

Introduction

It is understood that Nexus Planning intends to submit a planning application for the redevelopment of a site on Oxford Road, Reading, into 26 no. residential apartments. The site is set back from Oxford Road itself, and is surrounded by a mix of buildings and uses.

This statement on noise sets out a description of the site and surrounding area, in the context of sources of noise, and indicates which sources are likely to be prominent at the site.

Where further assessment is likely to be required, a summary of the appropriate assessment methods is set out.

Site Location

The site is located off Oxford Road, separated by intervening buildings and a car parking area. The buildings around the site accommodate a range of uses, including retail outlets, a club, food outlets, and residential properties.

Prominent Noise Sources

Given the range of activities around the site, it is likely that the following noise sources will be prominent at various times of the day:

- road traffic on Oxford Road;
- activities around the Tesco Extra store, including people and building services plant;
- commercial activity on Oxford Road, including people, cars, building services plant and music noise from pubs or clubs, in particular The Curzon Club.

The extent to which these sources are individually prominent at the site will depend on the exact level of activity at any given time. It is likely that traffic on Oxford Road will be the most prominent noise source at the site through the majority of the daytime, with the sources associated with the Tesco Extra store prominent during busy periods. Noise during the evening is possible from the use of the food outlets, with music noise also possible during the evening from The Curzon Club.

Need for Assessment

At this stage it is not clear whether a full, detailed assessment is necessary. Where such an assessment is required, the assessment and calculation methods set out in the following documents are likely to be helpful:

- *Calculation of Road Traffic Noise*, Department of Transport/Welsh Office, 1988;



- guidelines for internal and external acoustic amenity set out in British Standard 8233: 2014 *Guidance on sound insulation and noise reduction for buildings* and the World Health Organisation's *Guidelines for Community Noise* (1999);
- British Standard 4142: 2014+A1: 2019 *Methods for rating and assessing industrial and commercial sound*; and
- *Professional Practice Guidance on Planning and Noise* (ProPG), Chartered Institute of Environmental Health, the Institute of Acoustics, and the Association of Noise Consultants, 2017.

Any assessment should be cognisant of the requirements of Policy EN17 of the Local Plan, which deals with noise-generating equipment:

"EN17: NOISE GENERATING EQUIPMENT

Where noise generating equipment is proposed, the noise source specific level (plant noise level) should be at least 10dBA below the existing background level as measured at the nearest noise sensitive receptor."

Where an assessment considers internal noise levels, consideration will need to be given to room ventilation and overheating requirements. Where windows need to be kept closed to maintain appropriate internal sound levels, an alternative form of ventilation and/or cooling may be required so that occupants can retain access to fresh air and retain thermal comfort without compromising their noise climate. The ventilation and/or cooling system chosen should be designed so that it does not compromise the sound insulation performance of the building fabric.