

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From: Environmental Health **To:** Development Control

Our Ref: CONS/22/00362 **Your Ref:** APP/21/01451

EH Case Officer Extn: 44 6666 **Date:** 05 April 2022

DC Case Officer: Gary Christie

DC Case Officer Extn: 44 6512

Application Number: APP/21/01451

Site Address: Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Proposed Development: **Site Address:** Southleigh Park House, Eastleigh Road, Havant, PO9 2PE

Proposed Development: Reserved Matters application for the scale and appearance of the development, the landscaping of the site and the layout of buildings pursuant to Planning Permission ref. APP/17/00863 (B) (Outline Application (All Matters Reserved except means of access) for the demolition of 1983 office building and associated brick and glass corridor link and development of up to 70 residential units, associated landscaping, parking and infrastructure works). Request to Discharge Condition 17 of Planning Permission APP/17/00863 (B) as amended by APP/21/01292 (Design Code) and Condition 26 of Permission APP/17/00863 (B) (viability assessment).

Observations / Comments:

I refer to the above reconsultation request for this reserved matters application under the Town & Country Planning Act, passed to this Service for further comment.

I have studied the noise impact assessment provided with this application, and the proposed layout of buildings and other documents, and can comment as follows.

This office has no objection in principle to the proposed development, but I do have some queries which require clarification:

a. Whilst I can understand that the Horndean Road traffic noise will be higher than the Bartons Road traffic noise, I cannot understand why the proposed 3 metre high acoustic barrier, only covers a short leg on the Bartons Road end, and then stops short, approximately two thirds of the way down, on the Horndean Road boundary. Will such a barrier not also offer mitigation to the balance of the properties along this boundary, and with potentially another short leg on the southern boundary from the Horndean Road?

b. Are all the proposed residences, especially those closest to the road boundaries, configured in such a manner, that ensures best practice in terms of mitigation against the road traffic noise, especially those along the Horndean Road boundary?

c. The noise contour maps provided, indicate expected noise levels during the day & night times, at facades and amenity areas. What is not clear is whether these contour maps

include for the proposed 3 metre high acoustic fence; if not, then could such be provided. It would also be appreciated if elevation style noise contour maps could be provided, which will give perspective to expected noise levels at first floor window levels and higher where needed.

d. Clarity should be provided by the applicant as to what mechanism will be in place, to ensure that any necessary repairs or replacements to the proposed acoustic fence that may be required in the future, will be carried out in a timely fashion.

e. Noise measurement results as advised under appendix B is a blank page. Can these please be provided. At the same time it would be appreciated if the dB LA_{max} results could also be provided showing the number of dB LA_{max} events between above 80 dB, that occurred between 23:00 and 07:00 each night the recordings were undertaken in May 2021.

f. With regard to private external amenity areas, it is not deemed necessary nor essential for these areas to experience levels above 55 dB LA_{eq}, and that additional mitigation measures be considered to ensure this level is not exceeded.

g. Should this application be approved, I would expect an Acoustic Design Statement to be provided, prior to the start of any construction, which will include all mitigation measures that are to be employed for the private external amenity areas, full acoustic glazing specifications, and to include what alternative means of ventilation are to be provided to the specific residences, as depicted in Figure 3, of the aforementioned, where windows cannot be opened without impact from road noise. However all windows which are normally openable should remain as such.

If the Local Planning Authority is minded to approve this application I would ask that the above information be provided, and that the following conditions and informatives, be included in any consent granted, in order that these can be addressed by the applicant / developer:

Condition 1:

No development shall commence until full construction details of the proposed development, including glazing and ventilation strategies, have been submitted to and approved in writing by the Local Planning Authority. The approved details shall show that the noise levels within all habitable rooms shall comply with the recommendations of BS8233:2014 'Guidance on Sound Insulation and Noise Reduction for Buildings' as follows:

Internal daytime noise levels shall not exceed 35 dB LA_{eq}, 16 hour in living rooms

Internal night-time noise levels shall not exceed 30 dB LA_{eq}, 8 hour in bedrooms

Internal night-time noise levels shall not exceed 45 dB LA_{max} more than 10 times a night in bedrooms

External daytime noise levels shall not exceed 55dB LA_{eq}, 16 hour in external amenity areas.

Reason: To ensure the residential amenity of the properties is not impacted upon by any external noise levels, especially traffic noise.

Condition 2:

Where future residents will need to keep windows closed to mitigate noise from road traffic sources (especially overnight) the applicant will need to provide an Overheating assessment in accordance with CIBSE TM59 (2017), to demonstrate that indoor temperatures will be acceptable in the absence of open windows. Any scheme/s or measures to mitigate overheating should be included with the Acoustic Design Statement or in the approved plans for the development.

Reason: To ensure that the internal residential amenities are not impacted on by overheating, especially during periods where windows cannot be opened for any reasonable length of time due to external traffic noise levels in particular.

Condition 3:

Post validation testing will need to be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustics, Ref: R9060-1 Rev 0 and dated 2 December 2021, and confirmed mitigation measures to be provided within the aforementioned Acoustic Design Statement.

Such testing should be achieved using at least 3 sample dwellings, being one nearest the intersection of Bartons Road & Horndean Road, one nearest the Horndean Road boundary midway down this boundary, and lastly one near bottom of this boundary.

A report shall be produced which details the post validation testing that has taken place. This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm the expected noise levels within the proposed dwellings have been achieved, at ground and first floor levels, and are in line with those levels laid out in BS8233:2014, and 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. In addition to a windows closed scenario, levels should also be provided with windows in an open position.

Similarly for traditional external areas that are used for personal amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB LAeq, 16 hour with an upper guideline value of 55 dB LAeq, 16 hour in noisier environments. External amenity area levels are also required to be tested upon completion, to confirm the levels detailed here, and as a result of any proposed mitigation measures, have been met.

Condition 4:

No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby properties, on and off site, from light disturbance /nuisance

Informatives**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. 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 prior to construction beginning, to ensure no impact on future residential receptors.

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.

Mr. Mark Moss

Regulatory Officer, Environmental Health