

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/02817	Your Ref:	APP/20/01093
EH Case Officer Extn:	44 6666	Date:	17 August 2021
DC Case Officer:	Paige Harvey		
DC Case Officer Extn:			
Application Number:	APP/20/01093		
Site Address:	6 Sinah Lane, Hayling Island, PO110EY		
Proposed Development:	Erection of 195No. dwellings, associated open space, pumping station, sub-station and formation of new vehicular access off Sinah Lane. Change of use of land from agricultural to a Wader and Brent Geese Refuge Area (Resubmission of APP/18/00724) (30.6.21). Request to Discharge Condition Nos. 3, 4, 6, 7,11,12, 13, 14, 20, 22, and 23 (recd 5.7.21) A request has been made to discharge the following condition on the above application: c.6 [CEMP] c.7 [Lighting Plan] c.11 [CMP] c.14 [Construction Traffic Management Plan] Any views you wish to make should be returned to me no later than 21 days from the date of this email.		

Observations / Comments:

This application for discharge of the above conditions has been passed to this office for comment. I shall comment on Conditions 6, 7 & 11 only.

Condition 6 & 11:

It is noted that one document has been submitted to support the discharge of both Conditions 6 & 11, as it covers both a CEMP as required under Condition 6 of the Decision notice and a CMP as required under Condition 11.

I would not recommend discharge of either these conditions at present, for the following reasons:

- a. Item 9: Hours of work on site are advised as being:

9. Hours of work on site

Hours of work on site will be:

Monday- Friday 07.30-19.00

Saturday- 08.00-19.00

Sunday- Minor works i.e. Painting/Decorating/Electrical works etc. between the hours of 08.00-18.00 however no deliveries or heavy machinery to be operated on

site.

I would ask that this be altered to read:

Hours of work on site:

No works or ancillary operations associated with any excavation, clearance and construction works at the development, which are audible at the site boundary, will 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. Under Item 7 it is advised there will be no piling. Under Item 17, it is advised that all plots are designed with a mix of piled & strip foundations. Can this please be clarified i.e. is piling going to take place and if so what method is to be employed.

c. Under Item 17 it is advised: Noise and vibration will be kept to a minimum wherever possible and works will only be carried out during the designated working hours (refer to section 9).

In this regard I would suggest that the following may be more appropriate:

The measures to be employed to control the emission of noise & vibration during the excavation and construction phases will follow the guidance as provided in 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;

d. Under Item 7: Dust suppression: Whilst the advised mitigation measures listed under Item 7 are noted, confirmation of the following is missing from the plan as required under Condition 11.

i) to 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.

e. Item 14 relates to temporary floodlighting and security lighting. I would also ask that it be noted under this item that any of the above lighting, will be so positioned as not to cause a light nuisance to any neighbouring residential receptors, during the occupation period of this site.

Condition 7:

The lighting report refers to street lighting on this estate. This office has no adverse comments to make in regard to the discharge of this condition.

The above comments shall in no way prejudice any response / comments that may be or have been, submitted by the Environmental Control officer, Environmental Health, and / or those submitted by any other consultees.

Mr. Mark Moss

Regulatory Officer, Environmental Health