

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/24/03417	Your Ref:	APP/24/00387
EH Case Officer Extn:	44 6666	Date:	08 November 2024
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/24/00387		
Site Address:	Coldharbour Farm - Phase 2, Coldharbour Farm Road, Emsworth		
Proposed Development:	Site Address: Coldharbour Farm – Phase 2, Coldharbour Farm Road, Emsworth Proposed Development: Variation of conditions 2 and 21 of Planning Permission APP/19/01226 relating to approved plans list and acoustic fencing. RECONSULTATION REQUEST for revised plans and/or documents received		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the documentation provided by the applicant, including that provided by Hawkins Environmental related to the 2.4 metre high acoustic fence, and that provided by Henry Adams Planning in relation to the air source heat pumps, and can comment as follows:

Regarding the acoustic fence, it is understood that this will now be extended past the point shown initially on the western boundary in the noise assessment, to the footpath access point leading to the service station / truck stop premises adjacent to the development site and no further. Based on the comments provided by Hawkins Environmental, it is advised that the additional coverage of the western boundary as depicted on General arrangement plan 5314/006 Rev H, is not required, and that the noise assessment must take precedence.

However I should point out that the proposed Site Plan showing affordable housing PO768-RHP-OO-ZZ-PL-A -1003 P6, proposed site plan PO768-RHP-OO-ZZ-PL-A -1003 P7 and the Block Plan PO768-RHP-OO-ZZ-PL-A -1001 P7, the additional coverage of the western boundary is also depicted. I am unsure whether the other approved plans as mentioned above and which also depict the full extent of the acoustic fence will also require deletion and replacement under Condition 2.

This office will therefore accept this aspect which reverts to the noise assessment dated August 2020, but with a fence extension in length now to the footpath access point. Such an access point would in any case provide a break in any full length acoustic fence, unless properly gated.

However, I would further opine that Condition 21 should remain in place with the only change being to the replacement drawing number depicting the fence extending to the access footpath.

The reason for this being that *'The development (i.e. the acoustic fence) shall be carried out in accordance with the approved details and shall thereafter be retained in a wholly sound and effective condition (i.e. for perpetuity).'* This aspect is not covered under Condition 5, which whilst referring to the noise assessment dated August 2020, appears to be mainly aimed at ventilation and glazing.

Therefore, combining conditions 5 and 21 into one condition may be a consideration.

Regarding the proposed usage of air source heat pumps for each property as per the site plan with changes Dwg 28165-PD03 Rev C, I can reiterate that whilst I have no objection in principle to this, I have not seen any acoustic report accompanying this action, advising whether any mitigation measures are proposed or required to ensure no impact between neighbouring properties, whether from a single adjacent unit or from the cumulative effect of a number of units running at the same time. A condition has been proposed in the Henry Adams planning document, which refers to an ASHP not exceeding 42 dB LAeq.15 min. However as mentioned above, it still does not take into consideration the potential cumulative effect of these units.

I would therefore recommend that an acoustic report be provided, which should take into consideration the cumulative effect of a number of these units running simultaneously, especially at night, and what mitigation measures may be required. Information should also be provided as to the long term maintenance programme required.

Mr. Mark Moss

Regulatory Officer, Environmental Health