bund would have no effect on noise levels from the A329M then that is another matter.

Of the other grounds of objection, I understand that there are objections to the bund on aesthetic grounds, that it might damage the landscape and that there would be unacceptable disruption to road traffic by the vehicles bringing in the earth to be used in its construction. I do not see why the bund should necessarily be objectionable in this context if properly contoured and planted to fit into a landscape which is of no great scenic merit, though not unattractive. The landscape at the point of the bund is in fact best described as an artificial one with the motorway, the tree screen which is not suggestive of an english landscape and the two lines of red oak which now border Forest Road. Furthermore, the bund will already be partly screened from the motorway, from Matthews Green Lane and from the Twyford Road by either the existing tree screen or by the increasingly dense vegetation which borders the Twyford Road at the point of the motorway bridge, in the last mentioned case allowing only a fleeting glimpse of the point at which it is to be constructed. In fact, if is to be allowed then it will begin its life better concealed than most bunds formed to meet a like objective and, in circumstances where something has to give for the common good, I would think that the bund should be allowed.
The possibility of the bund interfering with the field drainage is, I would have thought, something which can and must be taken into account in its construction and possibly provide an opportunity to make good any deficiencies in the system introduced at the time of the construction of the motorway where this does not efficiently drain the higher land to the north. The traffic involved in the movement of the earth required for the formation of the bund will undoubtedly be a nuisance but, in my view, the disruption will be short-term and, as such, with proper guarantees for making good any damage to the surface of the approach road, is not something which, to my mind, should deter action that is for the longer-term benefit of the community. I say all of this, of course, on the assumption that the bund will have the effect claimed by those who advocate it but I do certainly believe that the issue of the increasing noise from the A329M should be addressed and the present proposal not rejected out of hand simply because of its feared intrusion upon the local landscape.

I should say that I would take a very different view if the bund was being proposed only as a way into the use of the land for housing for which the locality would be totally unsuited and which could not sensibly be contemplated other than in conjunction with a major redevelopment of the infrastructure that would not be justified and would be, for me, and, I would think, many others, a most unwelcome intrusion in to the present green belt. However, if it was, and I have no reason to suppose that the land is intended for use other than its present purposes, your Council will be alert to this and has the necessary powers to prevent it.

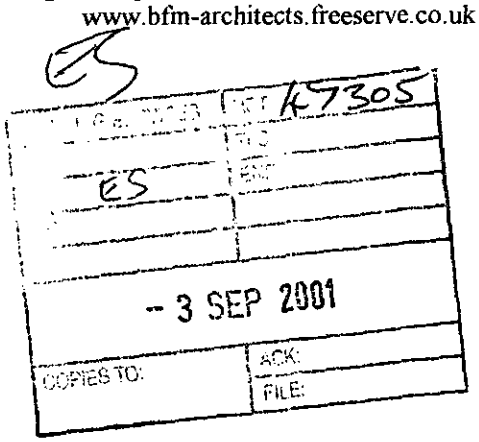
Yours sincerely,

Alan Richards.

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ **Tel: 01344 422059** Fax: 01344 868120

Email: graham@bfm-architects.freeserve.co.uk
Web: www.bfm-architects.freeserve.co.uk



Our Ref : **GL/nl/1872/36**

Your Ref :F/2001/4521

Wokingham District Council
Planning Department
PO Box 155
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WW Attention - E Circuit

31 August 2001

Dear Sirs,

Re:Formation of 5metre high Earth Bank Noise Barrier

Pikes Farm Forest Road Wokingham

I acknowledge receipt of your recent correspondence in respect of the above, the contents of which have been noted.

I am away until 9th September and will deal with the matter on my return.

Yours faithfully,
BFM ARCHITECTS

G. Lake MBIAT

Cc G Short

C Booton Halifax Property Services.

M Sugiura

HIGHWAYS AGENCY

EC 4969

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Federated House
London Road
DORKING RH4 1SZ

http://www.highways.gov.uk

Direct Line: 01306 878313
Fax: 01306 878100
Switchboard: 08459 55 65 75

Our ref: SU800707
Your ref: 2001/4521

Dev Con. Manager, Planning services
Wokingham DC
PO Box 157
Shute End
WOKINGHAM
RG40 1WR

21 August 2001

For The Attention Of Emy Circuit

Dear Sir

PROPOSED FORMATION OF 5M HIGH EARTH BANK NOISE BARRIER, M4/A329m

Thank you for your consultation of 31 July 2001. We are responsible for the slip road but not the A329m proper. We have had problems elsewhere with such bunds. Accordingly we strongly recommend conditions and changes to deal with three aspects:

- The motorway fenceline is not shown on the section. The earthworks must start at least 1 metre from the fence as we have an easement over that land for fence maintenance, and to protect the fence from damage by earthmoving plant and loose earthfill. This must be shown on the drawing or imposed by condition.
- The earthworks profile should be much better defined on the drawing. And the rounded nature of the profile shown means that part of the slope would exceed 1:2 which would probably be unstable [You may want to see stability calculations]. There must be a condition that filling should not exceed the profile at any time. This is to stop temporary overfilling, which might spill or slip onto the motorway.
- All fill must comply with the HA's current Specification for Highway Works, or your own highway specification if you wish. This includes selection of fill and its compaction. Unsuitable fill, or that which has which has not been fully compacted is very likely to liquify or slide, particularly after a period of wet weather, given the 1:2.2 average slope proposed.

The reasons are highway safety [prevent damage to the fence]; and ensure efficient functioning of the motorway [prevent blockage of drains; also, removal of excess fill on motorway land would require lane or slip road closures].
Yours faithfully

Douglas Rounthwaite
Engineer
Operations Division - PPD team
Cc Tom Callaghan

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HIGHWAYS AGENCY

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PPD team
Federated House
London Road
Dorking RH4 1SZ

Direct Line: 01306 878131
Fax: 01306 878100

Our ref: /SU/804/707

Your ref: F/2001/4521

Development Control Manager
Wokingham District Council
Environmental Services Department
Shute End
WOKINGHAM
RG40 1WR

15 August 2001

Dear Sirs,

Proposed development of 5 metre high earth bank noise barrier.
Pikes Farm, Forest Road Wokingham.

The above mentioned planning application was received on 03/08/01. In line with the Statutory requirements, we will endeavour to reply by 21/08/01.

The Case Officer who will be dealing with the Application is:

Douglas Rounthwaite who can be contacted on **01306 878313**.

Please can you forward future applications to me at the address given above.

Yours faithfully

AAdebayo

Margaret Adebayo.
Planning , Programming & Development.

