

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/02415	Your Ref:	APP/22/00439
EH Case Officer Extn:	44 6666	Date:	16 September 2024
DC Case Officer:	Arleta Miszewska		
DC Case Officer Extn:	0 996		
Application Number:	APP/22/00439		
Site Address:	Land adjacent to, The South Downs College, College Road, Purbrook, Waterlooville, PO7 8AA		
Proposed Development:	Redevelopment of southern section of site to provide 91 dwellings comprising 42 No. 2, 3 & 4 bed houses and 49 No. 1 & 2 bed flats with associated parking, landscaping, waste and cycle storage. New access from College Road and other associated works.		
	RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

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

I have perused the enclosed plans / documentation provided by the applicant and have no objection in principle to this application.

However, I refer to my colleagues' previous comments in e-mail format, which I could not find attached to the case documents, so am unsure as to whether these comments have been considered previously, so I have included these here below in case:

From: Le-Vallee, Helen

Sent: 26 August 2022 15:22

To: Christie, Gary <Gary.Christie@havant.gov.uk>

Subject: APP/22/00439

Thank you for consulting the Pollution Team on the above planning application. Please note these comments relate to noise only.

Noise monitoring shows that the proposed development area is medium risk in terms of the adverse impacts from road traffic noise. The potential impact without noise mitigation would be a significant observed adverse effect. The NPPF states that planning decisions should mitigated and reduce to a minimum the potential adverse impact of noise on new development, and should avoid noise giving rise

to significant adverse impacts on health and quality of life.

Planning guidance on noise (ProGP) states that as levels increase, the site is likely to be less suitable from a noise perspective and any subsequent application may be refused unless a good design process is followed and is demonstrated in an ADS which confirms how the adverse impacts of noise will be mitigated and minimised, and which clearly demonstrate that a significant adverse noise impact will be avoided in the finished development.

The noise report submitted with this application identifies that in order to achieve 'desirable'/'reasonable' internal noise levels that closed windows will be required. Due to the orientation of parts of the development individual homes may be at risk of overheating if windows remain shut due to the noise. The noise report suggests that acoustic trickle vents be used, but this is unlikely to be sufficient in order to avoid overheating.

It is for this reason that we recommend refusal of this application due to lack of an assessment of the overheating/noise issue. Specifically, we require an overheating assessment to be carried out in accordance with the 'Acoustics Ventilation and Overheating Residential Design Guide' (January 2020). Further, the applicant should be aware of the new Part O Building Regulation requirements for overheating which refer to window orientation, size etc.

Lastly, the noise report fails to mention and consider the L_{Amax} noise levels recorded at the site within the context of ProPG. Additionally, the report should assess the potential noise impacts from the college (where appropriate).

Helen Le-Vallee
Environmental Health Officer

In regard to the above, I note that no overheating assessment has yet been provided, nor an acoustic design statement. These should be provided in order that better clarification can be reached by this office as to how the noise levels will be mitigated and minimised. The ADS should also include noise contour maps for day & night measurements overlaying a site plan.

Clarity should also be provided by the applicant within the ADS as to what form of mechanical ventilation is to be provided, if so required.

Furthermore, there remains no clarification at this time of L_{Amax} noise levels as requested previously, nor were any raw data measurements provided in the 2022 report.

There is also no indication at this time as to what potential impacts might be expected from the existing adjacent college premises, especially to those proposed dwellings directly adjacent to the college.

Once the above information is to hand this office will be better placed to advise what conditions may be required, if this development were to gain approval in the future.

Mr. Mark Moss
Regulatory Officer, Environmental Health