

From: Brewer, James [<mailto:James.Brewer@portsmouthcc.gov.uk>]
Sent: 06 November 2015 11:58
To: Daphney Haywood
Cc: Mark Moss
Subject: RE: Dunsbury

Good morning Daphney

I had a conversation with Mark this morning to discuss the issues raised in the email. Taking each in turn:

1. I have forwarded this request onto the noise consultant for consideration and will also provide further detail of the loading patterns etc.
2. We agreed that in order to accurately consider the cumulative impact on background noise as the site develops over a number of years, that the existing background noise survey used for this plot should be the basis of further individual noise assessments as plots come forward. I'm not sure it would be appropriate to catch this in a condition or informative on this reserved matters permission which is specific to this plot only, however as we are not disposing of the site and will remain the landowner and developer, we can ensure that the survey data is kept and utilised for the next plot application and so on. From HBC's perspective, as we are required by Condition B5(h) to submit a noise assessment with each reserved matters application, it could be that you will only accept these from future plots if they use this survey as the baseline position to monitor from.
3. With regard to the siting of the building / service yard - we looked at this in the context of a fully developed site - had we put the service yard on the A3(M) side, then this would have been directly adjacent to the hotel plot and a potential future sensitive receptor. By locating it as designed, there remains a significant landscape barrier and also Plot 3 is in between the yard and the nearest sensitive receptor (over 200m away). So there will be buildings on Plot 3 to act as a further noise buffer along with Cherrytree Row to sensitive receptors to the east, whilst to the west the Fat Face building will act as a screen to the hotel development plot.

I trust this information assists and shall forward further details relating to point 1 next week to both Mark and yourself.

Kind regards
James

James Brewer
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