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1802_L03_Rev0

Planning Department
Havant Borough Council
Public Service Plaza
Civic Centre Road
Havant
PO9 2AX

2 April 2026

Dear Sir/Madam,

Regarding:	**Details in Compliance Application for C4-C5**
Site:	**95-95A London Road, Waterlooville, PO7 7EQ**
Application Reference:	**APP/25/00068**
Date of Decision:	**27 May 2025**

Please find the information required to discharge Conditions 4 and 5.

Condition 4:

Prior to the commencement of the development, full details of the sound insulation, ventilation and cooling strategy for the hereby approved flats shall be submitted to and approved in writing by the Local Planning Authority. These details shall demonstrate how the flats have been designed to achieve the following internal noise criteria, while meeting the statutory requirements of Approved Document O: Overheating and Approved Document F1: Ventilation of the Building Regulations 2010 (as amended):

- *Living Rooms:* *35 dB $L_{Aeq,16hr}$ (07:00 to 23:00)*
- *Bedrooms:* *30 dB $L_{Aeq,8hr}$ (23:00 to 07:00)*
- *Bedroom:* *45 dB L_{AFmax} not to be exceeded more than 10-15 times per night from sources other than emergency sirens*

The approved scheme shall be fully implemented and adhered to.

Reason: To protect the amenity and quality of life of occupants of the apartments from undue noise disturbance, having due regard to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details for this condition are included within:

- 1802-GA-08revA with the wall sections noted (Detail A, B, B-B)
- Scan of approved plan with notes indicating sections within 1802-GA-08revA
- 1810-GA-10revB with 'Internal Wall' notes
- Internal wall specification details (British Gypsum) demonstrating anticipated **44dB** mitigation (over and above the condition 35dB and 30dB).
- External wall: As the proposed external wall build up is an amalgamation of systems, a final acoustic test (pending Condition 6) will need to demonstrate compliance. Our proposal shows an additional 140mm Celotex PIR insulation in the proposed buildup, and therefore we expect a betterment of the **61 (53) dB** rating to be achieved on site. The external wall spec sheet supplied is close to what has been proposed.

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- Thermal & Acoustic Solutions Ltd rev G, 95-95A added for ventilation. Part O is for new residential buildings only, not conversions (confirmed by Building Control)

Condition 5:

Prior to the commencement of the development, full details shall be submitted to, and approved in writing by the Local Planning Authority, setting out how the separating construction between commercial and residential elements of the scheme shall achieve a minimum airborne sound insulation performance of ≥60 dB DnT,w.

The scheme approved by the Local Planning Authority shall be fully implemented in accordance with the approved details and shall be retained and maintained thereafter.

Reason: To minimise the risk of noise disturbance between commercial and residential uses, having due regard to policy CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Details for this condition are included within:

- 1802-GA-08revA with the floor details, Section B-B
- 1810-GA-10revB with 'Floor' notes
- Floor build up spec sheet
- Architect's specifications on floor build up

Please note that Condition 4 reflects what would be required within Building Regulation sign-offs. Adding building reg conditions within a planning decision would be considered onerous, and thus we wanted to bring this to the attention of the planning team for future proposal consideration. Condition 5 exceeds what is typical of Part E, and hopefully the details provided have demonstrated this for the condition approval.

We look forward to your formal consideration of the application in due course. If, however, you require any further information please do not hesitate to contact us.

Yours faithfully,

Marge Ballinger
MRTPI Chartered Town Planner
For and on behalf of RS Studio