APPLICATION NO:
C/2000/0973

LOCATION:
Land Rear Of 72-90 Grazeley Road, Three Mile Cross Reading.

APPLICANT:
Linden Homes C/O BDG Designs

PROPOSAL:
Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey.

EARLIEST DATE FOR DECISION: **21/04/2000**

APPLICATION EXPIRY DATE: **11/05/2000**

CASE OFFICER: **Angela Odell**

RAILEX
Marbleboard

EASIFILE EP7

WOKINGHAM DISTRICT COUNCIL

TOWN AND COUNTRY PLANNING ACTS

Notification of Approval of Permission

Linden Homes
C/O BDG Designs
Anglia House
North Station Road
Clochester
Essex
CO1 1SB

Application Number: C/2000/0973

Parish:	**SHINFIELD**
Location:	**Land Rear Of 72-90, Grazeley Road, Three Mile Cross, Reading.**
Proposal:	**Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey.**

The Wokingham District Council in pursuance of their powers under the above Acts and Regulations hereby **Approve Permission** for carrying out the above development in accordance with the application and the accompanying plans submitted to the Council subject to compliance with the following conditions, the reasons for which are specified hereunder.

Informative
Approve as per noise report submitted.

John Mitchell
Development Control Manager
Date: 30/06/2000

If this notice grants permission to proceed with the proposal the applicant is reminded that it relates to planning permission only and does not constitute approval under any other legislation including Building Regulations.

WOKINGHAM DISTRICT COUNCIL

MEMORANDUM

From: John Mullaney
Environmental Health

My Ref: JRM

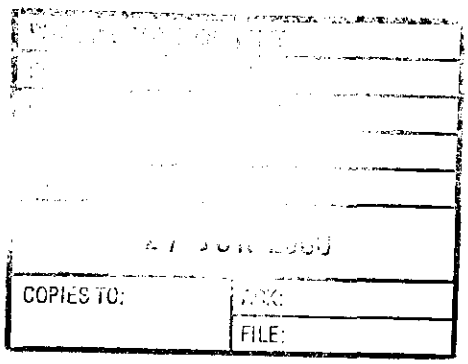
To: Angela Odell
Planning Department

Date: 26/06/00

LAND REAR OF 72-90 GRAZELEY ROAD, SHINFIELD. C/2000/0973

Following the submission of a noise report and further clarifivation from D V K ingsley of BDG Design I confirm that the requirements of condition 21 relating to noise have been met.

John Mullaney
Environmental Health Officer



Babtie Group

School Green
Shinfield
Reading
Berkshire RG2 9HL
Tel 0118 988 1555
Fax 0118 988 1666

Our ref TG/KB/LSJB9077 Your ref

22nd October, 1999.

Babtie

Environmental Health Service,
Environmental Health Department,
Wokingham District Council,
P.O. Box 155,
Shute End,
Wokingham,
Berkshire, RG40 1WW.

Dear Sir/Madam,

NOISE SURVEY FOR PROPOSED RESIDENTIAL DWELLINGS
LAND AT GRAZELEY ROAD, THREE MILE CROSS

A 24 hour noise survey was undertaken on land at the rear on No. 90 Grazeley Road with the A33 Swallowfield By-pass to the north-west of the site. Access to this second phase of the development is through Phase 1 which links to Grazeley Road north of the site. The southern boundary of the site is currently fallow agricultural fields. The purpose of the assessment was to investigate the current noise climate of Phase 2 of Linden Homes development and to categorise it in accordance with current local planning policies and Department of Transport Planning Policy Guidance Note 'Planning and Noise' (PPG 24) when assessed against traffic noise, the principal noise source.

Calculations have also been undertaken in accordance with Department of Transport/Welsh Office technical memorandum 'Calculation of Road Traffic Noise 1988 (CRTN)' which has been used to predict traffic noise levels (free field) in accordance with the guidelines provided in PPG 24. Annex 2, paragraph 7.

The traffic flow on the A33 Swallowfield Bypass used in the calculations has been growthed from 1997 AADT (Annual Average Daily Traffic) counts by two years to represent the existing 1999 traffic flow.