Recycled Paper

POSITIVE ABOUT DISABLED PEOPLE

INVESTOR IN PEOPLE

DETR

HIGHWAYS CONSULTATION SHEET

From: Emy Circuit **Date:** 31 July 2001

Application Number: F/2001/4521

Proposal: Proposed formation of 5 metre high earth bank noise barrier.

Parish: HURST PARISH

Site Address:
Pykes Farm, Forest Road, , Wokingham.

Applicant:
Jordan Construction Ltd C/O BFM Architects.

Your observations are required in respect of this application within **7 days** of the above date.

✓ below as applicable;

1) ☐ Recommend refusal for the reason(s) **stated below;**
2) ☐ Recommend approval but with condition(s) & reason(s) **stated below;**
3) ☐ Recommend approval with **no** condition(s) or reason(s).

Comment.

Highways request additional information on the number of traffic movements expected to be generated during the construction of the bund.

Signed: _____ **Print name:** Adam Coggins 23/8/01

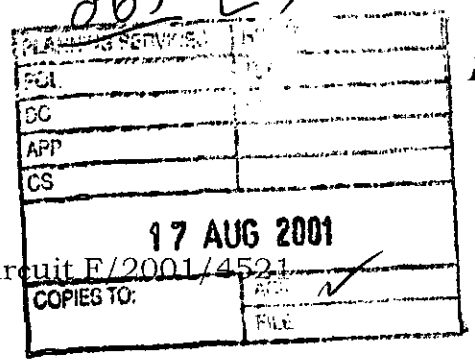
Copied to Graham Lake 8818 + by telephone

ADDITIONAL NEIGHBOUR CONSULTATION SHEET

APPLICATION NUMBER: F/2001/4521
CASE OFFICER: Emy Circuit

ADDRESS OF ADDITIONAL NEIGHBOUR CONSULTATION	NUMBER OF DAYS FOR RESPONSE	DATE LETTER ISSUED (for Admin use)
Mr Smill, Pykee Farm House, Forest Road, Bill Hill,	~~24/8~~ ?	
W'ham RG40 5QR	(21 days)	24/8/2001
	13/9/2001	

065 ES



Pikes Farm House,
Forest Road,
Bill Hill,
Wokingham,
Berkshire RG40 5QR

Tel: 0118 9 783280
Fax. 0118 9 794357

Your ref: Emmy Circuit F/2001/4521

Environmental Services Department
Planning Services,
P..O.Box 157,
Shute End,
Wokingham,
Berks. RG40 1WR

16th August, 2001

Dear Ms. Circuit,

Application Number: F/2001/4521
Site Address: Pikes Farm, Forest Road, Wokingham
Proposal: Engineering Works to provide Bundwall along property boundary to A329M

I would refer to our telephone conversation yesterday, when we discussed the above Application as submitted by Apricot Properties Ltd., the landowners.

It appears they are proposing to manufacture a bundwall along the total extent of the southern boundary of their land. That is to say from behind Pikes Farm Cottages along to the Twyford/Hurst/Wokingham Road Bridge over the A329M. I am informed by you that the height of this wall is to be 5m. or 16'4". The purpose of this bundwall is apparently to reduce the noise for those living in the recent barn conversion adjoining my house.

Firstly, let me say that I object strongly to this Application and I will set down my reasons below:

1. Under the Town & Country Planning Act 1990 part III, section 55, there is a definition for development contained therein. Development meaning ' the carrying out of building, engineering, mining, or other operations in, on, over or under land, or the making of any material change of use of other buildings or other land'. The only planning consent to this property is that as a stud farm. Therefore the works proposed cannot have any relationship to the stud farm whatsoever and therefore must be 'engineering works', within the 'definition' of development. The works cannot possibly come under the pseudonym of landscaping, since the works themselves are some 300 yards away from the new residence created by the conversion of the barn.

2. There is already a very substantial tree screen along the complete length of the boundary referred to. It is an attractive screen and does hide the motorway spur road. The height of the trees is over 30' although the height does vary both up and down along the site boundary.
3. If a bundwall was allowed close to the boundary then no doubt it would be very detrimental to these trees and as the trees are higher than the proposed bundwall, I cannot understand it is believed that such a bundwall would have any effect on deflecting noise from the A329M. In any event, the barn conversion is much closer to the M4, only some 150 yards away, than it is to the A329M, and the traffic use of the M4 is far heavier throughout the day and night than that on the A329M. Moreover, since the M4 is the flight path from London Airport and the planes make as much as, if not more noise than traffic, I cannot believe that the reasons put forward on the Application can be in any way valid as regards the noise element.
4. The greatest noise affecting properties at the western end of the Forest Road cul-de-sac is actually caused by the slip road from the M4, which is surfaced in rough concrete. Tyre noise from that is horrific, but the bundwall will not affect that noise whatsoever, because the land in question is not in the ownership of Apricot Properties Ltd.
5. It would also be my opinion that if a bundwall was erected it would probably create severe damage to the tree screen; it would probably upset the drainage not only to the land, but possibly to the A329M as well because a 16'4" bundwall would have a great deal of cast off water on the motorway side.
6. A bundwall would be a very unsightly mess from my property and from all the other properties in the referred stretch of Forest Road.
7. You may or may not be aware that currently there are only three possibly accesses on to the land for traffic dumping earth for the bundwall. One is off the Hurst/Wokingham road between Bill Hill Gardens and the bridge; the second is between Tiryns and the Old Stud Farm; and the third is through the existing accesses to the stud farm yard.

   A bundwall 5m.high over a length of 685 metres probably has to have a base width of 5m. and a top width of 1m. Thus for every metre in length there will be a need for approximately 14 – 15 tons of material. That multiplied by 685 will equate to approximately 10,300 tons of material. Whichever size of lorry is used, that is a great deal of traffic movement and if the access off the Hurst/Wokingham road is used then this is likely to create a very substantial traffic problem close to the Bill Hill crossroads, which are dangerous enough already, there having been one fatality there in the last two years and which will, no doubt completely denegrate the new road surface placed on that stretch of road within the last two years. If any of the accesses off Forest Road are utilized, then as this road has received no repair or maintenance from your council in the time I have lived in Pikes Farm House (17 years) its multiple use by heavy lorries is likely to make the road disintegrate. Moreover, whichever access is used, there will be mud everywhere, which will create a major traffic hazard.

