

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/15/01282	Your Ref:	APP/15/00919
EH Case Officer Extn:	44 6671	Date:	06 October 2015
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/15/00919		
Site Address:	Land north of, Station Road, Hayling Island		
Proposed Development:	Mixed-use development comprising 76No dwellings (including 30% affordable housing); 4No 1bed, 22No 2 bed, 31No 3bed; and 19No 4 bed dwellings; and 1000sqm of light-industrial accommodation (use Class B1) with associated parking, access, landscaping and surface water drainage. 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 17 September 2015.		

Observations / Comments:

Good morning Daphney,

Sorry for the late reply and hope that I am still on time to comment.

I have read the application and details within documents but could not find any information on noise impact from the proposed development, particularly from the B1 (light industrial) units.

I saw that 8 units would be potentially in use very close to existing and proposed residential properties. I am concerned with this proposal and would like to ensure that once the units are built and thereafter occupied, the noise from each unit will not adversely impact on the residential dwellings.

Until I receive further information on the noise/vibration aspect of this proposal, i would like to object to this application.

Although the applicant may not know who will be taking occupancy of each units, to ensure the development will not impact on residential properties and potentially, other B1 units, I would be grateful to obtain an environmental noise assessment, thus describing the current background noise levels and potential impact of B1 use (worse case scenario)

Once a base-line has been established, all units, should provide further noise assessment describing and assessing their noise from their operation (equipment, machinery, plants etc...) and ensure that this does not add to the background noise levels as described within the Environmental noise assessment (to be carried out by the developer) this is to ensure that once a unit takes residence the noise created by their activity, will not increase background noise levels or negatively affect surrounding areas, including residential properties.

My concerns rest with the potential for increase noise/vibration levels due to "creeping" background noise levels.

In short, creeping background does or can occur when a source, starts operating without noise control in place. For example, if the existing background noise level (prior development) is, lets say 50 dB, the addition of 1 unit's noise may take this level, up to 53dB. once another unit is occupied, that noise level may increase some more and with addition of other business, the noise levels in the area would be grossly affecting residents and potentially other businesses. By getting a base-line background noise level, all businesses wanting to operate would need to use the initial noise survey to compare their activity and see what mitigation measures they need to employ to ensure that the background noise levels remains.

once the environmental noise survey is carried out by the applicant, tenants to the units, would need to individually apply for planning permission and provide a BS4142-2014 survey demonstrating that their activity will not impact on the area and will need to achieve a No Adverse Observable Level (when mitigations measures are in place) and once operating, they will need to demonstrate that the mitigation measures in place, are sufficient and in accordance with their proposal.

I hope this helps

Kind regards

laurent

A handwritten signature in black ink, consisting of a stylized 'L' and 'M' intertwined, with a horizontal line extending to the right.

Mr. Laurent Lemagnen
Regulatory Officer, Environmental Health

