

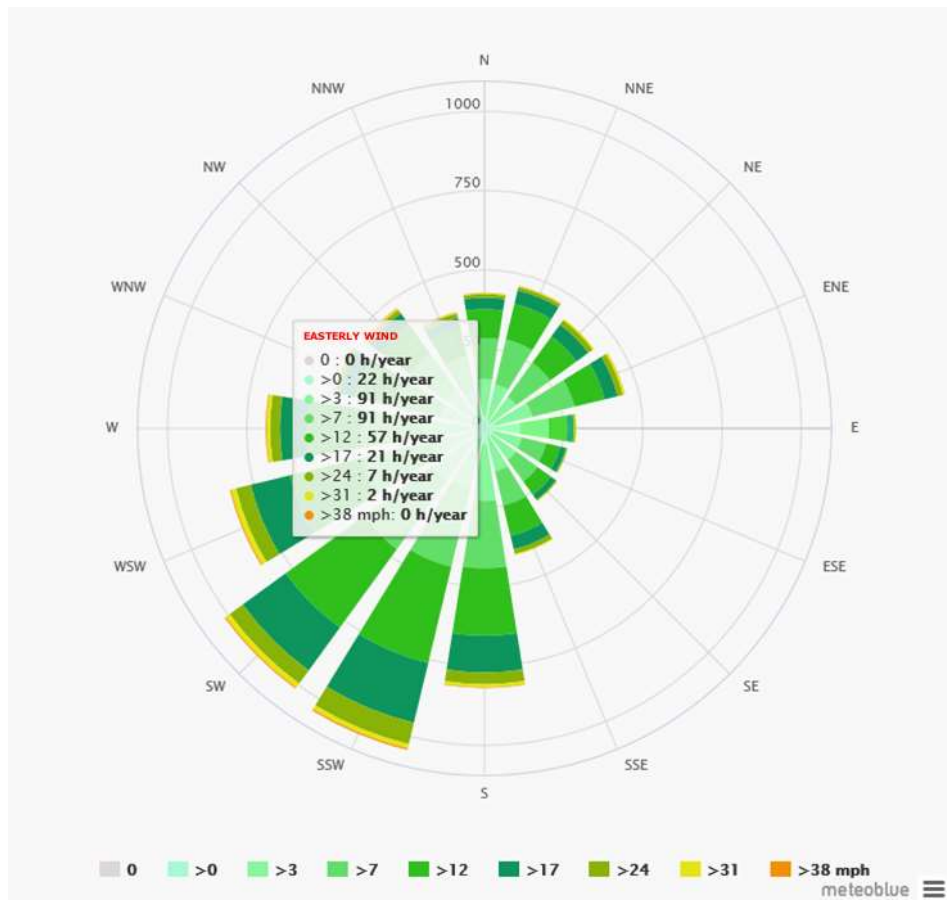
WOKINGHAM TOWN COUNCIL COMMENTS ON 161839 BELL FARM

Smells emitting from the Sewage works

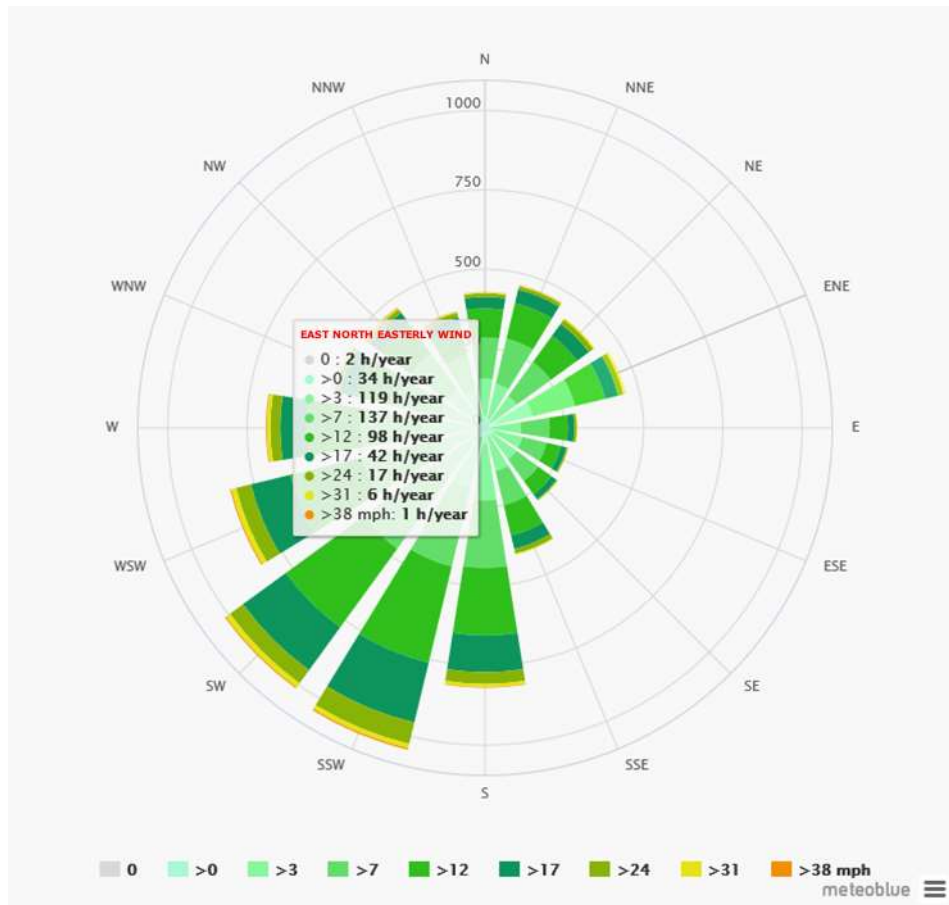
The Odournet odour report dispersion modelling only shows the prevailing wind direction South West for the current and the upgraded equipment (p24, 25, 33 &34) away from the proposed development using data from the wind rose on page 37. However the wind blows from all directions and if you change the wind direction to East or East North East you will see that the whole development is engulfed in the odour plume.

