

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/03826	Your Ref:	APP/23/00928
EH Case Officer Extn:	44 6666	Date:	22 January 2024
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/23/00928		
Site Address:	Havant College, Barncroft Way, Havant, PO9		
Proposed Development:	Erection of new three storey teaching building and provision of 8No. additional parking spaces, 14No. cycle spaces, new fencing and landscaping.		

Observations / Comments:

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

This office has no objection in principle to this application.

Nearest residential receptors to the proposed new building are approximately 75 metres to the south and south east of the site.

The applicant has submitted a Construction Management Plan, which should suitably cover noise and dust control, and the majority of other aspects that we would normally request to be added to such a plan.

In terms of the Noise Impact assessment carried out by 24 Acoustics (Technical Report: R10194-1 Rev 1 Dated: 20th September 2023), I am satisfied that if the mitigation measures as proposed in the assessment are instituted as recommended for the classrooms and other rooms in the new building, these should suffice.

See Item 6.3: *The assessment concludes that, based on the measured ambient noise levels, acoustically attenuated ventilation e.g. mechanical ventilation will be necessary to rooms facing New Road and Petersfield Road. The ventilation systems and external façade shall be appropriately specified at the design stage, to ensure that BB 93 internal noise criteria are achieved.*

Similarly for any external plant that may be required, the assessment has confirmed existing ambient background noise levels, and has advised what the relevant plant noise levels should be in relation to the background levels during plant operating periods. These are set at 5 dB below background at nearest noise sensitive receptors.

See Items 5.10 to 5.13

5.10 In the absence of any specific local authority requirements, an external plant noise limit of 5 dB below the prevailing background noise level at the nearest noise sensitive windows is

proposed, during the plant operating hours. Plant noise levels should be assessed using the guidance of BS 4142: 2014.

5.11 In accordance with the above, the following maximum cumulative plant noise levels are applicable for new plant associated with the scheme, during the relevant operating hours, shown in Table 5 below.

Plant Noise Limit

Daytime 07:00 – 19:00	-	49 dB LAr, 1 hour
Evening 19:00 – 23:00	-	44 dB LAr, 15 min
Night-time 23:00 – 07:00	-	30 dB LAr, 15 min

Table 5 – Proposed Noise Limits for Fixed Plant - Properties to the South of New Road.

5.12 If the noise emissions are tonal, or contain other noticeable characteristics, then a suitable correction is applicable, in accordance with BS 4142:2014.

5.13 Noise from proposed plant should also not exceed 30 dB LAeq,T within existing or new teaching rooms

The above mitigation measures and plant noise levels as advised in this noise assessment can be conditioned as such.

If this application is to be viewed favourably by the Planning authority, I would ask that the following conditions be included with any decision notice:

Condition 1: External lighting

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 intensity of illumination. 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 any nearby residential properties from light disturbance / nuisance.

Condition 2: Piling

If any piling is envisaged for this site during ground works /construction phase, full details must be submitted to the Local Planning Authority, with regard to the proposed method/s to be employed, and the probable duration of these operations, prior to the ground works starting. 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.

Reason: To ensure minimal impact on nearby residential, office and education receptors.

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

Mark Moss

Regulatory Officer, Environmental Health