

Ms Rachel Davies
Bargate Homes Ltd
The New Barn
Vicarage Farm House Business Park
Winchester Rd
Fairoak
SO50 7HD

By email

Date: 20 March 2025
Reference: R11014-2 Rev 0

Dear Rachel

RE: Bedhampton Phase 2- Planning Condition 4

Further to our recent meeting I am pleased to write in connection with the wording of Condition 4 at the above site.

Reserved matters planning consent has recently been granted for the development of 43 dwellings at the site together with public open space and infrastructure works (Havant Borough Council reference APP/24/00612).

Conditions 2-4 of the consent relate to noise and we write specifically in relation to Condition 4 which is reproduced below.

4 No dwelling shall be occupied until a post completion noise survey has been undertaken and a report submitted to and approved in writing by the local planning authority. The post validation testing will need to be undertaken by a competent person to determine compliance with the BS8223:2014 standards. Such testing should be achieved using at least 3 sample dwellings, nearest to the measurement positions Locations 1, 2 & 3. A report shall be produced which details the post validation testing that has taken place. This report is to confirm the expected noise levels within the proposed dwellings have been achieved, especially at bedroom and living room first floor level, and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB LAeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. In addition to a windows closed scenario, levels should also be provided with windows in an open position. Similarly for traditional external areas that are used for personal amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq, 16 hour with an upper guideline value of 55 dB LAeq, 16 hour in noisier environments. External amenity area levels are also required to be tested upon completion, to confirm the levels detailed here, and as a result of any proposed mitigation measures, have been met.

The highlighted text within the condition above is of concern for the reasons addressed below.

The planning application was supported by a noise impact assessment undertaken by 24 Acoustics (Reference 8907-4 Rev 5). This was written to discharge condition 4 of the outline consent (which was granted at appeal). Within this it was stated (Paragraph 5.1) that in order to meet the performance standards of British Standard 8233:2014 it would be necessary for residents to occupy their properties with windows closed. It is therefore not appropriate to require post-completion noise surveys to consider noise levels in properties with windows open as the properties have been designed (and consented on the basis that they will be occupied with windows closed). Noise levels under these circumstances will not comply with the requirements of the standard.

The report did not comment on noise levels in external amenity areas (as this did not form part of Condition 4 of the outline consent) but it did report noise levels on three areas across the site (showing noise levels of between 61 and 63 dB $L_{Aeq,16}$ hr during the day). During the planning round Havant Borough Council's environmental health team did not request details relating to the noise impact in external amenity areas. Therefore the effective noise limit of 55 dB $L_{Aeq,16}$ hr contained within Condition 4 with a requirement to demonstrate compliance pre-occupation is somewhat misplaced and in fact cannot be complied with as the noise contour map below highlights.

