

A096474

18th March 2021

Response to comments received from Regulatory Officer, Environmental Health (Mr Mark Moss) at Havant Borough Council (HBC) received on 19th January 2021 regarding the submitted Noise Assessment by Tetra Tech (formerly WYG) (ref A096474 dated 20th May 2020) for planning application reference APP/20/00441.

Tetra Tech Responses in Blue

HBC Comments

I refer to the above application under the Town & Country Planning Acts passed to this Service for further comment.

I have studied the additional documentation now provided, including the 'response to noise comments' & the amended noise assessment.

HBC Comment 1

- a. *Whilst the ground and first floors of the apartments (if these are to be apartments in the shadow of the suggested western boundary mitigation measure), will potentially benefit from the proposed bund/acoustic fence mitigation measure (total height of 4.8 metres) and other proposed measures suggested in the windows closed, the top floors of the 3 storey apartments nearest the A3M are unlikely to enjoy the same benefits, without potentially additional mitigation measures, and little likelihood of anyone being able to enjoy the benefits of open windows on any level, especially at night. Also the LAmax levels at 8 metres are likely to be higher.*

It would appear that the number of LAmax events potentially exceeding 80 dB at nearest facades to the A3M (although the number of such events is not provided) especially at night, is likely to exceed 20 events a night, and would potentially lead to sleep disturbance, with windows cracked open. More detail especially in this regard would be necessary in any Acoustic Design Statement.

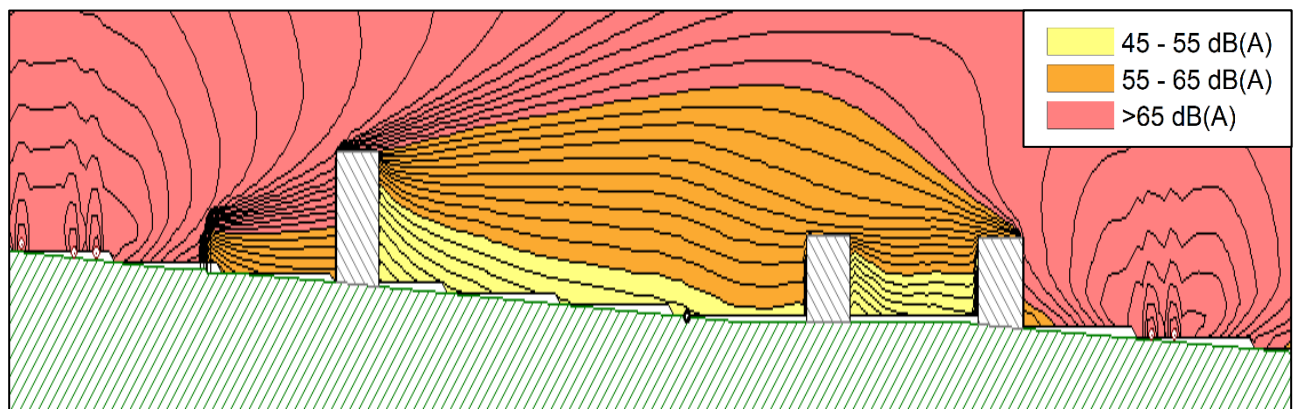
Tetra Tech Response 1

At this Outline application stage, there is no detailed layout available to inform an Acoustic Design Statement for the proposed development site. However, the Developer is committed to employ the principles of good acoustic design referenced in ProPG, which will be confirmed and implemented at detailed design stage. Where appropriate, the design will aim to position rooms of lower sensitivity (i.e. bathrooms, kitchens, storage) on the most exposed building façades overlooking the A3M and Hulbert Road, to reduce the likelihood of disturbance in sensitive rooms.

To achieve the suitable internal criteria, it is necessary that windows remain closed and alternative means of ventilation (such as MVHR) will be provided across the site. Windows will not be sealed, and residents may choose to open the windows whilst accepting that internal noise may not meet the internal performance criteria.

It is proposed that the development will include a combination of openable windows with enhanced glazing and mechanical ventilation, to provide residents with suitable options for acoustic and thermal comfort, as required. In combination with the internal layout measures outlined in the previous paragraph, the design will maximize the number of noise-sensitive rooms within the development that will benefit from natural ventilation within the acoustic 'shadow-zone' generated by the building structures, thus enabling thermal comfort within living areas while minimising noise disturbance. A cross section demonstrating how this can be achieved is presented in Figure 1.1 below.

Figure 1.1 Demonstration of masking from buildings



Not to scale
OS Licence No. AL553611

HBC Comment 2

- b. Whilst the internal amenity areas can potentially meet BS8233:2014 criteria with the mitigation measures being proposed (again with windows closed i.e. sealed facades), I still have concerns related to the external amenity areas.

[...] We would advise that in this particular case, the upper guideline value of 55 dB L_{Aeq} (16 hr) needs to be met at all external amenity areas.

[...] the external amenity areas noise levels are depicted as being between 55 – 65 dB(A) at the rear of the properties nearest the bund on the western boundary and in excess of 65 dB(A) for those gardens backing onto the Hulbert Road.

