

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/21/01909	Your Ref:	APP/20/00441
EH Case Officer Extn:	44 6666	Date:	22 June 2021
DC Case Officer:	Ms Lesley Wells		
DC Case Officer Extn:	4 223		
Application Number:	APP/20/00441		
Site Address:	Land to rear of superstore, Hulbert Road, Havant, PO9		
Proposed Development:	Outline planning application with all matters reserved except access for the development of up to 120 dwellings and associated improved site access, landscaping, footpaths, SuDS and other associated works on land to the west of Hulbert Road, Havant. RECONSULTATION REQUEST for revised plans and/or documents received.		

Observations / Comments:

I refer to the above reconsultation request for this outline application under the Town & Country Planning Acts passed to this Service for further comment.

I have studied the additional information now provided, in terms of the noise heat maps etc and can comment as below.

It is noted that the above maps have been set up with the apartment blocks at a two storey level as opposed to three storey, and as discussed in the meeting of 26 May this year. This will potentially be more acceptable to this office at this level, when the height of the proposed bund/fence are considered in conjunction with the apartments.

Furthermore in relation to external amenity areas, as previously indicated the following excerpt is taken from the WYG noise assessment for this site:

*With regard to noise in private external amenity areas, Section 7.7.3.2 within BS 8233 specifies that it "is desirable that the external noise level does not exceed 50 dB LAeq,T with an upper guideline value of 55 dB LAeq,16hours which would be acceptable in noisier environments ". However, BS8233 recognises that these guidelines values "are not achievable in all circumstances where development may be desirable. In higher noise areas, such as city centres or urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as convenience of living in these locations or making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity spaces, but should not be prohibited".

This approach has been applied within this assessment with the SOAEL for private external amenity spaces set at 60 dB LAeq,16hours.

In this regard it is not deemed necessary nor essential for the SOAEL for external amenity areas to be set at the proposed level, and we will be requesting this remains at 55 dB LAeq.

If the Local Planning Authority is minded to approve this application I would ask that the following conditions be included in any consent granted, in order that the applicant / developer can address these at full application stage:-

Condition 1:

The applicant will need to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, for all residential units, will meet BS8223:2014 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.

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 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 at full application stage . Post validation testing will need to be undertaken by a competent person to determine compliance with the noise impact assessment as provided by WYG Noise assessment, dated December 2020, 4th issue. Such testing should be achieved using at least 3 sample dwellings, nearest to the measurement positions LT1 & LT2. This must include a top storey apartment adjacent the A3M and a dwelling adjacent the Hulbert Road. 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, especially at bedroom and living room first floor level, 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 the proposed mitigation measures, have been met.

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

Should this outline application receive approval, any additional conditions or informatives that may be required at the reserved matters or full application stage, will be provided at that time.

In relation to the above, please be aware that if the Acoustic design statement at that stage does not comprehensively show that residential accommodation on this site will be sustainable & suitable, there remains the possibility of us recommending refusal at that time.

Mr. Mark Moss

Regulatory Officer, Environmental Health