

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/02279	Your Ref:	APP/23/00488
EH Case Officer Extn:	44 6666	Date:	31 January 2024
DC Case Officer:	Arleta Miszewska		
DC Case Officer Extn:	0 996		
Application Number:	APP/23/00488		
Site Address:	Land East Of, College Road, Purbrook, Waterlooville		
Proposed Development:	Application for mixed use residential development comprising 628 dwellings, community centre, allotments, public open space including play areas, new junction to College Road, related internal access road, footways and cycleways, pumping station and drainage basins.		

Observations / Comments:

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

This application relates to a substantial tract of land between College Road and the A3M, the latter especially being inherently noisy from road traffic noise.

I have studied the Noise impact assessment carried out by 24Acoustics and provided in conjunction with this application. Whilst it is apparent from the noise contour maps provided that show the majority of the development should enjoy external noise levels of between 45 to 55 dB LAeq, 16hr during the day and 45 to 50 dB LAeq, 8hr at night, the proposed properties on the northern, western & eastern boundaries, especially the latter two, will likely endure far higher levels, from mainly traffic noise from the A3M & College Road to a lesser extent.

It is intimated that alongside the A3M on the eastern boundary, that 3 storey residential units are to be constructed. A 4 metre / 3 metre high acoustic fence / barrier is recommended as noise mitigation along this boundary. My concern is that I'm not convinced that the top floor apartments / flats will benefit from the proposed acoustic fence. Whilst I note that orientation of non-habitable rooms in the blocks of flats /apartments proposed along the eastern boundary, in the main, are facing the A3M, it is also noted that kitchens and living rooms are open plan. Also with the Block G flats, the angled flat has a second bedroom facing the A3M. Whilst it is recommended in the noise assessment that Mechanical ventilation (MVHR) will be required in the blocks of flats along the eastern boundary, it is not clear whether this will be provided to all 3 floors, and needs to be clarified.

In the noise assessment, no indication is given as to what the noise levels are likely to be at 6 - 8 metre height i.e.second floor apartments, as opposed to those in the lee of the acoustic fence. The apartments / flats to the east of the site, are to be provided with west facing balconies, as

external amenity areas? It is further advised that noise levels there will be in excess of 55 dB LAeq, 16 hr.

Whilst the ground and first floors of the apartments in the shadow of the suggested eastern boundary mitigation measure, will potentially benefit from the proposed acoustic fence mitigation and other proposed measures suggested with windows closed, the top floors of the 3 storey apartments nearest the A3M are unlikely to enjoy the same benefits, and little likelihood of anyone being able to enjoy the benefits of open windows on any level, especially at night .

The L_{Amax} levels at 6 to 8 metres are also likely to be higher at this level. It is noted that night-time L_{Amax} levels are given as 81 dB as a representative level. To understand the max levels a bit more, these should be given as the number of occurrences above 80 dB for each of the nights recorded, and also how many occurrences above 90 dB.

Whilst noise contour maps are given for day & night in the noise assessment, it is considered that a vertical grid noise contour or heat map should be provided, in order to clarify the travel of the noise sound waves over the proposed A3M boundary barrier and the potential impact on the taller buildings. An indication would then also be provided as to the noise levels at the different floor levels. This should be done with 5 dB intervals depicting the levels

In regard to the proposed barrier it's advised the 3 to 4 metre high acoustic fence will have a minimum surface density of 15 kg / square metre to minimise the road traffic noise from the A3M. I would ask for clarity that this density of fence will suffice as opposed to possibly a higher density material.

In a similar vein, I would also request clarity be provided as to who will ultimately be responsible for providing the long term maintenance of the proposed acoustic barriers, to ensure continuous mitigation in the future.

No indication has been noted at this time, that the likes of air source heat pumps or air conditioning plant are being proposed for any of the residential properties. This should be clarified in the ADS referred to below

Should the Local Planning authority be minded to approve this application, I would request that as this is a very noisy site, especially due to its close proximity to the A3M, that it be conditioned that an Acoustic Design Statement be provided that comprehensively shows that residential accommodation on this site will be sustainable & suitable.