Survey Results

The survey was undertaken at the north-west corner boundary of the site, approximately 110 m. from the A33 Swallowfield By-pass. Traffic using the A33 is the principal noise source at this location, with additional intermittent noise from a small amount of livestock in the form of geese and chickens occupying a neighbouring garden (No. 88 Grazeley Road).

From the graphical representation of the survey data, it can be seen that during the daytime hours (07.00-23.00 hrs.) the averaged L_{Aeq} was 55dB which lies at the low end of Noise Exposure Category B (NEC B). During night-time hours (23.00-07.00 hrs.) this location also falls clearly within NEC B with an average night-time level of 54 dB L_{Aeq}.

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Derby
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Exeter
Glasgow
Inverness
Ipswich
London
Maidstone
Newcastle upon Tyne
Preston
Reading
Shrewsbury
Wakefield
Wallingford

Ankara
Bangkok
Hong Kong
Jakarta
Kuala Lumpur
Manila
Prague
Singapore

Babtie Group Ltd
Registered Office:
95 Bothwell Street
Glasgow G2 7HX
Registered in Scotland
No: 141100

Recycled Paper

The results between 04.00 and 05.00 are likely to have been influenced, to some extent, by the early morning noise produced by the small amount of neighboring livestock (approximately 30 m.) from the measurement location. If the data was corrected for this extraneous noise the overall night-time classification of NEC B would not change.

The location did not experience repeated individual noise events exceeding 82dB LA max. that would cause the site to be re-categorised.

Predicted Traffic Noise Levels
Predictive noise levels have been undertaken at three representative locations, and categorised against PPG 24's noise exposure table.

- The closest proposed boundary is the north-west facing garden of Plot No. 61; by calculation the noise level at this location is 56dB LAeq 16 hrs, which is at the low end of Noise Exposure Category B (NEC B).
- The next location chosen is the south-west facing garden of Plot No. 63, here the predicted noise level at this location is 54dB LAeq 16 hrs. which is places this location at the high end of NEC A for Road Traffic Noise.
- The south-west facing garden of Plot No. 70 has a slightly lower traffic noise level than Plot 63 but still registers at the high end of NEC A.

The above are only locations and represent potential positions of dwellings with the greatest exposure to traffic noise from the A33. Other proposed properties in the middle and along the western boundaries of the site would lie within NEC A.

Mitigation
It is proposed to provide all the intended properties with good quality thermal double glazing of approximately 4/16/4mm glass-air-glass configuration to all the living and bedrooms throughout the proposed development. This standard of glazing typically provides a noise attenuation performance of at least 25dB(A) with regard to traffic noise.

Using the north-west façade of Plot No. 61, the closest proposed property, as a worst case scenario, external traffic noise should be attenuated by 25dB, so maintaining an acceptable internal noise level of approximately 35dB LAeq during the daytime hours (07.00-11.00) thus meeting the recommended internal levels as suggested in BS 8233: 1987 'Sound Insulation and Noise Reduction for Buildings.

As it is proposed to use 4/16/4 glazing throughout this development as standard it should adequately meet the noise attenuating needs of even the most exposed properties which have full or partial screening from the adjacent A33.

Conclusion
The locations most exposed to traffic noise from the adjacent A33 (plots 59, 60 & 61), considered for classification in accordance with PPG 24 fall within NEC B and, during the daytime, measurements confirm they are very close to being in NEC A.

Predicted noise levels indicate that with exception of the north-west corner of the site (plots 59, 60 & 61) the larger part of the site falls into the high end of Category A during the daytime hours as given in PPG 24 table for rating noise exposure.

Nose levels at north-west and south-west facing gardens, when considered in the light of results from both desktop predictions and 24hr. surveys, are expected to be on the border of NEC A and B with levels of 54 to 56B(A) LAeq. However, as it is proposed that good quality thermal double glazing of 4/16/4 mm. is to be installed to all living rooms and bedrooms of these dwellings, internal levels of 30-40 decibels, as set out in BS 8233; 1987, will be achieved.

Yours sincerely,

Trevor Gibbs
Principal Acoustic Technician.