8. As it is nearly September and autumn is fast approaching, it must be presumed that summer will cease and our normal wet autumn weather will be upon us. Last year in all the heavy rain, all the land around my house, including my own garden, disappeared under water, despite the fact that we are at a relative high point in the area. Thus, in order to engineer a bundwall, some sort of contractor's road will have to be created. Would you, as a Council, put a condition on any consent that such a road would have to be taken up at the end of the works or would such a road remain at the end of the works? I am aware that Luff Developments, who now own the farm and land opposite the Bullfinch PH, which is off the main Twyford/Wokingham Road, south of the Bullfinch roundabout on its west side, has carried out the same works as proposed at Pikes Farm and that the contractor's road has been allowed to remain and has been upgraded whilst the farm buildings are now being utilized for purposes within the building section of Luff Developments.
9. It would be my belief, although obviously there can be no proof, that if these engineering works were allowed it would not be long before planning applications were submitted for use of the Pikes Farm land for residential development. The contractor's road would then become of very great value and use. Since the Parish of Hurst and my stretch of Forest Road in particular suffer very badly from lack of infrastructure, viz no main drains with the local sewerage farm being over-extended; poor water pressure due to the over-development in Binfield; an over extended village school and an irregular bus service that serves only part of the parish, this area is not suitable for any residential development at all.

To summarise, all the land along Forest Road is Green Belt. The converted barn is a long, long way from the A329M and proposed bundwall. The bundwall as proposed, will in my professional opinion, both be inappropriate in this rural area but also probably be ineffective for the purpose for which it is maintained the Application is being made. Moreover, there is likely to be damage to views, the existing tree screen, and possibly the motorway drainage, not to mention possible major damage to all the surrounding roads. Therefore I would conclude by saying, that this Application should be refused totally as it is likely to create far more damage than good and I would repeat, is likely to be totally ineffective in regard to the purpose for which is supposedly going to be erected.

Yours sincerely,

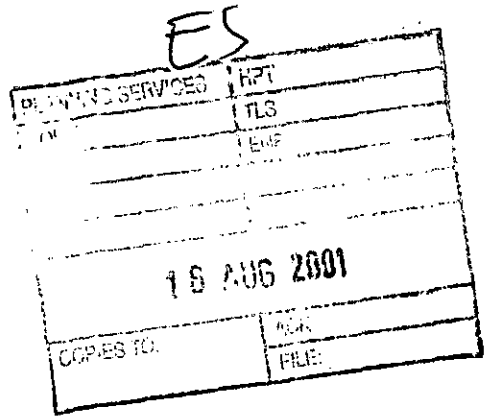
T.L.Savill FRICS

ST. NICHOLAS HURST PARISH COUNCIL

Clerk: Mr. R. Wardle, D.M.A., F.C.I.S., M.I.Mgt.,
Glenrocques, 52 Altwood Road, Maidenhead, Berkshire, SL6 4PZ
Telephone/Fax: (01628) 628485

14th August, 2001

ES



Development Control Manager,
Wokingham District Council,
Planning Services,
P.O. Box 157,
Shute End,
Wokingham, RG40 1WR

For the attention of Emy Circuit

Dear Miss Circuit,

Application No. F/2001/4521

I refer to the above-mentioned Application by Jordan Construction Limited in respect of Pykes Farm, Forest Road, Wokingham; proposed formation of 5 metre high earth bank noise barrier.

My Council object to this proposal for the following reasons:-

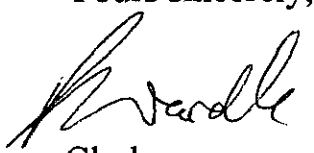
(i) The Application should be presented with the Application for the development of the site it is proposing to protect as referred to in the Noise Report reference 1.1 which refers to Drawing No. C002 which was not enclosed with the documents sent to the Parish Council.

(ii) The earth bank would be obtrusive on the rural scene.

(iii) The application is incomplete in that it contains no information on the formation, quantities and source of the material proposed to be used for the construction of the earth bank.

If the earth bank was constructed, there would be an increase in noise levels on the other side of the Motorway and it is suggested that the representatives for Emmbrook Ward should be consulted on the proposal.

Yours sincerely,



Clerk

WOKINGHAM DISTRICT COUNCIL ES
ENVIRONMENTAL PROTECTION AND HOUSING

MEMORANDUM

PLANNING SERVICES
POL
DC
APP
CS
15 AUG 2001
COPIES TO:
ACK:
FILE:

To: Emy Circuit
Development Control

From: Tom Payne
Environmental Health

Your Ref: 01/74521

My Ref: 20013495

Date: August 14,2001

PROPOSED FORMATION OF 5 METRE HIGH EARTH BANK NOISE BARRIER PIKES FARM, FOREST ROAD, HURST

I have reviewed the noise report compiled by Michael Sugiura (reference 0087/01/MSS, July 2001) accompanying this application and I have the following comments.

1. The evaluation of road traffic noise was undertaken using the Calculation of Road Traffic Noise (CRTN, 1988). This method is commonly used to predict noise levels from a new or proposed road. It is unclear why this method was used to predict noise levels from the A329(M) when, as an existing road, actual noise measurements could have been taken.

2. Paragraph 5.1 states that the A329(M) is over 400 metres from the existing buildings. I believe the converted barn is 260 metres from the A329(M), 170 metres from the M4 slip road and 300 metres from the M4 itself. This noise assessment has ignored these other important sources of road traffic noise.

3. The author did take some short duration real-time noise measurements, then converted a 5 minute measurement into an 18-hour LA_{10} figure. I cannot follow the methodology used to derive this.

4. Paragraph 6.2 estimated the potential barrier correction of the proposed earth bund. The noise level reduction quoted assumes the 'receptor' is 2 metres behind the proposed bund. The bund is proposed to be constructed 18 metres from the A329(M) and the point of assessment of the effectiveness of this barrier is 20 metres from the A329(M). The point of assessment should have been at sensitive locations, such as the garden area or the façade of the building. Therefore, the barrier reduction 13-17 dB(A) appears to be overly optimistic. The applicant should be asked to provide further justification of the effectiveness of the barrier at reducing noise levels from road noise at the true receptor location.

5. No account appears to have been taken of the farm buildings that already act as a noise barrier between the road and the new dwelling.

6. The applicant should have supplied a cross sectional plan showing the A329(M), the earth bank through to the converted barn building. It appears to me that the 5 metre high bund will not shield the new dwelling from the road because it is at a higher level than the road.

In conclusion, based on the information submitted I am not satisfied that the proposed barrier will be effective in reducing noise levels from the A329(M).

If the applicant chooses to carry out some further work to demonstrate the effectiveness of the proposed barrier I recommend that real-time noise measurements be taken and an assessment made in accordance with PPG24. The applicants noise consultant should contact the Environmental Protection and Housing team prior to carrying out any further assessment to agree what methodology should be used and where noise measurements should be taken.

In addition, it appears that the amount of material needed to form the bund (approximately 38,000m^3) would involve approximately 1250 HGV movements (assuming each HGV carries a load of 30m^3). Could the applicant advise what material the bund will be formed from and how the engineering of this bund would be undertaken.

