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26 July 2010

Ms Hayley Butcher,
Case Officer,
Wokingham Borough Council
PO Box 157
Shute End
WOKINGHAM RG40 1WR

Dear Ms Butcher,

Application F/2010/1327: Roman Road Service Station, Basingstoke Road, Three Mile Cross

At a recent meeting of our Planning and Transportation Committee it was resolved to record our significant concerns about a number of the proposals contained in the above application in our parish:

- 1) First, we would wish to emphasise that the site abuts a designated Area of Special Character with a number of listed buildings overlooking the proposed development. Detrimental impact upon this local character must constitute a prime consideration in any determination.
- 2) Another important factor to be considered is that there is an extant permission for the building of 270 houses on land immediately adjoining the site to the north and west and the adverse impact on their residential amenity must constitute a material consideration.
- 3) Our main concern relates to the level of noise pollution emanating from operating brushes, jets and driers. Our concerns are compounded by the apparent 'Measurement position' in the accompanying comprehensive Noise Impact Assessment Appendix C: Measurement Location, which seems to indicate that measurements were taken from a position adjoining Highway Cottage, which is almost the furthest point on site from both the car wash and plant room. Both these installations will be closer to Hawthorne Cottage and the new houses to be built by Bovis Homes, so the selected 'Measurement position' would appear to be of questionable value in making an informed assessment.
- 4) This prime concern with regard to noise levels also applies to the Plant Room which is located in close proximity to Hawthorne Cottage and will be even closer to the new Bovis homes. We note that the construction materials are listed as predominantly galvanised steel and aluminium with no mention of insulation. Noise levels from such industrial installations are notoriously intrusive. As the nearest current noise sensitive location is Hawthorne Cottage as recognised in para 2.2 of the Noise Impact Assessment, it seems somewhat perverse that the selected Measurement position is at the other extreme of the site.
- 5) Our members are very concerned about the disposal of waste water for an activity that must generate a significant amount, yet without any apparent mention in the support documentation. The existing system in this location is inadequate and the area has a history of drainage problems.

6) Were you minded to recommend approval, we suggest that it would be essential to impose a condition limiting hours of operation to between 07.30 and 21.30 hours in order to limit the detrimental impact on the residential amenity of adjoining properties as a result of noise and additional traffic.

7) Finally, our members had concerns that the Supporting Statement has the appearance of s template document in that it refers to the Show Meadow service station, wherever that may be, rather than the Roman Road service station (Part 1 - Supporting Statement, last line in para 2.0).

Yours sincerely,

Jacqui Barnes
Clerk

Copies: B/Cllrs N Gould, C Haitham Taylor, B Patman & A Pollock