

HAVANT BOROUGH COUNCIL

MEMORANDUM

From:	Environmental Health	To:	Development Services Manager
		FAO:	Mrs Sally Smith
Our Ref:	EH/LTG/ltg	Your Ref:	APP/13/00266
Ext. No:	446668	Date:	18 April 2013

**Re: Havant Retail Park, Portsdown Hill Road, Havant
Demolition of existing buildings and construction of 86 dwellings
consisting of 9No. 1 bed flats, 28No. 2 bed flats, 24No. 3 bed houses, 21No.
4 bed houses and 4No. 5 bed houses with associated parking, landscaping
and the provision of open space together with acoustic fencing and
improvements to existing site access**

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment. I will restrict my comments to the issue of traffic noise levels at the site and my colleague Jonathan Driver will be submitting comments separately regarding air pollution and contaminated land issues.

I have no reason to doubt the measurements taken of noise levels at the site and they confirm, as was predicted, it is noisy due to the close proximity of the A3(M) motorway. However, following the decision of the Planning Inspector in the case of the appeal regarding the nearby Scratchface Lane site, I would conclude that provided an acceptable internal noise level can be achieved in residential accommodation, the external noise environment is of lower consequence.

In the recent Planning Inquiry for the Scratchface Lane site, the Inspector accepted that external amenity in areas where noise levels were around 65dB LAeq might not be ideal, but are acceptable. Even so, the developers in this application, working in conjunction with their acoustic consultant have come up with a design which achieves external noise levels in amenity spaces considerably lower than that level.

I do not doubt that an acceptable internal noise level can be achieved in the dwellings by appropriate specification of the glazing and ventilation units, etc. However to be satisfied of this I would ask that the following condition be applied to any consent granted:

The development hereby permitted shall not commence until a scheme for protecting the proposed dwellings from traffic noise from the A3(M) has been submitted to and approved in writing by the Local Planning Authority. The

dwellings shall not be brought into use until the implementation of all works forming part of such approved noise protection scheme has been completed in full accordance with all detailed components of such scheme.

N.B. Maximum noise level (predicted 15 years from completion of dwellings) in habitable rooms, with windows closed and other means of ventilation provided:

Daytime *35 dB $L_{Aeq,16h}$*

Night time *30 dB $L_{Aeq,8h}$*

Reason: To safeguard the amenities of occupiers of those dwellings.

A handwritten signature in dark ink, appearing to read 'L.T. Glass', is written on a light-colored rectangular background.

L.T. Glass
Environmental Health Team Leader (Environment)