Should the proposal be refused wholly or partly on grounds given above, I would be grateful to be consulted on the wording of the decision notice relating to my comments.

Please forward these comments to the applicants for their information and should you or the applicant have any queries regarding these points please do not hesitate to contact me to discuss them.

T. Payne.

TOM PAYNE
SENIOR ENVIRONMENTAL HEALTH OFFICER
ENVIRONMENTAL PROTECTION & HOUSING

copied to Graham Lake 28/8

File Copy

TO: **DEVELOPMENT CONTROL**
Emy Circuit

FROM: Environmental Design

DATE: 14 August 2001

Location:	Pykes Farm, Forest Road, Wokingham
Proposal:	Proposed formation of 5 metre high earth bank noise barrier.
Application Number:	F/2001/4521

In response to your consultation dated 31 July 2001 for the above application, the landscape comments are as follows:

Although the site adjacent to the A329(M), it is within a countryside setting and shallow valley.

Plan no. C105 shows the existing contours and spot heights across the site. The location of the proposed bund is shown on another plan, however no information is given as to how it is integrated into the existing contours. The applicant will need to provide both existing and proposed contours of the bund.

Where the land rises to the east, the introduction of a bund with a height of 5m will be visually detrimental to the character of the landscape when viewed from Tywford Road. Overall a bund of this size and magnitude will be out of character with that of the surrounding landscape.

CB

Catherine Brimble
Landscape Architect

Copied to Graham Lake 28/8.

Received by Wokingham District Council

Application No: F/2001/4521

Proposal:
Proposed formation of 5 metre high earth bank noise barrier.

Location:
Pykes Farm, Forest Road, , Wokingham.

The application is available for inspection at Wokingham District Council's offices during the following times:

**PLANNING DEPARTMENT, SHUTE END, WOKINGHAM TEL (0118) 974 6428
8.30 - 5.00 Monday - Thursday & 8.30 - 4.00 Friday**

WOODLEY LIBRARY HEADLEY ROAD WOODLEY 9.30am - 7.00pm Mon, Thurs & Fri. 9.30am - 5.00pm Tues, 9.30am - 1.00pm Saturday and 1.00pm - 4.00pm Sunday. Library closed all day Wednesday. If you intend to view this application at Woodley Library please allow 4 days from the date of this letter for delivery of plans and remember to take this letter with you or quote application number F/2001/4521 to enable the library staff to locate the correct information.

Comments should be sent in writing QUOTING THE APPLICATION NUMBER to the Case Officer Emy Circuit P.O. Box 157 Council Offices, Shute End, Wokingham Berkshire, RG40 1WR to arrive on or before 24/08/2001. Written comments submitted will become available for public inspection.

In view of the very large number of planning applications and letters of comment received, it will not be possible for an individual reply to be issued to observations made. However any comments will be taken into account when the application is determined and you will be notified of the decision.

Head Planning and Transportation

31 July 2001

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: ~~20 JUL 2001~~ Valid 27 JUL 2001

Officer: EDC | Application No. F/2001/4521

Map No. 61 Site 17.06

Easting: ..... Flood Pln .....

Northing: ..... Mineral .....

Level: ☐ Sub Committee ☑ Delegated ☐ Sec. State

☐ Incorrect Fee ☐ Invalid ☐ PD

Description:

(F.) PROPOSED FORMATION OF 5M HIGH EARTH BANK NOISE BARRIER

Location: PIKES FARM FOREST ROAD

Parish: HURST Ward: HURST

Applicant: JORDAN CONSTRUCTION LTD

Fee (12) Received 950-00 Required ..... Additional ..... Refund .....

Enforcement Section to be notified ☐ tick if required

Additional information required for validation

		Reason	Requested	Received
1	1:2500 OS location plan showing property edged in blue/red	Red outline around whole site – need	27/7	✓ 27/7
2	1:500 block plan showing existing & proposed dev. + adj. Properties	to show access for constr. vehicles.		
3	Forms unsigned			
4	Correct S 66 certificate			
5	Elevation plans			
6	Floor plans			
7	Metric scale disclaimer			
8	Encroachment letter			
9	Miscellaneous			

APPLN NO. _____

ACTION REQUIRED BY DEVELOPMENT CONTROL

Conservation Area .....

Listed Building 1 2 2*

Advertisement Required .....

Date Site Notice Sent : 31.07.01 Parish Council Informed - YES / ~~NO~~

INTERNAL CONSULTATIONS

Building Control : .....
Landscape ✓ .....
Trees .....
Conservation Officer .....
Environmental Health ✓ .....
Housing .....
Leisure & Cultural services .....
Public Rights of Way .....
Property .....
District Secretary (only if called in by SOS) .....
Policy & Plans .....
Strategic Planning (JSPU) .....
Minerals (INTERNAL) ✓re large earth movements
Archaeological Site (BABTIE) : .....
Education .....
Social Services .....
Highways ✓ .....
Highways Agency ✓adjacent to Motorway

EXTERNAL CONSULTATIONS

Adjacent D P A : .....
Adjacent Parish Wokingham ✓ : .....
Southern Electricity Board .....
British Gas .....
PSA Oil Pipeline .....
Transco .....
Environment Agency ✓ Groundwater Prot Zones 1 & 2 – Land Raising – 250m landfill site cons.
Rail Track .....
Police Arch. Liaison Officer .....

HERITAGE BODIES

The Georgian Group .....
Ancient Monuments Society .....
Council for British Arch. .....
RCHME .....
Telecommunications (NRPB) : .....
Sport England : .....

OTHERS: (Rural Area Countryside)

.....

.....

No pre-apps on file, but letter refers to meeting with Emy

NEIGHBOURS:

S/N + see map.

BFM Architects BFM

22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ **Tel: 01344 422059** Fax: 01344 868120

Email: graham@bfm-architects.freeserve.co.uk
Web: www.bfm-architects.freeserve.co.uk

Our Ref : **GL/nl/1872/31**

Your Ref :

27 JUL 2001 4521

Wokingham District Council
Planning Department
PO Box 157
Civic Offices
Shute End
Wokingham
Berkshire
RG40 1WR

27 JUL 2001 4521

17th July 2001

Dear Sirs,

Re:Pikes Farm Forest Road Wokingham

Ground Improvement Work & Formation of

Grassed & Landscaped South Bank Barrier

We enclose Town & Country Planning Forms duly completed, 6 copies off drawing No 1872/NA/1, LP/2, 6 copies off 1:500 contour plan, 3 copies off Noise report, for your information and use, together with submission cheque in the sum of £950.00.