BABTIE GROUP NOISE SURVEY DATA RESULTS

CLIENT: LINDEN HOMES **JOB REF: BPS:013509**

SITE: GRAZELEY ROAD DEVELOPMENT **SOUND LEVEL METER:** CEL 262

A33. READING **CALIBRATOR:** CEL284/2

DATE COMMENCE: 19 May 1998 WEATHER: FINE ,DRY,WARM

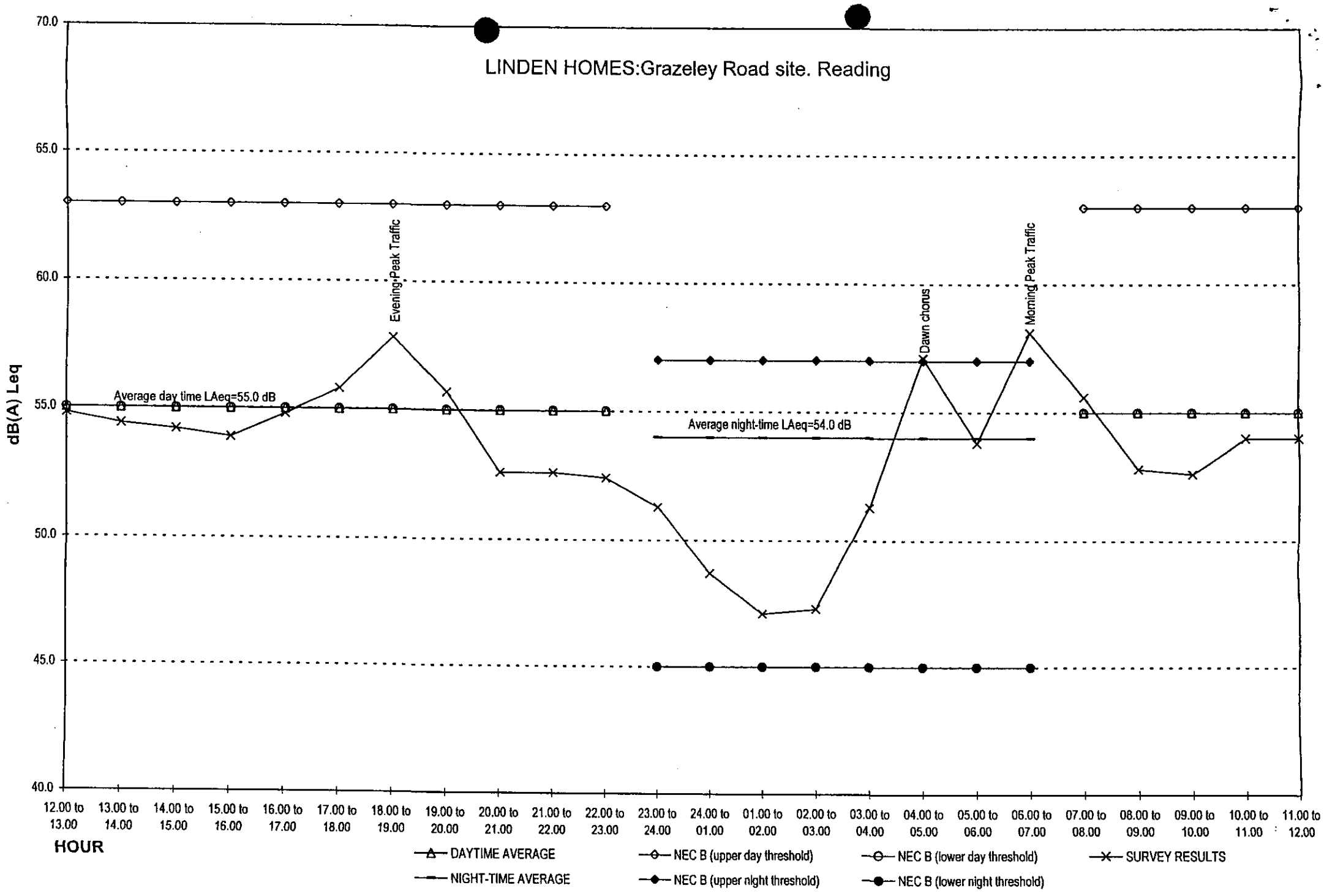
DATE FINISH: 20 May 1998 WEATHER: FINE ,DRY,WARM

