

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/02974	Your Ref:	APP/23/00665
EH Case Officer Extn:	44 6666	Date:	23 January 2024
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/23/00665		
Site Address:	Land on the east side of Helmsley House, Bartons Road, Havant		
Proposed Development:	Site Address: Land on the east side of Helmsley House, Bartons Road, and west of Normandy Way, Havant Proposed Development: Erection of a 78 bed older persons care home (Use class C2) together with construction of new access road		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the relevant documentation provided by the applicant and can advise as follows:

This office has no objection in principle to this application.

However, as there are residential receptors within close proximity to the proposed site, who may be affected by the site clearance, excavation and construction phases of this development, I would ask that should the Local Planning Authority view this application favourably, that the following conditions and informative, be included in any approval decision notice:

Condition 1: Noise

The applicant 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 BS8223:2014 standards as recommended for indoor ambient noise levels for dwellings, and conform to the measures as recommended in the Noise impact assessment dated 19 April 2023 Rev 1 and produced by Parkerjones Acoustics.

Similarly for any potential mechanical plant associated with the development, an assessment in accordance with BS 4142:2014, has provided that a noise rating level limit of 40 dB and 30 dB LAeq for the day and night-time periods respectively, should not be exceeded at 1m outside of nearby residential windows on and off site.

Reason: To ensure the amenities of nearby residential receptors external to the proposed care home and also future residents of the home, are not impacted upon by any external noise levels 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 2: Construction Environmental Management Plan

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 should be added to any CEMP submitted and should be in operation for all phases of the development i.e. demolition, excavation, clearance and construction: The plan should 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 Pollution Control 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) provide 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 should 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 should 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 should also be noted 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.

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.

Condition 3: Piling

If piling is to be undertaken on this site, the least intrusive noise and vibration method of piling shall be employed at this site. 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 this activity.

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

Informative: External Lighting:

It would appear from the submitted Lighting plan dated 29 June 2023 and completed by Kingfisher Lighting, that there should be limited, if any, impact on neighbouring properties. However if complaints should happen to arise after completion, advising of light spill / nuisance impacting on residential receptors, this will be investigated under the relevant nuisance legislation, & the developer / applicant may thereafter be required to carry out any remedial measures necessary to mitigate the problem.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

Mr. Mark Moss
Regulatory Officer, Environmental Health