

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/23/02012	Your Ref:	APP/23/00471
EH Case Officer Extn:	397	Date:	26 July 2023
DC Case Officer:	Arleta Miszewska		
DC Case Officer Extn:	0 996		
Application Number:	APP/23/00471		
Site Address:	Grainger Development Site Land West of, London Road, Waterlooville		
Proposed Development:	Outline planning application for a residential development of up to 90 dwellings with access from Laxton Leaze and emergency access from Ellisons Crescent and all other matters reserved. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 25/07/2023.		

Observations / Comments:

I have reviewed the information submitted in support of an outline planning application to provide up to 90 units of residential development. My comments in relation to noise and environmental nuisance are as follows:

Noise Impact

I am aware that this application is still at an outline stage, however a noise impact assessment ref:QA23079 by Quantum Acoustics, dated 20th June 2023 have been submitted to support this application. The assessment considered mainly transportation noise of the A3 carriage way affecting and some commercial and made predictions of the internal and external noise levels within a residential scenario. Whilst it is appreciated that some empirical evidence from the noise report suggest suitability of the site for a residential development, it can not be fully concluded that noise will not impact on the development once the foot print have been determined. We consider for that for a residential development in this site achieve good noise level both internal and amenity area, specific design mitigation measures are recommended for a combination of glazing configuration and ventilation schemes in areas where exceedance is predicted on the facade fronting the A3. At this stage in the application process, the footprint are yet to be

determined therefore a further noise assessment may become necessary subsequently. Based on the above considerations, I can advise that should planning permission be granted, the following conditions are recommended with respect to noise/ and other environmental nuisance matters.

Sound Insulation Condition

A scheme of noise insulation/reduction shall be submitted to ensure that the noise level of 35 dBLAeq,16 hour in living rooms and bedrooms during the daytime (0700 to 2300 hours) and 30 dBLAeq,8 hour and 45 dBLAmax during the night-time (measured with F time-weighting and between 2300 and 0700 hours) in bedrooms in accordance with BS8233:2014 shall not be exceeded. Where these levels cannot be met with windows open appropriate acoustic ventilation should be provided so that the room can be sufficiently ventilated. The acoustic performance of any passive vent, variable speed mechanical air supply unit or whole house ventilation must be sufficient to ensure that the noise level standards given above are not compromised.

Reason: To protect future occupiers against noise ingress.

Noise in Amenity Spaces.

Prior to the commencement of the development hereby approved, a scheme will be provided to demonstrate that the external noise levels within the curtilage of residential units and amenity areas for the site will conform to the "Design criteria for external noise" upper guideline value of 55 dB LAeq,T and preferably with the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014.

Guidance on the noise mitigation works to be provided to ensure noise reduction for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the premises and be retained thereafter.

Reason:

To protect the amenity of future residents in accordance with Council Policies.

Pre-Occupation Noise condition

Prior to occupation of the development hereby permitted a report shall be submitted to the Local Planning Authority in writing to confirm that the measurements employed with regard to the building envelope, including fenestration and ventilation, for this residential unit, 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. Similarly, for traditional external areas that are used for personal amenity space, such as gardens and patios the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Construction/ Demolition Management

No development hereby permitted shall take place until a site-specific Construction Environmental Management Plan has been submitted to and been approved in writing by the Local Planning Authority. 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 plan should include, but not be limited to: · Procedures for maintaining good public relations including complaint management, public consultation and liaison. · Arrangements for liaison with the Council's Pollution Control Team. · 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 08.00 and 18.00 on Mondays to Fridays and 08.00 and 13.00 on Saturdays and at no time on Sundays and Public/Bank Holidays. · Deliveries to the site and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above. · Mitigation measures as defined in BS 5528: Parts 1 and Part 2 2009 and A1:2014 - Noise and Vibration Control on Construction and Open Sites shall be used to minimise noise disturbance from construction works. · Procedures for emergency deviation of the agreed working hours. · Control measures for dust and other air-borne pollutants. This must also take into account the need to protect any local resident who may have a particular susceptibility to air-borne pollutants. · Measures for controlling the use of site lighting whether required for safe working or for security purposes. The approved Construction Environmental Management Plan shall be adhered to throughout the construction period for the development.

Reason: In the interests of the amenities of surrounding occupiers during the construction of the development having due regard to policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework

Artificial Light condition

Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect the appearance of the area, the environment, and residents from light pollution.

NOTE: My colleague will be providing further comments with regard to Air Quality and Land contamination matters.

Informative section

Informative regarding Hours of Work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance, and construction works 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. This is to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Bonfires: You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e., demolition, excavation, clearance, and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action. This is to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding Dust Control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site. This is to protect the occupants of nearby residential properties from dust pollution. Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation. Jonathan Driver of this office will likely provide separate comment on other issues.

Chima Umunnakwe

Interim Pollution Team Leader/ Planning Apps