

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/22/00253	Your Ref:	APP/21/01434
EH Case Officer Extn:	44 6666	Date:	17 March 2022
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	APP/21/01434		
Site Address:	Rook Farm, land off St Marys Road, Hayling Island		
Proposed Development:	Site Address: Rook Farm, land off St Marys Road, Hayling Island Proposed Development: Outline application for development of up to 300 dwellings (including affordable housing).		

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.

A noise assessment has been provided with the outline application which indicates that the measurements provided are from a noise survey conducted over 5 years ago. Clarification should be provided confirming that noise levels from the engineering works have remained static, and are still limited to normal day time working hours.

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. As per the Wardell Armstrong noise assesment, it is advised as follows:
The mitigation measures proposed, especially for the north east corner of the site which will likely be adversely affected by noise an operational commercial business external plant (extraction fan)

5.2.1 The measured noise levels, as detailed in Table 1 of the report indicate that outdoor living areas throughout the site will achieve outdoor daytime noise guideline levels of less than 55dB L_{Aeq}. However, the BS4142 assessment shows that a significant adverse impact is likely in parts of the site closest to the external plant at Smith & Austin Engineering products Ltd without mitigation in place.

6.1.11 Noise mitigation measures, including glazing requirements for bedroom and living room areas will be confirmed, on a plot-by-plot basis, at the reserved matters stage. Requirements for acoustic ventilation will also be confirmed.

Should this development be given the go ahead, we would require post validation testing prior to occupation, of at least one property. in the north east corner, on any full Planning application.

Mark Moss
Regulatory Officer, Environmental Health