					NEC B. Trafic Thresholds			
					DAY		NIGHT	
		LAeq	LAeq ave		MIN	MAX	MIN	MAX
TIME	HOUR No.	dB(A)	Day	Night				
12.00 to 13.00	1	54.8	55.0		55	63		
13.00 to 14.00	2	54.4	55.0		55	63		
14.00 to 15.00	3	54.2	55.0		55	63		
15.00 to 16.00	4	53.9	55.0		55	63		
16.00 to 17.00	5	54.8	55.0		55	63		
17.00 to 18.00	6	55.8	55.0		55	63		
18.00 to 19.00	7	57.8	55.0		55	63		
19.00 to 20.00	8	55.7	55.0		55	63		
20.00 to 21.00	9	52.6	55.0		55	63		
21.00 to 22.00	10	52.6	55.0		55	63		
22.00 to 23.00	11	52.4	55.0		55	63		
23.00 to 24.00	12	51.3		54.0			45	57
24.00 to 01.00	13	48.7		54.0			45	57
01.00 to 02.00	14	47.1		54.0			45	57
02.00 to 03.00	15	47.3		54.0			45	57
03.00 to 04.00	16	51.3		54.0			45	57
04.00 to 05.00	17	57.1		54.0			45	57
05.00 to 06.00	18	53.8		54.0			45	57
06.00 to 07.00	19	58.1		54.0			45	57
07.00 to 08.00	20	55.6	55.0		55	63		
08.00 to 09.00	21	52.8	55.0		55	63		
09.00 to 10.00	22	52.6	55.0		55	63		
10.00 to 11.00	23	54.0	55.0		55	63		
11.00 to 12.00	24	54.0	55.0		55	63		

AVERAGE AVE LAeq DAY 55.0

AVE LAeq NIGHT 54.0

This location falls within **NEC B** of PPG24 for traffic noise sources


LINDEN HOMES:Grazeley Road site. Reading
70.0
65.0
60.0
55.0
50.0
45.0
40.0
dB(A) Leq
Evening Peak Traffic
Dawn chorus
Morning Peak Traffic
Average day time LAeq=55.0 dB
Average night-time LAeq=54.0 dB
12.00 to 13.00
13.00 to 14.00
14.00 to 15.00
15.00 to 16.00
16.00 to 17.00
17.00 to 18.00
18.00 to 19.00
19.00 to 20.00
20.00 to 21.00
21.00 to 22.00
22.00 to 23.00
23.00 to 24.00
24.00 to 01.00
01.00 to 02.00
02.00 to 03.00
03.00 to 04.00
04.00 to 05.00
05.00 to 06.00
06.00 to 07.00
07.00 to 08.00
08.00 to 09.00
09.00 to 10.00
10.00 to 11.00
11.00 to 12.00
HOUR
DAYTIME AVERAGE
NIGHT-TIME AVERAGE
NEC B (upper day threshold)
NEC B (upper night threshold)
NEC B (lower day threshold)
NEC B (lower night threshold)
SURVEY RESULTS

WORK SHEET FOR : Angela Odell

Application Number : C/2000/0973

Applicant : Linden Homes C/O BDG Designs.

Location : Land Rear Of 72-90 , Grazeley Road, Three Mile Cross, Reading.

Proposal : Details to comply with condition 21 of consent 99/70568/F for the approval of noise survey.

Site Notice Displayed ? :	YES	NO	DATE

Date of Neighbour Notifications : .....

Date of Site Visit : .....

Date Registered : 16/03/2000

Earliest Date for Decision : 21/04/2000

Latest Consultation Date/Site Notice Expiry Date : 21/04/2000

Application Expiry Date: 11/05/2000

Consultation Responses :

Planning Issues :

Application Number: C/2000/0973

Appraisal :

EHO comment noise mitigation proposals acceptable.

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

Application Number C/2000/0973
Conditions/Reasons for Refusal

No	Std Con	Std Reas	Non Std Conditions / Reasons for Refusal
			[redacted]
			· APPROVE
			as per noise report submitted

John Mercer
30/6/02

RECORD OF SITE VISIT

SITE ADDRESS: Land Rear Of 72-90 Grazeley Road Three Mile Cross Reading.

APPLICATION NUMBER: C/2000/0973

OFFICER: Angela Odell

DATE OF SITE VISIT:.....

