

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/18/01479	Your Ref:	APP/18/00407
EH Case Officer Extn:	44 6677	Date:	08 August 2018
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/18/00407		
Site Address:	Eastview, Manor Road, Hayling Island, PO11 0QH		
Proposed Development:	Construction of 1No. modern two storey energy efficient dwelling, including car parking and refuse storage. Removal of existing office building and extension of existing vehicular access.		

Observations / Comments:

The decision notice appears to have been issued in advance of the close date of the Environmental Health consultation on this application. In this regard, I recognise that the opportunity for these comments to be accounted for within the determination has passed - this response is as much as anything made for the benefit of the public record, and to flag the consultation anomaly. It is fortunate in this regard that contamination risk was negligible.

Noise;

It appears that noise was a significant factor in the 2008 refusal, and that the current application is reliant on the acceptability of acoustic panels to mitigate noise to neighbours. It would have been helpful to have had the consultation aligned with the determination period to allow a technical consideration of the merits & adequacy of the provisions.

Anecdotally however, I am not persuaded that the proposed use is likely to lead to substantial noise issues in the absence of the acoustic panelling and hard surfacing of the driveway, so in practice the positive determination should not represent an inappropriate decision on these grounds.

Contamination;

I have looked at the site history, and fortunately the original property (alongside the enclosure of it's grounds) appears to have been constructed prior to 1936 on greenfield land, with no prior potentially contaminative uses or features recorded.

SuDS;

The development is low risk from a sustainable drainage / pollution perspective, so there is no need for Environmental Health to review drainage strategy in detail.

Air Quality;

The sustainability credentials of the property are good, and I would regard the inclusion of a PV array as being positive from an air quality perspective, being a measure which supports 'zero-emission at point of use' appliances which might otherwise be powered using fossil sources (combustion processes, either local or remote). Had I seen the application I would have recommended provision for an integrated direct solar system (which has greater aggregate energy conversion efficiency than PV), and consideration of a heat pump solution as an alternative to conventional boiler. Both of these measures reduce on-site combustion, and PV/Direct Solar/Heat Pump systems work synergistically to maximise local benefit to the development itself. It is recognised that these measures are aspirational, and the target of 10% energy use to be locally generated is considered to be very positive.

I agree that the air quality impact of the development is negligible in terms of actual impact upon ambient concentrations in the locality of the site.

Conditions / Informatives / Conclusions;

I appreciate that the usual informatives have been included on the decision notice as regards dust, waste disposal, and hours where construction activities are acceptable; however given the apparent neighbour sensitivity, and to minimise the possibility of noise nuisance occurring, it is possible that Environmental Health may have requested that the hours of noisy works to be limited by formal condition and/or recommended that the wording of condition 5 restrict construction of the dwelling until the approved acoustic fence had first been completed.

It does however appear unlikely that there would have been sufficient here for a formal objection to have been made as to the principle of development.

Mr. Jonathan Driver
Environmental Control Officer