The application is for the creation of a 5metre high grassed and landscaped earth bank noise barrier along the North side of the A329M as discussed the Emy Circuit on site on Friday 15th June.

The report demonstrates that a 5 metre high earth embankment will more effectively control this intrusive noise, with the help of densely planted bank as described, we would be more than happy to discuss the mix of plants required.

We thank you for your co-operation in this matter and await your early reply.

Yours faithfully,
BFM ARCHITECTS

G. Lake MBIAT

Cc Jordan Construction Ltd G Short

Halifax Property Services C Booton

M Sugiura

EARTH BANK NOISE BARRIER

Planted with 60cm to 90cm high whips in 4 parallel and staggered rows, i.5m between plants, 1.5m between rows. Equal Hawthorn, Hazel, Blackthorn and Field Maple, interspersed with Dogrose. Protected by 1.2High 3 Strand Barbed Wire Fence to Field with Timber Posts.

Rabbit Proof Wire Mesh curled over 30cm at bottom.

Bank sown with Wildflowers and Grass seed mix.

Whips. Min 1spm around each.

(1) PIKES FARM / EWAR STUD FARM — HURST 1.4.86

ADDRESS FOREST ROAD PARISH ~~WOK/WITHOUT~~ 61

PLOT No. Old Property ORD. SHEET No. SU.8070

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
149/49	Mr. J. Baird	Cow Shed	6.5.49	App. App.
R/29/58	Mr. W. Vincent	Covered Yard & Implement Shed.	8.4.58	App. App.
PD/444/60	"	Agricultural Bldgs.	6.10.60	App. N/A
PD/407/63	"	Covered Yard	8.8.63	App. N/A
R/322/69	Mrs. E. Richards	Vehicular Access to Farm House	4.9.69	N/A C/A
73/71	Mr H Charlesworth	Double Garage & New Access	18.2.71	App C/A
94/71	Mrs E.W. Richards	Res. Devel/63 acre	18.3.71	N/A Refuse
PD/635/72	Mr A Sword	Storage Barn	25.8.72	App N/A
1530/72	Mr H Charlesworth	Outline - Det House garage on land at -	28.9.72	N/A Refuse
864/73	Focus Homes	Otls 12 Hses (part P.F.E)	2.8.73	— C/A
35471	EWAR STUD FARMS	PR. S/DET. STAFF COTTS	30.5.90	REF

DATE OF COMPLETION

MINISTRY DECISION 94/71 Site I Appeal Dismissed; Site 2 Appeal Allowed Site 3 Appeal Withdrawn 30.8.72

98/67357/F Sidebell Ltd. Convert Barn to dwelling 28.10.98 C/A

DRAINAGE

35475 " " " " REF

1938 (2)

ADDRESS PIKES FARM / EWAR STUD FARM PARISH HURST

PLOT No Old Property ORD. SHEET No. SU. 8070 61

BUILDER

Plan No.	Applicant	Description of Development	Date of Decision	Decision
F/2000/1381	W/D.			
F/2001/4021	Jordan Construction			

MINISTRY DECISION

SPECIAL ORDERS PD Eng - Temp building Mr Lake 23.04.01

1789/a

SECTION 66 CERTIFICATE

WOKINGHAM DISTRICT COUNCIL

DELEGATED

Application No. 27.JUL.2001 - 4521

Please fill in both Certificate A, B, C or D and the Agricultural Holdings Certificate. Delete sections not relevant.

(a) "Owner" means a person having a freehold interest or leasehold interest the unexpired term of which is not less than 7 years.

OR

+ See Note (a) to Certificate A

OR

(b) Insert description of steps taken.

(c) Name of local newspaper circulating in the area where the land is situated.

(d) Date of publication (which must be not earlier than the beginning of the period of 21 days ending with the date of the application).

CERTIFICATE A

I certify that:

at the beginning of the period of 21 days ending with the date of the accompanying application, nobody, except the applicant, was the owner of (a) of any part of the land to which the application relates.

CERTIFICATE B

I certify that:

I have/The applicant has* given the required notice to everyone else who, at the beginning of the period of 21 days ending with the date of the accompanying application was the owner (a) of any part of the land to which the application relates, as listed below.

Owner's(a) name	Address at which notice was served	Date on which notice was served

CERTIFICATE C

I certify that

- I/The applicant* cannot issued a certificate in accordance with either paragraph (a) or paragraph (b) of Section 66(1) of the Act in respect of the accompanying application.

- I have/The applicant has* given the required notice to the persons specified below, being persons who at the beginning of the period of 21 days ending with the date of the application were owners (a) of any part of the land to which the application relates.

Owner's(a) name	Address at which notice was served	Date on which notice was served

- I have/The applicant has* taken all reasonable steps open to me/him/her* to find out the names and addresses of the other owners (a) of the land, or of a part of it, but have/has* been unable to do so. These steps were as follows:

  (b) .....

  .....

- Notice of the application as attached to this Certificate, has been published in the (c) .....

  on (d) .....

1789/b

CERTIFICATE D

I certify that

● I/The applicant cannot issue a certificate in accordance with paragraph (a) of Section 66 of the Act in respect of the accompanying application.

OR

● I/The applicant have/has taken all reasonable steps open to me/him/her to find out the names and addresses of everyone else who, at the beginning of the period of 21 days beginning with the date of application was the owner (a) of any part of the land to which the application relates, but have/has been unable to do so. These steps were as follows:

(b) . . . . . .

. . . . . .

(b) Insert description of steps taken

(c) Insert name of local newspaper circulating in the area where the land is situated.

(d) Insert date of publication (which must not be earlier *than the beginning of the* period of 21 days ending with the date of the application).

● Notice of the application as attached to this Certificate, has been published in the (c) . . . . . .

on (d) . . . . . ●

ALL APPLICANTS MUST COMPLETE THIS SECTION

If any of the site is part of an area of land which is let or there is an agreement to let the land for agricultural purposes to a tenant, it may be an agricultural holding. Further advice may be obtained from the Department.

Agricultural Holdings Certificate

One or other section must be crossed through as not applicable.

If the applicant is the sole agricultural tenant he or she must delete the first alternative and insert "not applicable" as the information required by the second alternative.

● ~~None of the land to which the application relates is, or is part of, an agricultural holding.~~ ●

OR

● I have/The applicant has given the required notice to every person other than my/him/herself who, at the beginning of the period of 21 days ending with the date of the application, was a tenant of an agricultural holding on all or part of the land to which the application relates, as follows:

Tenant's name	Address at which notice was served	Date on which notice was served
NO TENANT		

Signed . . . . . .

On behalf of . . JORDAN CONSTRUCTION LTD . . . . . .