It should also show the final master plan depicting orientation and layout of all residential properties, especially those along the eastern & western boundaries, and any additional mitigation measures that may be proposed, including for external amenity areas. In the same statement, clarity must be provided as to how many residential properties, will require mechanical ventilation, and how many will require Type A glazing (in this regard it should be clarified as to whether the Type A glazing in dwellings as depicted in Figure 6 is the same for Figure 7 eastern boundary dwellings)

ProPG guidance advocates that 'designing the site layout and the dwellings so that the internal target levels can be achieved with open windows in as many properties as possible demonstrates good acoustic design'.

Other conditions requested should consent be granted for this application:

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, be that natural or mechanical, for all residential units, will meet BS8223:2014 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.

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, which is carried out in accordance with the Acoustics, Ventilation, Overheating: Residential Design Guide (January 2020). This assessment should detail the measures to be employed, to ensure there will be no impact from this factor on any future residents, because of a potential inability to have open windows for any reasonable length of time due to noise levels. The relatively new Building Regulations Approved Document 'O', also has requirements for overheating, which refers to window orientation, size of windows and so forth.

Any scheme/s or measures to mitigate overheating should be included with the Acoustic Design Statement or in the approved plans for the development.

Reason: To ensure that the internal residential amenities are not impacted on 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: Post validation testing of noise levels in and around specified dwellings, will be a requirement prior to occupation, if approval were to be granted for the construction of residential accommodation on this site. Post validation testing will need to be undertaken by a competent person to determine compliance with BS 8233:2014. Such testing should be achieved using at least 3 sample dwellings. This must include a top storey apartment adjacent the A3M and a dwelling directly adjacent College Road. A report shall be produced which details 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 first floor level, 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, for comparison.

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 LAeq, 16 hour with an upper guideline value of 55 dB LAeq, 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 the proposed mitigation measures, have been met. This should include a second floor balcony serving an apartment on the A3M boundary.

Reason: To ensure the residential amenity of the property will not be impacted upon by any external noise levels.

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 and 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 nearby properties, on and off site, from light disturbance /nuisance

Condition 5: Noise from plant and equipment including the pumping station and any air moving plant linked to the community centre and any other similar buildings.

No development shall take place until an acoustic assessment to show that the rating level of any plant & equipment, as part of this development, will be at least 5 dB below the existing background levels, has been submitted to and been approved in writing by the Local Planning Authority. The assessment must be carried out by a suitably qualified acoustic consultant / engineer and be in accordance with BS4142: 2014 Methods for rating and assessing industrial and commercial sound.

Reason: In order to safeguard the amenities of adjoining residential occupiers. The details are needed prior to the start of work so that any mitigating measures can be incorporated into the build.

Condition 6: 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

In addition to an Acoustic Design Statement being required for this site, I would also advise of the items I wish to see covered under a submitted Construction Environmental Management Plan: This may require separate CEMP's for what I expect will be the different phases. Also it is likely that some dwellings will become occupied whilst building works continue nearby, heightening the issues related to construction noise, dust and so forth.

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. no works or ancillary operations associated with the above phases at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8.00 – 13.00;
- b. Deliveries and removal of materials, plant, equipment, machinery, waste, spoil and so

- forth, from the site must only take place within the permitted hours detailed in a. above.
- c. No bonfires to take place on this site, during any phase of the operation;
 - d. 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.
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 to be kept damp at all times.;
 - e. Procedures for emergency deviation of the agreed working hours.
 - f. 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;
 - g. Measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on neighbouring residential properties.
 - h. Procedures for maintaining good public relations including complaint management, public consultation and liaison, and site management contact details.i.e. telephone numbers and e-mails.
 - i. A scheme for recycling/disposing of waste resulting from excavation and construction works is to be implemented.

Mr. Mark Moss

Regulatory Officer, Environmental Health