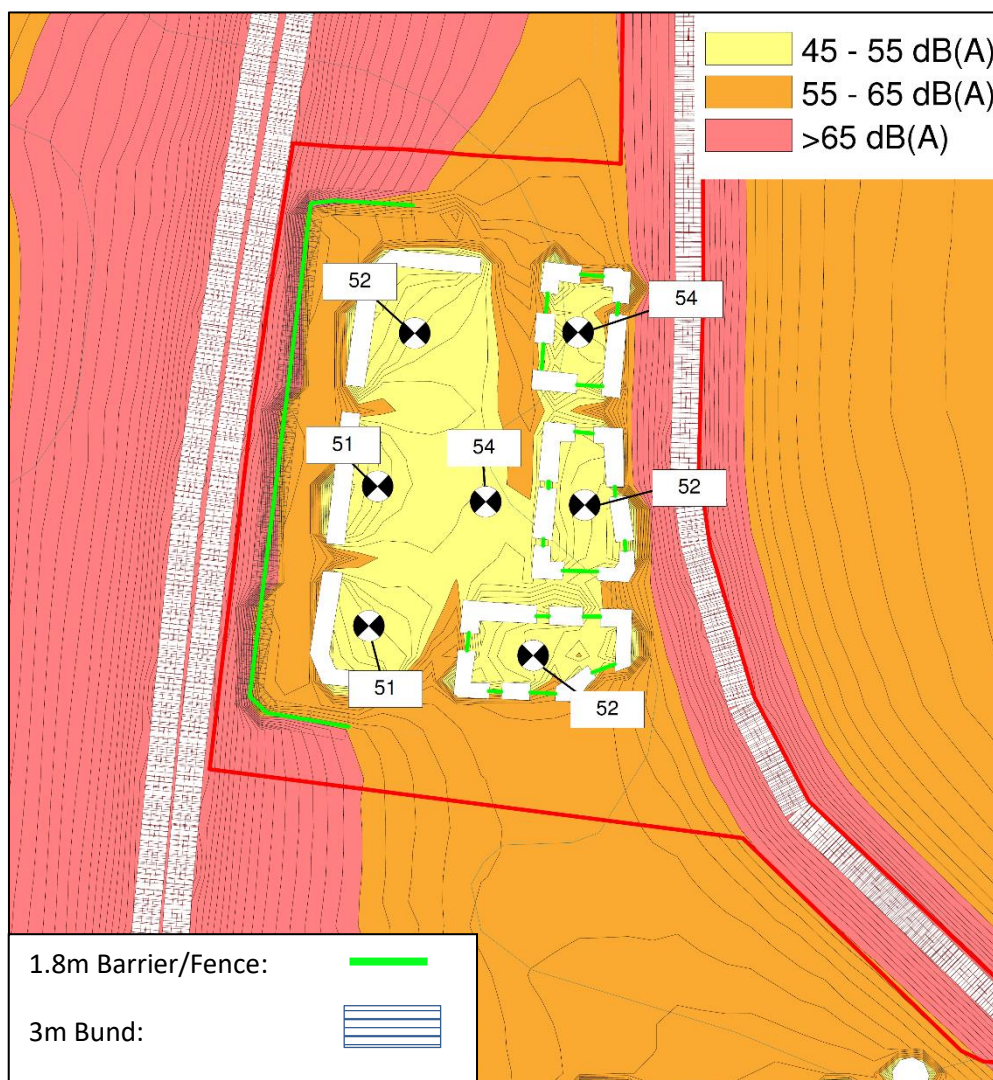
Will close boarded garden fences suitably mitigate against these levels going forward?

Tetra Tech Response 2

In combination with the proposed acoustic bund/barrier detailed in the assessment, building structures will front onto both the A3M and Hulbert Road, to provide screening to ground floor communal external amenity areas, with the addition of close boarded garden fences where necessary.

Tetra Tech acknowledges the requirement from HBC to design toward an upper external noise limit of 55dB $L_{Aeq,16 \text{ hour}}$. For reference, with a speculative layout plan as outlined in Figure 2.1, all receptor locations in communal external spaces will be capable of meeting the limit of 55dB $L_{Aeq,16 \text{ hour}}$.

Figure 2.1 Speculative layout with external receptors



Not to scale
OS Licence No. AL553611

HBC Comment 3

- c. *I also believe that trying to condition this outline application at this time, without all the relevant information as discussed above, will be counter-productive to trying to condition it or refusing it at referred matters application.*

Tetra Tech Response 3

The developer understands the need for further clarification of strategy and commitment to good acoustic design, which will be implemented at Reserved Matters stage. A detailed noise assessment for the site will be provided and will include (but not limited to):

- finalised building layouts with topography and elevations
- full glazing and ventilation strategy for dwellings
- external amenity assessment
- topographical mitigation recommendations to preserve amenity across the site

A proposed planning condition is presented below:

“No development shall commence until full construction details of the proposed development (including glazing and ventilation strategy) have been submitted to and approved in writing by the Local Planning Authority. The approved details shall show that the noise levels within habitable rooms shall comply with the recommendations of BS8233:2014 ‘Guidance on Sound Insulation and Noise Reduction for Buildings’ as follows:

- Internal daytime noise levels shall not exceed 35 dB $L_{Aeq, 16 \text{ hour}}$ in living rooms*
- Internal night-time noise levels shall not exceed 30 dB $L_{Aeq, 8 \text{ hour}}$ in bedrooms*
- Internal night-time noise levels shall not exceed 45 dB $L_{A_{Max}}$ more than 10 times a night in bedrooms*
- External daytime noise levels shall not exceed 55dB $L_{Aeq, 16 \text{ hour}}$ in external amenity areas.”*

End of Document

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