Date . . 17.07.2001. . . . . .

TOWN AND COUNTRY PLANNING ACT, 1990
TOWN & COUNTRY PLANNING GENERAL DEVELOPMENT ORDER 1988
Certificate under Section 66

1769a

WOKINGHAM DISTRICT COUNCIL
PLANNING APPLICATION

PART 1

APPLICATION FOR PERMISSION TO CARRY OUT DEVELOPMENT - TOWN AND COUNTRY PLANNING ACTS

Please answer **ALL QUESTIONS** *in* **BLOCK LETTERS.** *If a question is not applicable, answer* **N/A** *in space. Please submit* **SIX** *copies of this form and plans to:-*

THE DISTRICT PLANNING OFFICER
WOKINGHAM DISTRICT COUNCIL
PLANNING DEPARTMENT
P O Box No. 157
COUNCIL OFFICES
SHUTE END
WOKINGHAM
BERKSHIRE, RG40 1WR

FOR OFFICE USE ONLY

DELEGATED 27 JUL 2001 4521

1.	APPLICANT'S NAME	JORDAN CONSTRUCTION LTD
	ADDRESS	STATION WORKS LYNDHURST ROAD. ASCOT. BERKS
	POST CODE	PHONE
2. If the applicant has an agent, all correspondence will be sent to the agent	AGENT'S NAME	BFM ARCHITECTS
	ADDRESS	22 OCTAVIA . ROMAN HILL BRACKNELL . BERKSHIRE
	POST CODE	RG12 7YZ PHONE 01344 422059
3. On the plans show the SITE outlined in RED Show also OTHER land in the applicant's ownership or control in BLUE.	SITE LOCATION	PIKES FARM - FOREST ROAD WOKINGHAM . BERKS. RG40 5QR
4. WHAT IS THE APPLICATION FOR ? Give brief details and state for what purpose this site and any buildings will be used.		5.0M HIGH EARTH BANK NOISE BARRIER
5. Give the area in hectares or part of a hectare	AREA OF SITE	17.1ha.
6. State the applicant's interest in the land e.g. owner, prospective purchaser, lessee	OWNERSHIP	OWNER.
7. List all the plans and drawings submitted with the application	PLANS/DRAWINGS	1872/NA/1, LP/2, CONTOUR PLAN.

8. DOES THE APPLICATION INVOLVE ANY OF THE FOLLOWING ?
Tick the boxes(x)

CHANGE OF USE	☐		REDEVELOPMENT	☐
ERECTION OF NEW BUILDING	☐	ENGINEERING OPERATION EARTH EMBANKMENT		☑

9. WHAT TYPE OF APPLICATION IS THIS ?
Tick *one box only*

OUTLINE PERMISSION	☐	See question 10
FULL PERMISSION	☑	
APPROVAL OF DETAILS/RESERVED MATTERS	☐	State relevant outline permission number Also complete Question 10
TEMPORARY PERMISSION	☐	State period required
RELAXATION OF CONDITIONS	☐	State relevant application number Conditions to be relaxed

10. IF THIS IS AN OUTLINE APPLICATION OR AN APPROVAL OF RESERVED MATTERS, which details, if any, do you wish to be considered as part of this application ?

EXTERNAL APPEARANCE	☐	SITING	☐
MEANS OF ACCESS	☐	DESIGN	☐
		LANDSCAPING	☐

11. WHAT IS THE EXISTING USE OF THE LAND AND/OR BUILDING(S) e.g. residential, industrial, etc. If the site is vacant say so, and also state its previous use and when that ceased.

AGRICULTURAL

12. DOES A PUBLIC RIGHT OF WAY CROSS OR ABUT THE SITE OR THE PROPOSED ACCESS? YES/NO — If yes, show existing route(s) and any proposed alternatives on the plans

13. ARE THERE ANY TREES ON THE SITE? IF YES, ARE ANY TO BE FELLED? YES/NO — If yes, please show their positions, spread and species on the plans and which, if any, are to be felled.

14. STATE EXTERNAL MATERIALS TO BE USED.

FORMATION OF EARTH EMBANKMENT SEE DRAWINGS.

15. HOW WILL THE SITE BE ENCLOSED? Say whether walls, fences or hedges, and give height, colour and materials. If the site is divided into plots, say how each is to be enclosed.

AS EXISTING FENCES/HEDGES.

16. HOW WILL SURFACE WATER BE DISPOSED OF?

AS EXISTING.

17. HOW WILL FOUL SEWAGE BE DISPOSED OF?

To existing system YES/NO N/A.

If no, please give details

18. WHAT ARE THE ACCESS ARRANGEMENTS?
AS EXISTING
AS PROPOSED
Give details of pedestrian and vehicular access

AS EXISTING.

19. HAS PROVISION BEEN MADE FOR THE DISABLED? See notes for applicants

N/A.

20. IF THIS PROPOSAL INVOLVES RESIDENTIAL DEVELOPMENT OR THE LOSS OF RESIDENTIAL UNITS, COMPLETE THE FOLLOWING TABLE

No. OF DWELLINGS/HABITABLE ROOMS	PROPOSED	TO BE RETAINED	TO BE LOST
HOUSE	/ *	/ *	/ *
BUNGALOW	/ *	/ *	/ *
FLAT/MAISONETTE	/ *	/ *	/ *
OTHER	/ *	/ *	/ *

* STATE No. OF HABITABLE ROOMS

21. DOES THE PROPOSAL INVOLVE ANY NON-RESIDENTIAL BUILDING OR USE? YES/NO — If YES, complete Part 2 of the form

22. DOES THE PROPOSAL INVOLVE THE WINNING, WORKING OR PROCESSING OF MINERALS; THE DISPOSAL OF MINERAL WASTE, OR THE DEPOSIT OR PROCESSING OF REFUSE AND WASTE MATERIALS? YES/NO — If YES, please ask for and complete Part 3 of the form

23. STATE THE FEE ENCLOSED WITH THIS APPLICATION
The current scale of fees is enclosed. If you believe a reduced fee or no fee is payable, say why.

£950.00.

I hereby apply for permission in respect of the particulars described above and in the attached plans and drawings. If planning permission is granted, the development must be carried out strictly in accordance with the approved plans. Failure to do so could result in enforcement action being taken. Permission under the Town & Country Planning Acts does not obviate the possible need to apply for Building Regulations approval.

SIGNED [signature] ON BEHALF OF JORDAN CONSTRUCTION LTD DATE 17/07/01

Before submitting the application check that it is complete, that all questions have been answered and that the site boundary and the new work are clearly edged in red on the plans. Every application must be accompanied by the appropriate certificate and fee. See "NOTES TO HELP APPLICANTS".