1 SITE/STATUTORY NOTICE DISPLAYED ?

2. DESCRIPTION OF SURROUNDINGS

3. DESCRIPTION OF SITE/BUILDING

4. RELATIONSHIP TO ADJOINING PROPERTIES

5. SITE CONSTRAINTS

TREES

ACCESS/PARKING

LEVELS

BOUNDARY TREATMENT

OTHERS

(1)

WOKINGHAM D.C. DEVELOPMENT CONTROL

Start date: 16/3/00	
Officer: AO	Application No.

Map No. ..... Site .....
Easting: ..... Flood Pln .....
Northing: ..... Mineral .....

Level: ☐ **Sub Committee** ☑ **Delegated** ☐ **Sec. State**
☐ **Incorrect Fee** ☐ **Invalid** ☐ **PD**

Description:
(P.) Details to comply with condition 21 of consent 99/70565/F for the approval of noise survey

Location: Grazeley Rd (r/o 72-90)

Parish: Shinfield Ward: .....

Applicant: Linden Homes

Fee Received ✓ 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			
2	1:500 block plan showing existing & proposed dev. + adj. Properties			
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 : ..... Parish Council Informed - YES / NO

INTERNAL CONSULTATIONS

Building Control	NF: .....
Landscape	NK: .....
Trees	NK: .....
Conservation Officer	NK: .....
Environmental Health	NA: ✓ 28/3
Housing	NA: .....
Leisure & Cultural services	PA: .....
Public Rights of Way	PA: .....
Property	NG: .....
District Secretary (only if called in by SOS)	MA: .....
Policy & Plans	QA: .....
Strategic Planning (JSPU)	HA: .....
Minerals (BABTIE)	GA: .....
Archaeological Site (BABTIE)	: .....
Education	AP: .....
Social Services	BT: .....
Highways	XA: .....

EXTERNAL CONSULTATIONS

Adjacent D P A	: .....
Adjacent Parish	: .....
Southern Electricity Board	BN: .....
British Gas	BM: .....
PSA Oil Pipeline	BD: .....
Transco	: .....
Environment Agency	BP: .....
Rail Track	BI: .....
Police Arch. Liaison Officer	PC: .....

HERITAGE BODIES

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

OTHERS:

.....

.....

.....

NEIGHBOURS:

.....

.....

.....

.....

.....

.....

.....

.....

.....

Our Ref: DVK/TB/98.215/LA

15 March 2000

Wokingham District Council
Council Offices
Shute End
PO Box 157
Wokingham
Berks. RG40 1WR

cc. P Armfield, Linden Ctr 27262

PLANNING SERVICES	HPT
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16 MAR 2000	
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	FILE:

F.A.O: Mrs Odell, Planning Officer

Dear Sirs

Re: Grazeley Road, Phase 2. Approval No 99/70568/F

We refer to the planning approval for the above and the earlier submission of details for clearance of conditions. These conditions were based on those contained within Planning Approval reference 98/68687/F.

In clarification of details submitted we note below the condition numbers to which each of these would now refer based on the condition numbering - in Approval No 99/70568/F.

a) External Materials submission 22-12-99 Condition No 2.
b) Proposed slab levels submission 13.01.00 Condition No 5.
c) Hard and soft landscaping submission 13.01.00 Condition Nos 10 & 11.
d) Site clearance details and tree protection 13.01.00 Condition No 14.
e) Surface water drainage systems 13.01.00 Condition No 20

We also take the opportunity of enclosing four copies of the Noise Survey as required under Condition No 21.

We would be pleased for your consideration of these details and to discuss any queries. Other outstanding matters will be forwarded to you as soon as possible.

Yours faithfully

D V KINGSLEY
BDG Design (South) Limited

enc.
DK1503.1

BDG DESIGN

Estate Planning Consultants
Architectural Design
C.A.D. Bureau
Planning Consultants
Design and Build
Landscape Design
Engineering Design

BDG Design
Anglia House
North Station Road
Colchester
Essex CO1 1SB
Tel: 01206 561436
Fax: 01206 574821
Email:
enquiries@bdg-design.co.uk
Visit our WEB site at:
http://www.bdg-design.co.uk/

Directors
Stephen M. Gook FFB M.Inst.D
Graham Warren

Associates
Graham A. Edwards B.Sc (Hons)
Ian J. Robinson

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London EC2A 5JJ