

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/01204	Your Ref:	APP/13/00804
EH Case Officer Extn:	44 6666	Date:	22 July 2019
DC Case Officer:	Gill Glover		
DC Case Officer Extn:	6534		
Application Number:	APP/13/00804		
Site Address:	Woodcroft Farm Development Site, Woodcroft Lane, Waterloooville		
Proposed Development:	Development of 288 residential units comprising 9 x one bedroom, 110 x two bedroom, 124 x three bedroom and 45 x four bedroom, A request has been made to discharge the following condition(s) on the above application		

Condition 6:

No development shall commence on each phase until a Construction Management Plan and Construction Method Statement to include a pre-commencement meeting with the Local Planning Authority, the routing of construction traffic, site management, hours of working, delivery hours, delivery and construction vehicle parking, materials store, site office, waste management, road cleaning, measures to prevent mud and debris on the highway, storage of chemicals and hydrocarbons and such other matters related to construction of the site, has been submitted to and approved in writing by the Local Planning Authority. The development shall be carried out fully in accordance with the approved Construction Management Plan and Construction Method Statement

Observations / Comments:

I will comment only on Condition 6. Others will comment on Conditions 11 & 12.

I have studied the " **LAND AT WOODCROFT FARM, LOVEDEAN** (APP/13/00804) **CONSTRUCTION METHOD STATEMENT AND ENVIRONMENTAL PLAN** " submitted for the discharge of Condition 6. I cannot agree to the discharge of this condition at this time, and would ask that a revised statement / plan be submitted which provides additional information and measures in respect of the following:

Dust Control:

Advise as to what measures are to be put in place for the control of any dust that might emanate from the development site; this should include for the various dust sources and the mitigation measures and procedures to be provided to deal with these.

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, and with reference to the Institute of Air Quality Management (IAQM) guidance on the 'Assessment of Dust from Demolition and Construction 2014'.

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 be kept damp at all times.

Noise and vibration:

I would expect to see reference being made to the BS5228-1:2009 for noise and BS5228-2:2009 for vibration (both amended in 2014) and which give guidance on appropriate methods for minimising noise and vibration from construction and open sites.

Waste management:

Comment should also be added referencing that no bonfires will be allowed on site.

No Construction Site Plan noted on this document under Annexure A - may have been lost during scanning? Could this please be provided and would require it to show the fuel storage and refueling areas.

Mr. Mark Moss

Regulatory Officer, Environmental Health