

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/03791	Your Ref:	APP/21/00931
EH Case Officer Extn:	4322	Date:	13 December 2021
DC Case Officer:	Lewis Oliver		
DC Case Officer Extn:	44 6263		
Application Number:	APP/21/00931		
Site Address:	Dairy Crest Depot, Dunsbury Way, Havant		
Proposed Development:	Outline application for demolition of the existing buildings and development of the site to provide 31 homes with associated parking, access and landscaping. I attach a copy of the above application that has been received under the Town and Country Planning Acts. Any views you should wish to make should be returned to me no later than 15/11/2021		

Observations / Comments:

Thank you for consulting the Environmental Health Pollution Team.

I have reviewed the information provided to support the application. It is noted that this is an outline application and a previous application to develop the site for residential use was approved.

We have no objection in principle to this development, but due to the mixed use character of the surrounding area and to ensure future residential occupants are sufficiently protected from harm due to noise and light, I recommend the following conditions are attached to any decision you are minded to grant:

Condition 1:

Prior to development commencing a noise impact assessment shall be submitted to and agreed in writing by the Local Planning Authority. This shall include full details of the mitigation to be installed which will be demonstrated through post validation testing. This report is to confirm the expected noise levels within the proposed dwellings have been achieved 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. Any

required mitigation measures shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels, especially traffic noise and potential noise from any nearby commercial / business premises.

Condition 2:

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 / pollution.

Furthermore based on the close proximity of neighbouring residential properties, I recommend that the following informatives also be included. I would expect these to be addressed in full within the Construction Environmental Management Plan when submitted.

Informative regarding hours of work:

You are hereby advised to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works 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.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding bonfires:

You are hereby requested to ensure that no bonfires take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.

Informative regarding dust control:

You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Please do not hesitate to contact me if you have any queries.

Gemma Richards
Pollution Team Leader