Table 3: Predicted LA10 (18 hr) Road Traffic Noise Levels

Without bund

1.5m Receptor

Distance from edge of nearside carriageway

Location/"Free-field"	10m	20m	150m	300m
A (Ch.50)	83.9	81.0	71.5	67.8
B (Ch.100)	84.1	81.0	71.4	67.7
C (Ch.200)	83.8	80.6	70.4	66.4
D (Ch.300)	83.1	80.9	71.3	67.6
E (Ch.400)	83.1	82.0	74.1	71.1
F (Ch.500)	83.3	80.6	71.0	67.3
G (Ch.600)	80.3	77.4	67.8	64.1

With bund (5m high)

18m from edge of A329(M)

1.5m Receptor

Distance from edge of nearside carriageway

Location/"Free-field"		20m	150m	300m
A (Ch.50)		65.0	55.5	
B (Ch.100)		65.0	55.4	
C (Ch.200)		67.7	57.5	
D (Ch.300)		65.6	56.0	
E (Ch.400)		65.3	57.4	
F (Ch.500)		65.1	55.5	
G (Ch.600)		61.9	52.3	

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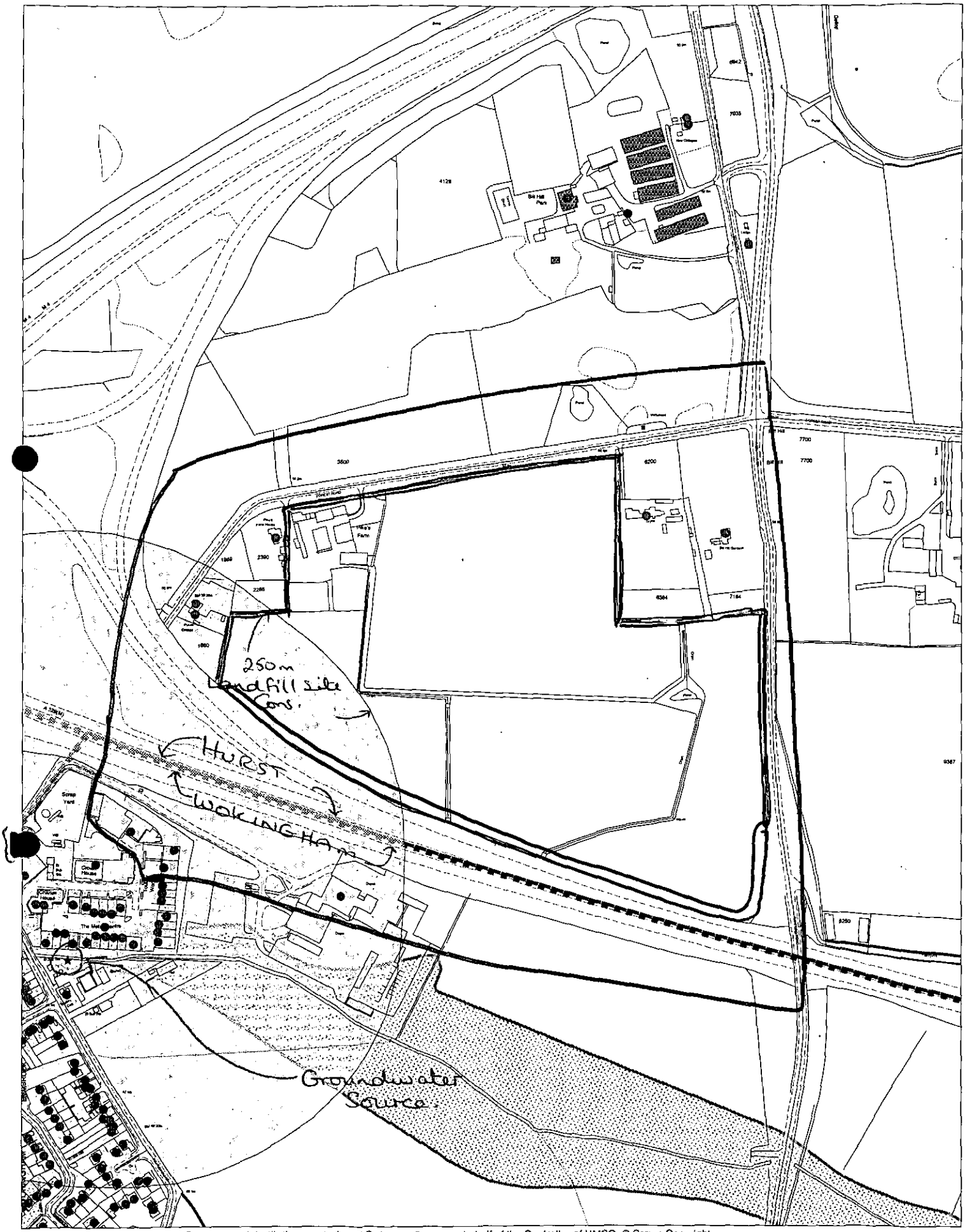

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Development Control Section, Environmental Services, Wokingham District Council.

