

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/03001	Your Ref:	APP/23/00471
EH Case Officer Extn:	44 6666	Date:	30 January 2025
DC Case Officer:	Arleta Miszewska		
DC Case Officer Extn:	0 996		
Application Number:	APP/23/00471		
Site Address:	Grainger Development Site Land West of, London Road, Waterlooville		
Proposed Development:	Outline planning application for a residential development of up to 69 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

In regard to this request for further consultation on this application, I can advise this response supercedes that provided previously by this office on 26 July 2023.

The provided acoustic design statement, within the Mayer Brown noise impact assessment, has indicated that buildings have been positioned as far back as possible from the local road network and orientated to provide screening across the application site, and that where possible non-habitable rooms will be positioned on the noisier facades i.e. mainly those facing the A3.

Whilst a number of these properties will benefit from screening from traffic noise provided by those constructed along the eastern side of the site, it is considered that amenity areas and ground floors will potentially benefit further, if consideration is given to constructing a suitably landscaped earth bund running parallel to the A3 along the eastern boundary of the site. I expect this can be suitably assessed by the acoustic consultants, to understand it's viability.

Furthermore indoor ambient noise levels have not been assessed at this time and should be dealt with at the detailed design stage. It is noted however, that comment is made indicating that buildings with a direct line of site to the A3 are likely to require an enhanced facade specification and potentially an alternative means of ventilation. This will likely also be a consideration under the overheating assessment, in terms of some future residents not being able to open windows during the night to mitigate overheating.

Therefore, I would ask that if this application were to be favourably considered, that the following conditions be implemented:

Condition 1:

The applicant will need to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8233:2014 standards as 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 L Aeq,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. The acoustic performance of any passive vent, variable speed mechanical air supply unit or whole house ventilation must be sufficient to ensure that the noise level standards given above are not compromised.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise.

Condition 2:

Where future residents will need to keep windows closed to mitigate noise from road traffic sources (especially overnight), the applicant will need to provide an Overheating assessment with regard to the guidance given in the ANC/IOA publication 'Acoustics Ventilation and Overheating: Residential Design Guide', Version 1.1, dated January 2020. This is in addition to Approved Document 'O' which supports Part O of Schedule 1 to the Building Regulations 2010, to demonstrate that indoor temperatures will be acceptable in the absence of open windows. Any scheme/s or measures to mitigate overheating should be included with the Acoustic Design Statement or in the approved plans for the development. Consideration will need to be given to how potential conflicts between acoustics, ventilation & overheating (including compliance with Part O of the Building Regulations 2010, as amended) can be resolved, while keeping windows closed for acoustic protection.

Reason: To ensure that the internal residential amenities are not impacted by overheating, especially during periods where windows cannot be opened for any reasonable length of time due to external traffic noise levels in particular.

Condition 3: If approval were to be granted for the construction of residential accommodation on this site at full application stage, post validation testing of noise levels in and around specified dwellings, will be a requirement prior to occupation. Post validation testing will need to be undertaken by a competent person to determine compliance with BS8233:2014. Such testing should be achieved using at least 3 sample dwellings, including at least one top floor apartment and a house closest to the eastern boundary of the site.

A report shall detail the post validation testing that has taken place This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved, especially at bedroom and living room levels, 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 L Aeq,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 L Aeq, 16 hour with an upper guideline value of 55 dB L Aeq, 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.

Reason: To ensure the residential amenity of the properties will not be impacted upon by any external noise levels, especially traffic.

Condition 4:

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources, intensity of illumination and lighting contour maps. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance / nuisance.

Condition 5: Piling

If piling is to form any part of the foundations proposed for these dwellings, then the least intrusive noise and vibration method of piling shall be employed. This should be accompanied by a justification as to the reasons why a particular piling method has been chosen, and additionally the proposed mitigation methods to be employed, to ensure minimal impact on nearest residential receptors, during piling operations.

Reason: To ensure the amenities of nearby residential properties are not impacted upon by any external noise or vibration levels during any piling operations, and having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Condition 6: Construction Environmental Management Plan

Prior to the commencement of development including any site clearance a Construction Environmental Management Plan (CEMP) shall be submitted to and approved in writing by the Local Planning Authority. The plan must demonstrate the adoption and use of the best practicable means to reduce the effects of noise, vibration, dust and site lighting.

The following shall be included in any CEMP submitted and shall be in operation for all phases of the development i.e. excavation, clearance and construction: The plan shall include, but not be limited to:

- a. Procedures for maintaining good public relations including complaint management, public consultation and liaison, and site management contact details.
- b. Arrangements for liaison with the Council's Environmental Health Pollution team.
- c. All works and ancillary operations which are audible at the site boundary, or at such other place as may be agreed with the Local Planning Authority, shall be carried out only between the following hours: 08:00 Hours and 18:00 Hours on Mondays to Fridays and 08:00 and 13:00 Hours on Saturdays and at no time on Sundays and Bank Holidays.
- d. Deliveries to and removal of materials, plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- e. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provides guidance on the requirements and indicative noise and vibration levels and criteria.

- f. Procedures for emergency deviation of the agreed working hours
- g. Measures for controlling the use of site lighting during all phases, whether required for safe working or for security purposes, to ensure no impact on any nearby residential receptors.
- h. Control measures for dust and other air-borne pollutants. It shall advise as to what measures are to be put in place for the control of any dust that might emanate from the development site. Furthermore, the methods of dust control shall be in accordance with the guidance as laid out in the BRE Report 456 - Control of Dust from Construction and Demolition activities, and also the IAQM Guidance on the assessment of dust from demolition and construction 2014. It shall also specify that besides the keeping of haul roads damp during dry weather conditions, any areas where tracked excavators, dozers and the like are working, are also be kept damp at all times.
- i. No bonfires to take place on the site at any time.
- j. A scheme for recycling/disposing of waste resulting from excavation and construction works is to be implemented. The scheme shall thereafter be carried out in accordance with the approved details.

Reason: To minimise disturbance to all nearby sensitive receptors and to ensure the amenities of the surrounding occupiers are not unduly impacted upon, during all phases of the development having due regard to policy DM10 of the Havant Borough Local Plan (Core Strategy) and the National Planning Policy Framework.

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by the Environmental Control officer, Environmental Health.

Mr. Mark Moss
Regulatory Officer, Environmental Health