

From: Moss, Mark
Sent: 22 March 2024 15:58
To: Miszewska, Arleta
Subject: RE: APP/23/00488 - Land East of College Road, Purbrook, Waterlooville

Good day Arleta

In response to the further comments provided by 24 Acoustics, I can advise the following:

I have considered the additional documentation provided by the acoustic consultant, in addition to the original acoustic report and plans for the site, including the internal floor plans for the apartment blocks, especially those on the eastern / A3M boundary. It appears after further review that that noise sensitive rooms within these apartments would mainly be facing east towards the A3M.

The development is proposed in a high-risk location in respect of road traffic noise arising from the A3M especially. As such, we now recommend refusal of the development in order to avoid the significant adverse effects of the impact of noise upon the health and quality of life of future occupants. These comments replace my previous comments dated 31 January 2024.

The applicant has failed to follow a good acoustic design process, in order to demonstrate how the impact of noise will be mitigated and reduced to a minimum. Further, the applicant relies on closed windows to provide acceptable internal noise levels. Due to high external noise levels, it is likely that future occupants could not reasonably be expected to open windows for any suitable length of time without a detrimental impact. The requirement to keep windows closed at all times is likely to create an oppressive living environment. There are a number of planning inspectorate decisions where appeals have been dismissed for this reason. The development is proposed in a high-risk location in respect of transport noise arising from the A3M.

Any future planning application should consider the full implications of the noise from the outset, and noise exposure should be designed out as opposed to relying on add on mitigation measures such as closed windows and mechanical ventilation etc. Therefore we would require an Acoustic Design Statement (ADS) carried out in accordance with the Professional Practice Guidance on Planning and Noise (ProPG), be provided prior to any potential Local Planning Authority approval of this application, and not be conditioned as such to be provided post approval.

As part of the ADS an overheating assessment must be carried out in accordance with the Acoustics, Ventilation and Overheating : Residential Design Guide 2020, where it is identified that there is risk of internal overheating. Overheating may cause exposure to unacceptable noise levels due to the need for ventilation and hence the need to open windows. Our requirement for an overheating assessment is separate to the requirement for an overheating assessment as required by Part O of the Building Regulations. The latter requires an overheating assessment to ensure the health and safety of future occupants, whereas we require an assessment from a noise exposure point of view. The Acoustic design statement should comprehensively show that residential accommodation on this site will be sustainable & suitable at all properties. It is also in order that we can more fully understand the final designs and layout of this proposed development, and that the best considered measures are to be employed to ensure the amenity of future residents is at the forefront of the proposed development in such a known noisy environment.

It has been made clear that MVHR and / or Air source heat pumps (as depicted in the elevation drawings on the balconies of the aforementioned apartment blocks), will be a necessity for certain properties on this site due to noise constraints, preventing the use of natural ventilation via open windows and similarly as a measure to assist in the prevention of overheating of rooms. Therefore assessment of any potential internal and external noise impact caused by MVHR and / or ASHP on future residents, and any necessary mitigation measures that may be required, should also be included in the ADS.

Based on the above, I would recommend refusal of this application at this time.

Please give me a call should you require clarification of any of the above.

Kind regards

Mark Moss

Regulatory officer

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