

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/02540	Your Ref:	APP/22/00669
EH Case Officer Extn:	44 6666	Date:	31 October 2023
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/22/00669		
Site Address:	Land at Kingscroft Farm adjacent to Ridgway and, Marples Way, Havant		
Proposed Development:	Outline planning application with all matters reserved (except for access) for the development of up to 140 residential dwellings (C3 Use), with access from Meyrick Road, the provision of open space, landscaping and other associated works including demolition of existing buildings on site.		
	RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

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

I have read the further documentation provided by the applicant, and can comment as follows: It is noted the number of proposed dwellings has been altered to reflect 'up to 120' dwellings.

As advised previously, I have concerns with this particular site, due to it's close proximity to the A27 and to the existing industrial / commercial units. Again, I refer to the Omnia Noise Impact assessment dated June 2022, Section 4.2, which advises 'that the industrial units are not operational after 5 pm'. I don't believe there are any operational time restrictions / conditions linked to the existing industrial and / or warehousing units, in Marples Way or Ridgeway, which would prevent them from operating 24 hours a day.

Therefore, for a robust and worst-case assumption, if this application were to receive approval, I would want to see all necessary mitigation measures that may be required for the above industrial units if operating on a 24 hour basis, to ensure no potential future impact on occupants of any residential dwellings, that may be erected on the proposed site. This should be submitted with an Acoustic Design Statement at full application or reserved matters stage.

All previous comments and suggested conditions and the CEMP, as per my previous memo dated 3 April 2023, remain valid.

Mr. Mark Moss

Regulatory Officer, Environmental Health