Following the completion of planned upgrade works, as described on P20, odour exposure levels are anticipated to decrease by 43% this will still leave 57% of the current odour levels in the surrounding air. And it is stated on page 4 & 26, "However the occurrence of adverse odour impact and complaints at odour exposure levels below C98, 1-hour = 3 ouE/m3 (moderately offensive smell rating from the chart on page 11) cannot be completely excluded. Ultimately the choice of criteria to be applied for planning and development purposes will be defined by the Local Planning Authority taking account factors such as their risk appetite, published guidance and previous case law".

WTC feel that the wind direction blowing from the East for 296 hours and from the East North East for 419 hours per year, as shown in the two wind roses below, the current and reduced levels of odour emissions, with a 3 ouE/m3 odour plume as shown on page 25 Figure 4: "Dispersion model output for operations following completion of upgrade works", having a moderately offensive smell rating from the chart on page 11, would be an unacceptable loss of amenity due to the unpleasant odour emitted from the sewage works passing over the development.



Easterly wind direction, speed and hours rose chart



East North Easterly wind direction, speed and hours rose chart

The meteoblue climate diagrams are based on 30 years of hourly weather model simulations and available for every place on Earth. They give good indications of typical climate patterns and expected conditions (temperature, precipitation, sunshine and wind). The simulated weather data have a spatial resolution of approximately 30 km and may not reproduce all local weather effects, such as thunderstorms, local winds, or tornadoes.

https://www.meteoblue.com/en/weather/forecast/modelclimate/wokingham_united-kingdom_2633708

Noise impact assessment

WTC would like to respectfully point out that Bell Foundry Lane is to be an integral part of the Northern Distributor Road and thus it will have a vastly increased traffic flow once completed. We note that this has not been included in the calculations for noise assessment of the development and the impact on the amenities of the dwellings adjacent to the road.

Figure 8 on page 14, shows the expected noise levels at 1.5 metres representative of garden and amenity areas for the dwellings. The levels are expected to be below the WHO guidance level of 55 dB LAeq, 16 hour however the increased traffic flow along the NDR will take the levels above this.

