

27 June 2025

Ref: 27715.NIA.01.RevB

Antler Homes  
Knightway House  
Bagshot, Surrey  
GU19 5AQ

Dear Mitchell King,

**27715: ST ANNE'S DRIVE, WOKINGHAM**

This letter seeks to address a specific planning condition for the proposed development site as listed above. This letter should be read in conjunction with the associated Noise Impact Assessment (NIA), reference No. 27715.NIA.01 RevB, issued on 19/03/2024 to Antler Homes.

The planning condition addresses mitigation measures to control internal and external noise levels, following the guidance of BS8233:2014. The specific condition is as outlined below:

*"Prior to commencement of the development hereby permitted, a noise impact assessment (hereinafter referred to as Noise Impact Assessment) for the development hereby permitted shall have been submitted to and approved in writing by the Local Planning Authority. The Noise Impact Assessment shall include a scheme of mitigation (hereinafter referred to as Noise Mitigation Scheme) as required which shall demonstrate how appropriate internal and external noise levels, reflecting the noise limits set out in BS8233:2014, will be achieved. The Noise Mitigation Scheme shall ensure that all noise implications, specifically including noise implications of the A329 London Road and A329(M), are appropriately mitigated. The Noise Mitigation Scheme shall be implemented in full prior to first occupation of the development hereby permitted and the mitigation measures contained therein shall be retained thereafter"*

The condition will be addressed in two sections.

## Internal Noise Levels

An assessment of internal noise levels has been carried out for properties at various locations across the site, due to their differing distances from the A329 and A329(M).

In order to protect internal noise levels for the proposed residential properties, an assessment was undertaken of the non-glazed external building fabric proposed by the developers. Sound reduction values by octave band, are outlined in Table 5.1 of the NIA.

In addition, an assessment has been undertaken to determine the required sound reduction values for the glazed elements of the building facades. Two glazing specifications are presented in Table 5.2 of the NIA and are color-coded accordingly in Appendix 27715.SP1, located at the end of the report.

It is understood the main strategy of ventilation will be trickle vents. An assessment has been carried out of the minimum attenuation values required to meet BS8233:2014. These values can be found in Table 6.1.

Based on the recommendations provided in the NIA report, the internal noise levels specified in BS 8233:2014 are expected to be achieved.

## External Noise Levels

An assessment has been made of the external noise levels of the amenity areas proposed for the residential properties at the site.

As outlined in the report, the external noise levels are expected to meet the guidelines of BS8233:2014, with the exception of the properties closest to the A329 and A329(M) as outlined in Figure 7.1. The assessment of external noise levels has been based upon the measurements obtained from the environmental noise survey positions outlined in Figure 2.1.

While parts of the site may fall short of BS8233:2014 external noise guidelines, the standard acknowledges that strict compliance may not be feasible in all situations—particularly in urban settings near strategic transport routes. In such cases, it encourages a balanced approach that considers wider planning objectives.

*'it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited'*

In this context, the provision of outdoor amenity space remains a valuable asset for future occupants, and the shortfall in noise performance at a select few properties should not be grounds for refusal of planning consent.

KP Acoustics have reviewed the permanent design schemes submitted by Antler Homes and understand that the recommendations provided are planned to be implemented in full.

We trust that the above information is sufficient with regards to answering the key issues raised.

Yours sincerely,

**Conor FitzGerald**

**KP Acoustics Ltd**