

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01536	Your Ref:	APP/18/00565
EH Case Officer Extn:	44 6666	Date:	22 August 2018
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/18/00565		
Site Address:	Land South of Eastleigh House & Helmsley House, Bartons Road, Havant		
Proposed Development:	Formation of access road from Bartons Road to residential development site. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Whilst a stand-alone planning application has been submitted in this case, the access the subject of this application is intended, in practical terms, to comprise the first phase of the overall development proposals for the wider Bartons Road site. That wider site has received outline permission for 175 dwellings under reference APP/15/01435, and is currently the subject of reserved matters application APP/18/00453 which is as yet undetermined and in respect of which you have recently been consulted separately. With regard to the information which has now been submitted for the access, this seeks to show that the works the subject of this application are both acceptable in their own right, and also will not prejudice the delivery of the wider 175 dwelling scheme. In providing your consultation response on this access application please could you ensure that both these aspects have been given consideration. Any views you should wish to make should be returned to me no later than 22/08/2018.		

Observations / Comments:

This application has been passed to me for comment. I have perused the documentation provided and can advise that the Construction Method Statement submitted under Condition 5 of the outline approval APP/15/01435 is deficient especially in relation to the proposed methods of dust control. I will take it as read that this CMS relates not only to the above but also to APP/18/00453 (Phase 2) & this application APP/18/00565 (phase 1)

I would therefore ask that if the Planning Authority is minded to approve this application, that the following condition is added to any decision notice, unless in the interim a revised Construction method statement or a Construction Environmental Management Plan is submitted for approval :

Condition 1 - Dust Control:

It is hereby required that a revised CMS and / or Construction Environmental Management Plan which includes comprehensive provisions for the control of dust on the above sites i.e. the housing development site for 175 houses & the road access from Bartons Road site, is submitted to the Local Planning Authority for approval prior to any groundworks or building / construction works commencing on these sites. It should 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 plan will include for a suitable and adequate water supply being available at the site prior to works commencing.

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.

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.

Any Construction Environmental Management Plan - Dust control, agreed in writing by the Local Planning Authority shall be adhered to at all times.

Reason: To protect the occupants of all nearby residential receptors from dust pollution.

External lighting:

Furthermore, I note that there is already a condition in place related to an external lighting plan being approved, to prevent any light pollution to nearby residential receptors, and should cover both of these phases (condition 18 of APP/15/01435)

The submitted CMS refers to:

1.0 c) Arrangement for deliveries: 'The proposed hours for construction work ...Holiday' is acceptable to this office

1.0 d) Wheel washing and road cleaning: Acceptable to this office

1.0 g) Control over dust, noise and vibration:

Dust: not acceptable in current format - see above condition

Noise: acceptable to this office

Vibration: acceptable to this office

1.0 h) Storage, collection and disposal of rubbish:

Disposal: Notation on the CMS that no bonfires will be allowed on site at any time or alternatively an Informative be added to any positive decision notice:

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 in order to protect the occupants of nearby residential properties from smoke pollution.

Mr. Mark Moss

Regulatory Officer, Environmental Health