

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/00717	Your Ref:	APP/21/01351
EH Case Officer Extn:	44 6666	Date:	24 May 2022
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/21/01351		
Site Address:	64 Saltmarsh Lane, Hayling Island, PO11 0JT		
Proposed Development:	Outline application for erection of up to 60 dwelling units with access; associated landscape and highway works on land south of Saltmarsh Lane, and all other matters reserved. I attach a copy of the above application that has been received under the Town and Country Planning Acts.		

Observations / Comments:

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

In regard to this outline application, I can advise this office has no objection in principle to a development of this nature on this site.

Should this application be received favourably, I would expect the following to be provided for comment with a full application or at reserved matters stage:

A. Construction Environmental Management Plan

The following should be in addition to any other items required for this plan, and should be in operation for all phases of the development i.e. demolition, excavation, clearance and construction:

- a. no works or ancillary operations associated with the above phases at the development, which are audible at the site boundary, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times: Monday to Friday: 8.00 – 18.00 and Saturday: 8:00 – 13.00;
- b. Deliveries to and removal of plant, equipment, machinery and waste from the site must only take place within the permitted hours detailed above.
- c. No bonfires to take place on this site, during any phase of the operation;
- d. Control measures for dust and other air-borne pollutants. 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. 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.;

- e. Procedures for emergency deviation of the agreed working hours.
- f. Details of measures to be employed to control the emission of noise during the above phases to be provided. BS5228:2009+A1:2014 Code of practice for noise and vibration control on construction and open sites – Part 1: Noise, and Part 2: Vibration (BSI, 2014v) provide guidance on the requirements and indicative noise and vibration levels and criteria;
- g. If any piling is envisaged for this site, full details must be submitted to this office, with regard to the proposed method/s to be employed, and the probable duration of these operations;
- h. Measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on neighbouring properties.
- i. Procedures for maintaining good public relations including complaint management, public consultation and liaison ;

B. Should the developer be contemplating the use of air source heat pumps on this development, I would expect a full acoustic assessment, with all relevant mitigation measures provided to ensure no impact on existing and new neighbouring residential receptors;

C. An external lighting scheme will also be required to be submitted, or will be conditioned as such.

D. The Patrick Parsons noise assessment, carried out in April 2021, that has been provided with this outline application, concludes that the assessment has demonstrated that, taking into consideration the provision of reasonable practicable measures (i.e. the provision of good quality thermal double glazing and non-acoustic trickle ventilators) adverse effects of noise can be minimised for the development proposals.

It will therefore be up to the developer to ensure that any dwellings erected will meet BS8233 standards as 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. Similarly for traditional external areas that are used for personal amenity space, such as gardens,patios and balconies, it is desirable that the external noise level does not exceed 50 dB LAeq with an upper guideline value of 55 dB LAeq in noisier environments. It is likely this will be requested to be conditioned as such.

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by Jonathan Driver, Environmental Control officer, Environmental Health.

Mark Moss

Regulatory Officer, Environmental Health