

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00383	Your Ref:	APP/18/01033
EH Case Officer Extn:	44 6666	Date:	25 March 2019

DC Case Officer: Lewis Oliver
DC Case Officer Extn: 44 6263
Application Number: APP/18/01033
Site Address: Land East of, Castle Avenue, Havant
Proposed Development: Residential development comprising 69 No. dwellings with access from St George's Avenue together with access, car parking, landscaping, electrical substation and associated works.
RECONSULTATION REQUEST for revised plans and/or documents received
I refer to the above application and would advise you that we have now received further details, as detailed below.
☐ Ecological Assessment – Ecosa Feb 19
☐ Noise & Vibration Report – Sound Advice Acoustics Feb 19
☐ Tree Survey/Arb Impact Assessment – Barrell Feb 19
☐ Transport Technical Note – Mode Transport Planning Feb 19
☐ CIL Additional Information Form (amended)
☐ Management Company Proposal
☐ Construction Environmental Management Plan
☐ Drainage Note
☐ Amended layout and elevation plans
The documents and plans are available on the council website. Please go to our Public Access webpage:
<https://planningpublicaccess.havant.gov.uk/online-applications/> and enter the application number APP/18/01033.
If you wish to discuss the application prior to commenting, please contact the planning officer dealing with the application, Mr L Oliver on the above number.
Yours sincerely
Planning Services
Our Ref:APP/18/01033

Observations / Comments:

I have read the latest Noise & Vibration report and the CEMP.

In regard to the latter, I would expect to see reference to a guidance document such as the BRE report 456 -Control of Dust from Construction and Demolition activities in addition to the measures & actions currently listed, and under noise / vibration to a British Standards document such as Code of Practice - Control of noise from Construction and open sites BS5228 (2009).

In regard to the noise report SA-4823-5, clarification has now been made as to which properties should benefit from higher specification fenestration and ventilation, as opposed to those with more standard fare, to ensure the internal noise levels of all, with windows closed, are acceptable under BS8233:2014.

With regard to external amenity space, it is proposed that a small 3 metre high section of acoustic barrier is proposed to a portion of the southern boundary up to the eastern boundary, and a similar 2.5 metre high section to a portion of the eastern boundary.

I would ask that the following condition(s) be imposed, if any consent were to be granted.

Condition 1: Lighting scheme (not for site lighting addressed under the CEMP)

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby development and external existing properties from light disturbance / pollution.

Condition 2: Post validation testing

Before first occupation of specified dwellings, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by Sound Advice Acoustics Ltd (Technical report: SA-4823-5), dated February 2019. Such testing can be achieved using sample dwellings, nearest to the measurement positions 1 & 2. This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved, especially at bedroom first floor level, and are in line with those levels laid out in BS8233:2014, and 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. External amenity area levels are also required to be tested, to confirm those levels as depicted with the report, and as a result of the proposed mitigation measures, have been met.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

A handwritten signature in black ink, appearing to be 'Mark Moss', written in a cursive style.

Mr. Mark Moss
Regulatory Officer, Environmental Health