

Appendix 4 – Glossary of Terms

Glossary of Terms

Decibel (dB)	The unit used to quantify Sound Pressure levels; it is derived from the logarithm of the ratio between the value of a quantity and a reference value. It is used to describe the level of many different quantities. For sound pressure level the reference quantity is 20 μPa , the threshold of normal hearing is in the region of 0dB and 140dB is the threshold of pain. A change of 1dB is usually only perceptible under controlled conditions.
dB L_A	Decibels measured on a sound level meter incorporating a frequency weighting (A weighting) which differentiates between sound of different frequency (pitch) in a similar way to the human ear. Measurements in dB L _A broadly agree with an individual's assessment of loudness. A change of 3dB L _A is the minimum perceptible under normal conditions, and a change of 10dB L _A corresponds roughly to halving or doubling the loudness of a sound. The background noise level in a living room may be about 30dB L _A ; normal conversation about 60dB L _A at 1 metre; heavy road traffic about 80dB L _A at 10 metres; the level near a pneumatic drill about 100dB L _A .
L_{A90,T}	The A weighted noise level exceeded for 90% of the specified measurement period (T). In BS4142:2014 it is used to define background noise level.
L_{Aeq,T}	The equivalent continuous sound level. The sound level of a notionally steady sound having the same energy as fluctuating sound over a specified measurement period (T). L _{Aeq, T} is used to describe many types of noise and can be measured directly with an integrating sound level meter.
L_{AF10}	This is the noise level just exceeded for 10% of the measurement period (at a fast setting), A-weighted and calculated by Statistical Analysis.

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Appendix 5 – Limitations to this Report

Notes on limitations

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The findings and opinions are relevant to the dates of the site works and should not be relied upon to represent conditions at substantially later dates. Opinions included therein are based on information gathered during the study and from our experience. If additional information becomes available which may affect our comments, conclusions or recommendations, Stansted Environment Services Ltd, reserve the right to review the information, reassess any new potential concerns and modify our opinions accordingly.

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Appendix 6– Reading Borough Council Policies

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Environmental Protection

11.12 The objectives of the Core Strategy will see a high level of development within Reading. This necessitates particular consideration of the issues of potential associated pollution, to ensure that there is no detrimental impact to the quality of the environment, that development mitigates its impacts, and that development is sustainable.

11.13 The vision is for Reading's environment to continue to improve and become a clean, attractive and desirable place in which to live, work and visit, and that will contribute to a better quality of life for all.

The Role of the LDF

11.14 The role of the LDF is to ensure that new development is carried out in a sustainable manner. This means ensuring, amongst other things, that it does not have a detrimental impact on the quality of the environment, or result in the increased risk of flooding. This will include ensuring that air and water quality is maintained and enhanced; that the rate and location of development is in keeping with planned water supply; that any land affected by contamination is suitably remediated so that it is suitable for redevelopment; and preventing inappropriate development within the flood plain. This will be achieved through policies within the Core Strategy document and, in more detail, in a separate development control document.

Pollution

11.15 The effective protection of the environment is one of the Government's four aims for sustainable development. The overall drive of National (PPS 1, PPS 23, PPG 24), regional (RPG 9 and the South East Plan) and strategic planning policy (Berkshire Structure Plan) is to prevent harmful development, mitigate the impact of potentially polluting developments and ensure that developments that are

sensitive to pollution are separated from sources of such pollution.

Policy CS34: Pollution and Water Resources

Development will only be permitted where it would not be damaging to the environment through air, land, noise or light pollution; where it would preserve or ideally enhance ground and surface water quality; and where existing water resources, sewerage and wastewater treatment infrastructure are adequate to support the proposed development.

Proposals for development that are sensitive to the effects of air, noise or light pollution will only be permitted in areas where they will not be subject to high levels of such pollution, unless adequate mitigation measures are provided to minimise the impact of such pollution.