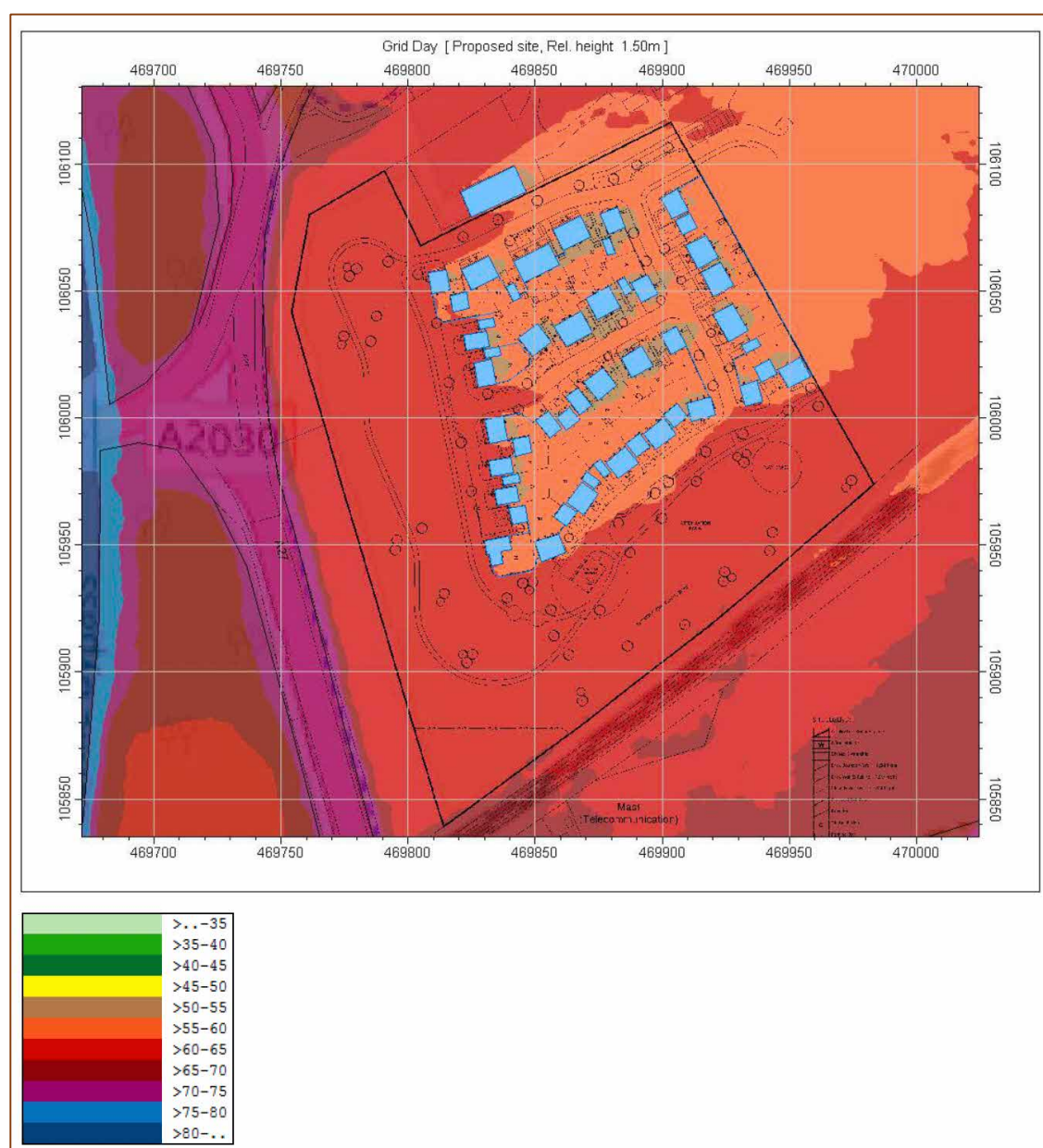


Figure 1: Daytime Site Noise Contours, 1.5 m dB L_{Aeq} , 16 hr

Guidance on acceptable noise levels in external amenity areas is contained with BS 8233:2014 at Section 7.7.3.2 and states the following:

For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq,T, with an upper guideline value of 55 dB LAeq,T which would be acceptable in noisier environments.

However, it is also recognized that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited.

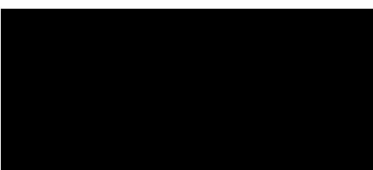
This site is located adjacent to the strategic transport network and, on the basis that the Planning Inspectorate granted outline consent for the development and Havant Borough Council reserved matters consent development here is considered 'desirable'. This warrants noise levels in gardens greater than 55 dB LAeq, 16 hour in accordance with the standard.

On the following basis we strongly recommend that you apply to vary planning condition 4 to the following:

4 No dwelling shall be occupied until a post completion noise survey has been undertaken and a report submitted to and approved in writing by the local planning authority. The post validation testing will need to be undertaken by a competent person to determine compliance with the BS8233:2014 standards. Such testing should be achieved using at least 3 sample dwellings, nearest to the measurement positions Locations 1, 2 & 3. A report shall be produced which details the post validation testing that has taken place. This report is to confirm the expected noise levels within the proposed dwellings have been achieved, especially at bedroom and living room first floor level, and are in line with those levels laid out in BS8233:2014, and recommended for indoor ambient noise levels for dwellings, especially in relation to living rooms and bedrooms i.e during the day (07:00 to 23:00) 35 dB LAeq,16 hour and at night (23:00 to 07:00) 30 dB LAeq,8 hour for bedrooms

I trust you will find the above of interest to you. Should you have any further queries please do not hesitate to contact me.

Yours sincerely,
For 24 Acoustics Ltd



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Director & Principal Consultant

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