

Dear Kayleigh,

The letter entitled RE: Bedhampton Phase 2- Planning Condition 4 reference: R11014-2 Rev 0, dated 20th March 2025 has been reviewed by Environmental Health (pollution).

The letter correctly emphasises that the outline acoustic report included a noise mitigation scheme whereby internal noise level targets detailed in BS8233:2014 could not be achieved in properties where open windows were relied upon for ventilation and alternative means of ventilation were recommended.

External noise levels were also not considered and the reserved matters permission was granted on this basis.

With consideration to the above, the proposed amendment to condition detailed in the letter reference: R11014-2 Rev 0 is considered reasonable.

It is noted however that section 5.5 of the 24 Acoustics Technical Report: R8907-4 Rev 5 recommends that , mechanical ventilation and heat recovery (with summer bypass) is strongly recommended for all dwellings. The condition should therefore include a requirement for validation testing to be undertaken with mechanical ventilation operating to ensure that target internal noise levels are achieved.

Please the following recommended condition.

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. Where mechanical ventilation has been provided, these tests shall be performed with such mechanical ventilation running.

Kind regards,

Craig Milligan

Environmental Health Officer

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