Development will be permitted on land affected by contamination where it can be demonstrated, to the satisfaction of the LPA, that the contamination can be satisfactorily remediated so that it is suitable for the proposed end use.

11.16 The Environmental Protection background paper has highlighted that there are pockets of poor air quality within Reading caused by vehicles emissions, and that some ground and surface waters are experiencing a degree of pollution. It is therefore important to ensure that future development does not result in any further deterioration of air and water quality and where possible, results in an improvement in overall quality. In line with the predicted level of new development within Reading, it will be important to ensure that this does not place an undue burden on existing water resources or result in a deterioration in potential yield of surface and ground water resources. In order to improve the quality of life of those living and working within Reading, it is important to avoid any detrimental impact from development in the form of noise and light pollution.



11.17 The Environmental Protection background paper has highlighted that land affected by contamination does exist within the Borough as a result of previous land uses. In order to make the most effective use of previously developed land within Reading, it will be important to ensure that, where possible, such land is remediated through the development process so that it is suitable for redevelopment.

HOW WILL IT BE DELIVERED?

- Through the Development Control process
- Through more detailed guidance in the Development Control Policies Document
- Through working in consultation with the Council's Environmental Protection Team and the Environment Agency.

Targets:

- An improvement in air and water quality within the Borough
- Meet the requirements of the Water Framework Directive i.e. achieve a 'good' status by 2015
- No reduction in the quantity or quality of water resources
- A reduction in the amount of land affected by contamination that exists within the Borough.

Indicators:

- Results of air and water quality monitoring provided by the Council's Environmental Protection Team and the Environment Agency;
- Number/ percentage of planning applications dealt with where air quality was a material consideration;
- Number of planning permissions granted contrary to the advice of the Environment Agency on water quality and pollution grounds;
- Number of planning permissions granted contrary to the advice of the Environmental Protection Team on either noise or pollution grounds;
- Number of planning permissions granted contrary to the advice of the Environment Agency on ground contamination grounds

4.4 Safeguarding Amenity

- 4.4.1 One of the key concerns of planning is to ensure that new development does not reduce the quality of the environment for others, particularly where it would affect residential properties. At the same time, ensuring that new development creates a quality living environment for future residents is also critical. This policy is applicable to any type of development.

DM4: SAFEGUARDING AMENITY

Development will not cause a significant detrimental impact to the living environment of existing or new residential properties, in terms of:

- ***Privacy and overlooking;***
- ***Access to sunlight and daylight;***
- ***Visual dominance and overbearing effects of a development;***
- ***Noise and disturbance;***
- ***Artificial lighting;***
- ***Vibration;***
- ***Dust and fumes;***
- ***Smell; or***
- ***Crime and safety.***

The position of habitable rooms, windows and outdoor living spaces will be particularly important. A back-to-back distance of 20 metres between dwellings is usually appropriate, although the circumstances on individual sites may enable dwellings to be closer without a detrimental effect on privacy.

As well as immediate impacts, other aspects to which this policy applies will include matters such as hours of operation of businesses, and effects of traffic movements, particularly of heavy goods vehicles (HGVs). Proposals which would generate regular movements of HGVs on residential roads will not be acceptable.

Where an otherwise acceptable development could change its character to a use that would have a greater impact on amenity without needing planning permission, conditions will be applied to restrict such changes.

Aim of the Policy

- 4.4.2 The policy aims to ensure that existing and additional residential properties provide an acceptable living environment, which is a key element of a high quality of life.
- 4.4.3 This fits in well with themes of the Sustainable Community Strategy, such as improving quality of life and good quality neighbourhoods. This also helps to achieve Core Strategy objective 2 in that it improves the quality of life for those living in the Borough.

Reason for the Policy

- 4.4.4 The Core Strategy ensures that substantial levels of development will take place in Reading in coming years, and that the vast majority of it will take place in the existing urban area of Reading. Although the mix of uses sought by the Core Strategy will be generally beneficial to Reading, this increasing concentration of different types of development may give rise to some tensions between uses.