

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/03599	Your Ref:	App/20/00658
EH Case Officer Extn:	44 6666	Date:	22 November 2021
DC Case Officer:	David Eaves		
DC Case Officer Extn:	44 6549		
Application Number:	App/20/00658		
Site Address:	Proposed Development site (former Electricity Board site), Bartons Road, Havant		
Proposed Development:	Site Address: Proposed Development site (former Electricity Board site), Bartons Road, Havant Proposed Development: Proposed development of 175 apartments together with associated access, parking and landscaping. - APP/20/00658		

Observations / Comments:

I refer to the above pre-application under the Town & Country Planning Acts passed to this Service for comment.

It is noted that the previous application included for two drive-through restaurant / take-away facilities, which have now been removed from this particular application. Therefore this response will only cover the 175 apartments.

I have read the documentation provided by the applicant, and can comment as follows:

A noise assessment has been provided by the applicant with various building mitigation measures being advised to be implemented, including for various fenestration & ventilation measures for different facades; dependant on whether it's traffic or plant noise affecting a particular facade/s. Additional noise sources can include the Havant and Waterlooville football facility to the east; it is advised in the noise assessment that the mitigation measures proposed for the rooms facing the football stadium to control plant noise from the SSE Services PLC building, will be sufficient to also control predicted crowd noise levels from the stadium. Operational noise from the Westleigh public house to the east was deemed to be negligible when compared to crowd noise from the stadium & existing plant noise. Similarly, operational noise from the West Leigh Service station to the south of the site, was also considered to be negligible when compared to road traffic noise from the Petersfield Road, and no further assessment was considered to be required for the latter two sources.

It is also noted that no reference is made in the noise assessment of expected noise levels in any external areas that are proposed for use for personal amenity areas, including gardens, patio's and balconies. I would expect this to be addressed prior to any development being started.

Whilst I would have no objection in principle to the provision of the above number of dwellings on this site, I would ask that if this application were to be viewed favourably by the Planning authority, that the following conditions and informatives be included with any decision notice:

Condition 1:

The applicant to confirm, that the acoustic mitigation measures to be employed, will follow those measures as advised to be implemented by the Noise Impact assessment, produced by Acoustic Consultants Ltd & dated November 2020, with regard to the building envelope, including fenestration and ventilation, for all residential units, to ensure they will meet BS8233:2014 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.

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

Condition 2:

Post validation testing of noise levels in and around specified dwellings, will be a requirement prior to occupation, if approval were to be granted for the construction of residential accommodation on this site. Post validation testing will need to be undertaken by a competent person to determine compliance with the noise impact assessment as produced by Acoustic Consultants Ltd & dated November 2020. Such testing should be achieved using at least 3 sample dwellings, nearest to the measurement positions Monitoring location B, C & D. 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, 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 patios and balconies, 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 above, and as a result of any additional proposed mitigation measures, that might be needed, have been met.

Reason: To ensure the residential amenity of the properties will not be impacted upon by any external noise levels.

Condition 3:

As a number of future residents will likely need to keep windows closed to mitigate noise from external noise 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. Such assessment should include any scheme/s or required measures to mitigate overheating.

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 noise levels in particular.

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, intensity of illumination and lighting contour maps. 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.

Furthermore the following items should be addressed and included under the Construction Environmental Management Plan or the Construction Management Plan, when submitted, covering all phases i.e 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. It should be advised as to what measures are proposed 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. Details to be provided of all proposed external lighting to be used during the above phases and the measures for controlling the use of site lighting whether required for safe working or for security purposes to ensure no impact on nearby receptors;
- i. Procedures for maintaining good public relations including complaint management, public consultation and liaison

If not included in a CEMP, the above will likely be requested as conditions or informatives on any full application.

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.

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.

A handwritten signature in dark ink, appearing to read 'Mark Moss'. The signature is stylized with a large, rounded initial 'M' and a long, sweeping horizontal stroke at the bottom.

Mark Moss
Regulatory Officer
Environmental Health