Planning Application Reference: APP/26/00154

Description: Detailed application for the erection of 111 dwellings at the former Goodwillies Timber Yard

Location: 154 London Road, Waterlooville, PO7 5SR

Environmental Health (pollution) has no objection in principle to the above proposals, subject to conditioning of the following matters.

Noise

The 24 Acoustics document entitled 'LONDON ROAD, PURBROOK, WATERLOOVILLE NOISE ASSESSMENT | Technical Report: R10600-2 Rev 0' (dated 5th March 2026) has been reviewed.

I am satisfied that the report, methodology and findings are reliable. The report concludes that suitable levels of amenity can be achieved subject to appropriate mitigation measures including enhanced acoustic specification glazing, loft insulation (at plot 1), whole dwelling ventilation / MVHR at plots most exposed to noise from London Road, and acoustic and standard trickle vents across plots throughout the rest of the site. 2m high acoustic fencing is recommended for gardens of plots 1 - 11 to ensure that target noise levels in external amenity areas are not exceeded.

The report has not considered overheating as this is a matter typically regulated by Building Control. However, Building Control should be made aware that all plots rely upon a closed window strategy to ensure that target internal noise levels are met and therefore alternative means of purge ventilation to deal with overheating may be required.

Conditions including compliance with the 24 Acoustics report, noise limits for domestic building services plant, submission of a Construction Environmental Management Plan prior to commencement and requirement for sound testing at dwellings prior to occupation are recommended.

Construction Environmental Management Plan

No development (including demolition) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in

writing by, the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period.

The CEMP shall include, but not be limited to, the following:

a) Development contacts, roles and responsibilities
b) An indicative programme for carrying out the works
c) Parking of vehicles of site operatives and visitors
d) A public communication strategy, including a complaints procedure
e) Loading and unloading of plant and materials
f) Storage of plant and materials used in constructing the development
g) Security hoarding, including decorative displays where appropriate
h) Wheel-washing facilities
i) Measures to control dust and dirt emissions during construction
j) Measures to control noise and vibration during construction
k) A scheme for recycling and disposing of construction/demolition waste
l) Construction working hours, which shall restrict all construction activities (including deliveries and the movement of construction vehicles) to: 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays, with no construction activities on Sundays or Public Holidays

Notes:

- The noise control element of the CEMP shall demonstrate that Best Practicable Means shall be implemented, guidance can be found in BS5228-1:2009 and the CIEH document 'London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, 2016'.
- The dust-control element of the CEMP shall include a site-specific Dust Management Plan prepared in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024).

Reason: to protect the amenity of residents living in the vicinity of the site.

Noise mitigation measures

The development shall proceed in accordance with the 24 Acoustics report reference: R10600-2 Rev 0 and shall implement the noise mitigation measures and ventilation strategy detailed therein. The approved noise mitigation measures shall be implemented, maintained and retained thereafter.

Reason: to protect the amenity of residents

Noise validation testing

Prior to first occupation of the development, a noise validation report demonstrating compliance of the dwellings with the following noise criteria shall be submitted to, and approved in writing by, the Local Planning Authority:

i. Bedrooms (23:00–07:00): $L_{Aeq,8hr} \leq 30$ dB
ii. Bedrooms (23:00–07:00): $L_{AFmax} \leq 45$ dB, not exceeded more than 10 times per night
iii. Living rooms and bedrooms (07:00–23:00): $L_{Aeq,16hr} \leq 35$ dB
iv. Private amenity spaces (07:00–23:00): $L_{Aeq,16hr} \leq 55$ dB

Internal noise levels shall be assessed with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running). Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Noise validation testing shall include representative sampling of plots employing different noise mitigations schemes to demonstrate effectiveness. Plots included in the sampling shall be agreed in advance by the Local Planning Authority but must include plot 1.

Reason: to protect residential amenity

Noise from building services plant

The combined noise rating level ($L_{Ar,Tr}$) of domestic building services plant shall not exceed a level of 5dB below the measured typical background noise level ($L_{A90,T}$) at any time when measured in 'free-field' conditions at 1.0 m from the nearest noise sensitive property façade in accordance with BS4142:2014+A1:2019.

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied.

Reason: to protect the amenity of residents

Kind regards,

Craig Milligan

Environmental Health Officer