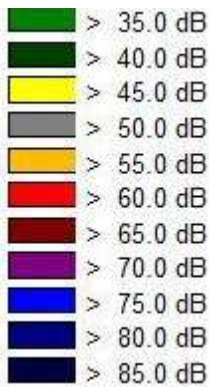
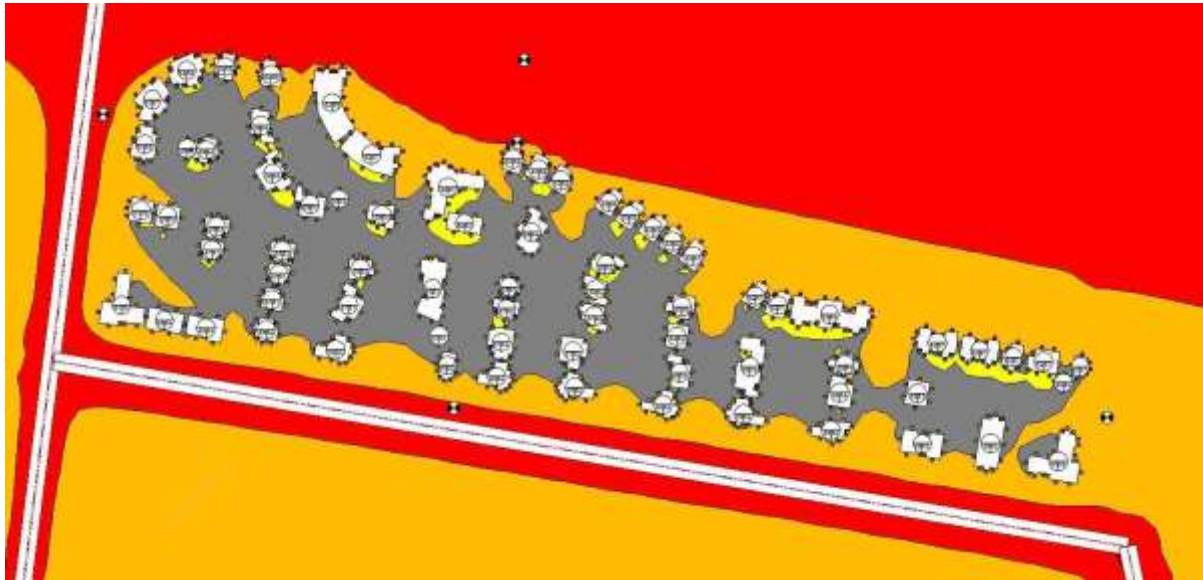


Figure 8: Façade noise level predictions (1.5 metre noise map)

Flood risk assessment

WTC is concerned that the risk of flooding on this site has not been correctly assessed and up to date local information has not been included to assess the potential flood levels in this area.

1. The Glanville calculations have used the flood outlines for 1947, 1974 and 1981. However the significant flooding event of 2007 has not been used and the levels exceeded those of previous floods in this area. The Environment Agencies published information does not include alterations for the 2007 event and thus the flash flooding graphic and levels are incorrect. This incorrect information has been used to produce the new development floor levels of 600mm above the 1:100 + 35% event level as stated on page 6 of the Glanville flood risk assessment, this will not be achieved thus the development will be at greater risk of flooding in the future.
2. The catchment area for rain water run-off has not included the area north of the site that flows under the A329M to the Ashridge stream. This adds to the flooding on this site.

Glanville have produced extra calculations, File attached, to include this area. However they have not included the full catchment area according to the topography of the land in their calculations. WTC feel that the total catchment area should be increased from 101375msq to 190750msq; this would give a run off of 9537.5 cubic metres of run off, for a 50mm/ hour of rain fall and not the

5068.75 cubic metres as stated. This would result in the flood levels increasing by 418mm and not the 222mm as stated. This higher water will result in a higher risk of flooding on this development than has been stated in the future.

Design

The design of plots 19,20,30,54 to 65,67,69,97 and 101 to 107 places the rear gardens facing the new Northern Distributor Road (NDR). This will have the effect of a corridor of fencing, along this section of road that will give direct access to the rear of all the properties listed above.

The Manual for Streets, Section 4, layout and connectivity, gives advice on crime prevention. On page 47, 4.6.3, it states "Safer Places highlights the following principles for reducing the likelihood of crime in residential areas, access to the rear of dwellings from public spaces, including alleys, should be avoided – a block layout, with gardens in the middle, is a good way of ensuring this;" Page 56, Section 5.6, Quality places, states that, "In general, it is recommended that streets are designed with the backs and fronts of houses and other buildings being treated differently. The basic tenet is 'public fronts and private backs'. Ideally, and certainly in terms of crime prevention, back gardens should adjoin other back gardens or a secure communal space. Front doors should open on to front gardens, small areas in front of the property, or streets".

The North Wokingham Strategic Development Location SPD states in Section 4 (Key Design Principles) that, for Primary Streets, frontage development should be "continuous throughout the built areas".

WTC is concerned that this development has ignored this basic crime prevention design and will lead to high crime rates in the future. There will be poor surveillance of the rear gardens due to the orientation of the properties against the NDR.

The design will line the NDR with fencing that will have no sense of place, no relationship with its surroundings and no quality control, with a NDR section purely designed for vehicles. In addition, it will impact the residents' amenity by increasing the level of noise in the rear gardens.

Plots 1-10, 10 apartments and plots 108-120 13 apartments are not within keeping of the surrounding area. The placement of three story apartment blocks facing the NDR at both ends of the development is out of keeping with the area. The mass, scale and build form is not appropriate for the area and is totally out of character, it will be detrimental to the amenities of plots 18,19, 106 and 107, and is against CP3 of the adopted Core Strategy.