



Land west of the Havant Crematorium, Bartons Road, Havant (Camp Field)

Planning application APP19/00007

Acoustic Position Statement

In respect of levels of background noise to the application site, Havant Borough Council will be aware of recent and relevant base evidence in respect of the immediate locality when an acoustic survey and mitigation statement* served to inform the recently completed development by Linden Homes (**Clarke Saunders Acoustics report AS7603. 141121.R1.1 Detailed Noise Mitigation Appraisal*).

The Linden Homes development immediately adjoins the proposed development at Camp Field and shares a similar frontage to Bartons Road. That acoustic report provided a survey which established background ambient noise levels taken from Barton Road. The ambient noise level recorded at "position1" at Bartons Road confirmed Daytime L Aeq 16-hour **64dB**, Night-time L Aeq 8-hour **56dB** Night-time L AFMax **74dB** (source *Appendix B Clarke Saunders Acoustics report AS7603. 141121.R1.1 Detailed Noise Mitigation Appraisal*). These readings included potential noise from the railway line close by. Camp Field is not close to that railway line.

Significant to the Linden noise appraisal was the assessment of any noise from the adjoining railway line. The noise assessment led to the incorporation of a noise barrier along the railway line and acknowledgement that *"Train noise levels [then] drop off across the site due to distance and screening from the obscured railway line. This effect will be enhanced in the completed development, as the noise barrier fence and other built form (dwellings, garages, garden fences etc.) provide additional effective screening across the site"* (Source *Clarke Saunders Acoustics report AS7603. 141121.R1.1 Detailed Noise Mitigation Appraisal 2014*). As the Camp Field development is even further to the west, it can be confidently predicted railway noise will not materially affect the site.

In that same assessment, noise levels from Bartons Road showed that only one plot (19) required a 2.2 metre fence to mitigate the potential of noise exceeding acceptable levels within the garden. Otherwise it was submitted, and acknowledged by the Council, that noise levels for properties with frontage to Bartons Road only required mitigation through appropriate fencing arrangement and where acoustic glazing and plot location/orientation was perfectly possible to mitigate any possible noise issue.

Comparison between the approved layout for Linden Homes with the indicative layout for the current outline application at Camp Field shows no indicative plot closer to Bartons Road. The introduction of close boarded fencing, like that applied with the Linden development, would be assumed as part of any condition to be discharged. Indeed, the occasion of a future reserved matters application, when the layout is for detailed consideration, will allow for scrutiny of all house positions/orientations and their boundary detail.

The Linden development was subsequently approved by planning reference APP/14/00863. Unlike the current outline planning application for Camp Field, where the housing layout is indicative only, the Linden Homes application was fully detailed with a fixed layout such that a mitigation strategy for unacceptable noise could focus on specific plots in relation to BS8233:2014 (Guidance on sound insulation and noise reduction for buildings). The Camp Field layout is indicative only and it is reasonable to assume, at this stage in the planning process, that its location reflects the same, if not better, non-contentious extent of ambient noise as verified from this relevant background information*. That level of noise and risk to residential amenity will be further tested once a confirmed detailed layout is established. Appropriate planning conditions are therefore offered below.

It is therefore submitted that the Council can be satisfied that strong circumstantial evidence, provided by the acoustic evidence that informed the adjoining development, shows the general location very possible to take development without significant mitigation. In short it demonstrates no clear source of overriding noise sensitivity from Bartons Road that is incapable of mitigation through simple application of fencing, acoustic ventilation and by the careful application of plot positioning. A further acoustic survey is therefore only appropriate at a later reserved matters stage when plot location/orientation and boundary detail will be under formal scrutiny.

In terms of noise to be generated from the proposed new development, the inclusion of a Construction Management Plan is welcomed as a condition to be applied to the proposed outline planning permission. This can set out guiding principles for required work practice in the operation of machinery, vehicles, including hours of operation and the location of working plant.

To assist the application process, I include potential conditions for consideration in respect of noise.

a) prior to the construction of development above damp-proof course, details of noise mitigation measures to protect dwellings from road traffic from Bartons Road shall be submitted to and approved in writing by the Local Planning Authority. The mitigation measures required shall be provided prior to the occupation of the plots to which the mitigation relates, and it shall thereafter be retained.

b) No development shall take place, including any works of demolition, until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period.

The Statement shall provide for:

- i) the parking of vehicles of site operatives and visitors
- ii) loading and unloading of plant and materials
- iii) storage of plant and materials used in constructing the development
- iv) the erection and maintenance of security hoarding including decorative displays and facilities

for public viewing, where appropriate

v) wheel washing facilities

vi) measures to control the emission of dust and dirt during construction

vii) measures to control noise and vibration during construction

viii) a scheme for recycling/disposing of waste resulting from demolition and construction works.

Reason - To protect the amenities of the nearby occupants, of the proposed dwelling