

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/20/02411	Your Ref:	APP/20/00441
EH Case Officer Extn:	44 6666	Date:	17 September 2020
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/20/00441		
Site Address:	Land to rear of superstore, Hulbert Road, Havant, PO9		
Proposed Development:	Outline planning application with all matters reserved except access for the development of up to 120 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant.		

Observations / Comments:

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

I have perused the documentation provided by the applicant, including the noise assessment related to traffic noise in the main from the adjacent A3M motorway and the adjacent Hulbert Road.

There are some points I would ask to be clarified by the acoustic consultants in regard to the submitted assessment of May 2020. These are as follows:

- a. it would be appreciated if figures depicting the suggested levels within the key on both SK03 & SK04 be provided as is done for SK05 to SK07;
- b. to assist with understanding the noise contour plotting in SK03 & SK04, can it be clarified as to why the daytime noise levels appear to be medium to high, whereas the night time levels are depicted as mainly high; this also being corroborated in Table 5.1;
- c. with SK05 to SK07, if the return legs of the bund wall / acoustic fencing were to be extended further along both the north & south boundaries, what impact might that have in reducing noise levels further within the residential portion of the site;
- d. the heights of 1.5 m & 4 m have been used for the modelling and plotting purposes for the site. Are noise plotting predictions available for potential noise levels at 8 m & also 12 m?

Should this development be given the go ahead, we will be requesting that post validation testing prior to occupation, of at least one top floor apartment, and possibly one other, and at least one house nearest the Hulbert Road, on any full Planning

application, be conditioned as such.

As has been advised in the noise assessment, an enhanced glazing specification may be required, and probable additional trickle, passive or mechanical ventilation, as noise levels on this site largely do not meet the requirements as laid out in BS8223:2014 with windows open. All of this can only be clarified once the outline application is approved, and detailed residential site designs and layouts are submitted with a full application.

In light of the above, and the fact that the proposed apartment facades facing the A3M are likely to be west facing, as would possibly the front facades of the houses, we would also be requesting a condition requiring an Overheating assessment to be provided at that time, detailing the measures to be employed, to ensure there will be no impact from this factor on future residents, because of a potential inability to have open windows for any reasonable length of time due to noise levels.

Mr. Mark Moss

Regulatory Officer, Environmental Health