25 July 2001

Scale: 1 : 5000

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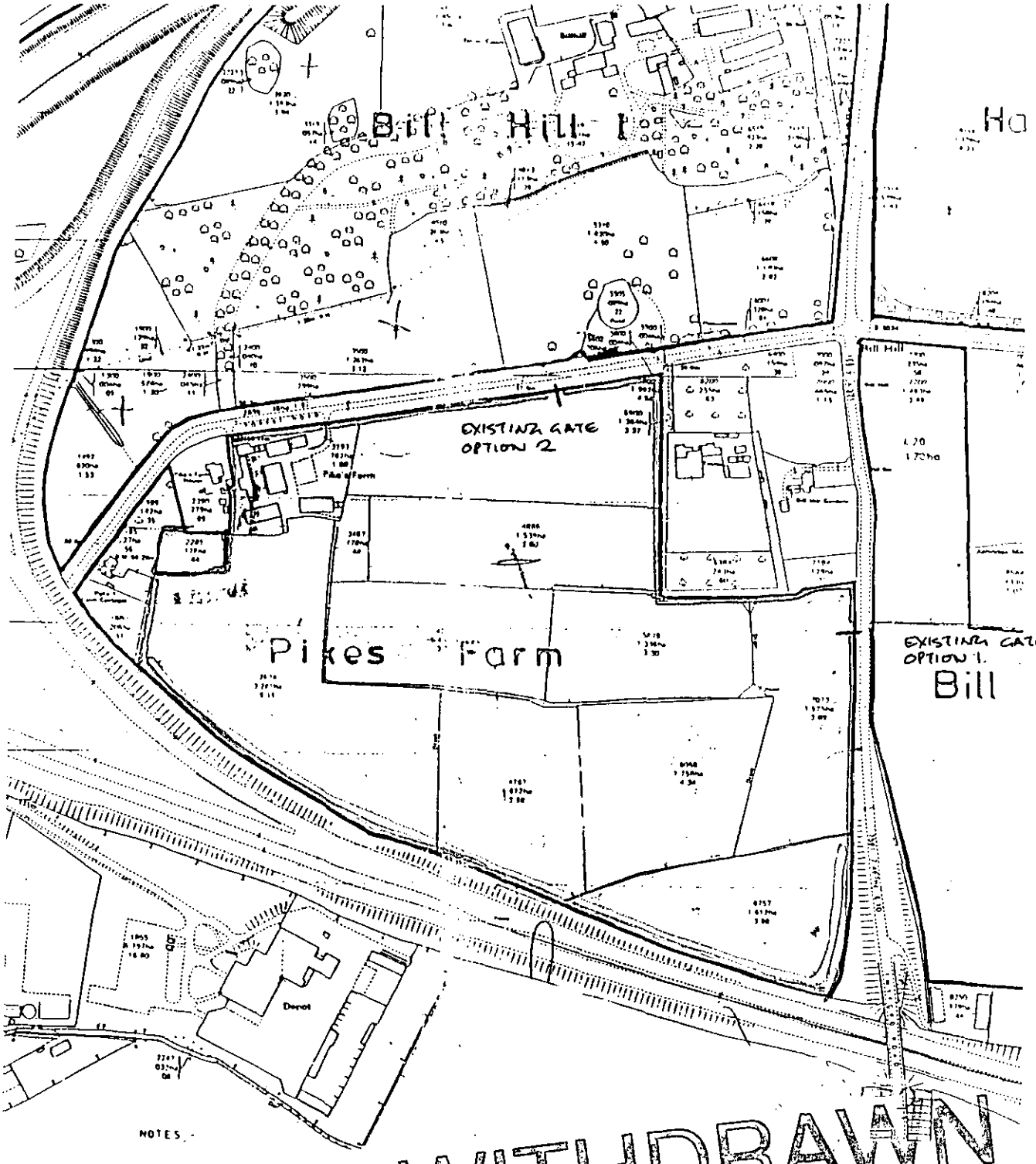
S

BFM BFM
32 Octavia, Roman Hill, Bracknell, Berks, RG12 7YZ Tel: 01344 22059 Fax: 01344 868120

DELEGATED

27.JUL.2001 4521



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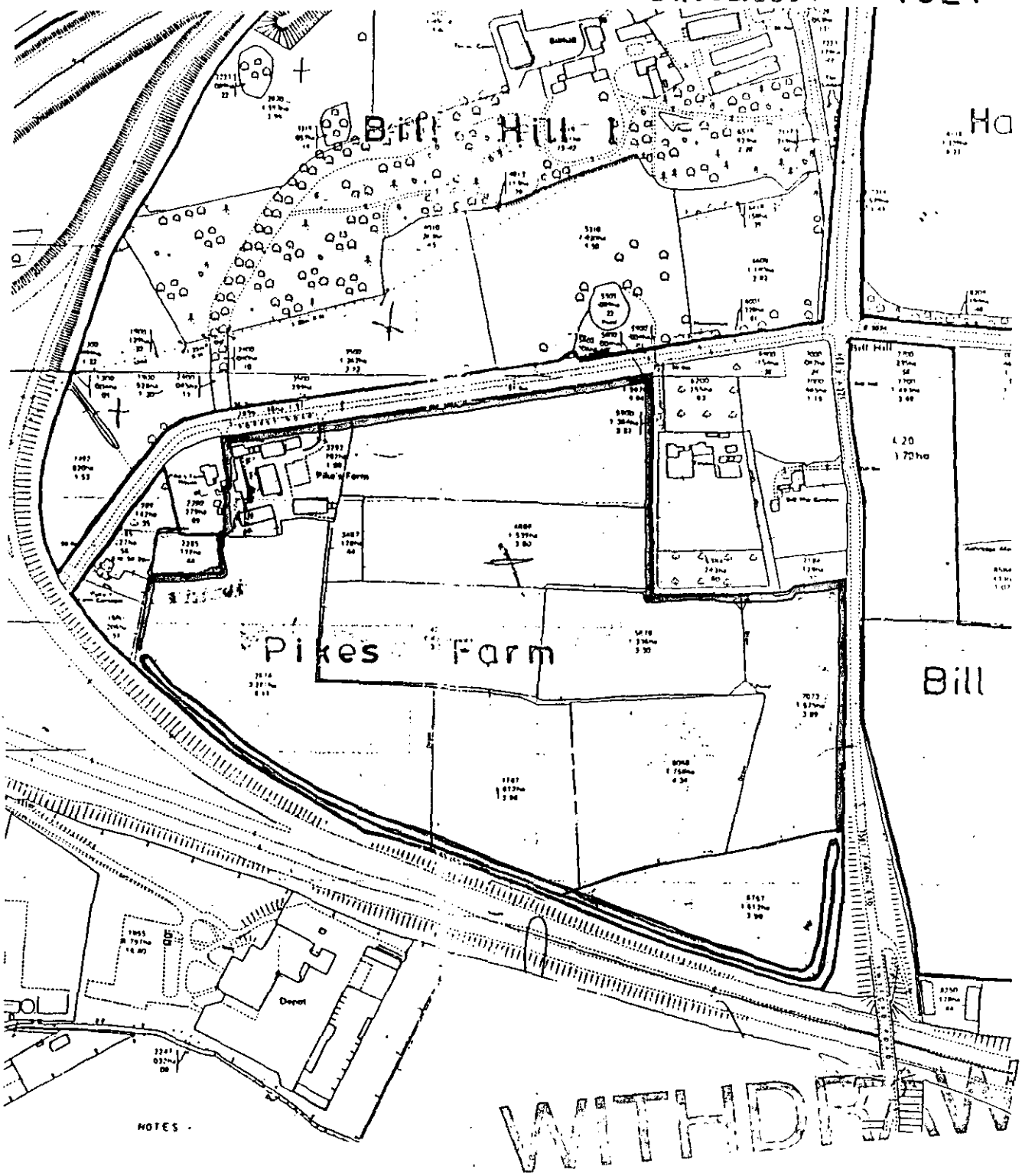
DATE - APRIL 2001.

BFM BFM
22 Octavia, Roman Hill, Bracknell, Berks. RG12 7YZ Tel: 01344 422059 Fax: 01344 808120

27 JUL 2001 4521



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