

J & J DESIGN

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13 May 2016

Our ref: 1307/JRS/lis

Your ref: APP/16/00379

For the attention of
Mr David Eaves – Senior Planning Officer

BY EMAIL ONLY

Dear Mr Eaves

**TOWN AND COUNTRY PLANNING ACT 1990
ERECTION OF 9 NO. TWO BEDROOM DWELLINGS
AND 9 NO. THREE BEDROOM DWELLINGS
LAND SOUTH OF RANELAGH ROAD HAVANT
APPLICATIONS: APP/16/00379 AND APP/16/00380**

I refer to the above applications currently under consideration and respond on behalf of Mr D Fidler of Solent Business Supplies 2 Marples Way Havant PO9 1UH. I have examined the revised plans submitted, particularly:

14.071A.01 Proposed Site Plan & Location Plan
14.074A.06 Plots 15-18 Floor Plans Elevations

We would like to make the following observations:

1. As you will be aware our clients land lies immediately to the south of Proposed Plots 15-18 and is occupied by an actively used warehouse and associated yard with no restrictions on hours of use. The premises are normally in use Monday-Friday often starting at 0400-0500. Activities include loading and unloading of lorries, some of which park onsite overnight and leave in the early morning. Some larger metalwork is cut up and/or treated in the yard. This is likely to cause significant noise impacts on future occupiers of the proposed residential development.
2. The Council will also be aware that our clients land benefits from the extant planning permission APP/13/00261 dated 06 August 2013. We are instructed that it is our clients intention to implement this planning permission in the near future. This will result in the warehouse being extended towards the northern boundary.

3. Having due regard to the proposed revised house types and internal layouts, we note that ground floor living/dining rooms and first floor bedrooms will be south facing and hence sensitive to the potential noise and visual impacts arising from our clients premises.
4. Nonetheless, we note that the revised house types are proposed to be erected at an increased distance from the southern boundary of the residential development. This may mitigate the concerns set out above but will provide private gardens subjected to the same potential impacts.
5. We also note the proposed private parking areas to the south-west of Plots 15-18, together with an access path to the rear gardens. This gives rise to concerns regarding future security of the industrial/employment premises in Marples Way.
6. Having due regard to the existing residential planning permission APP/12/00772 and associated planning conditions, our clients have no objection to the current revised proposals **provided that** the Council re-imposes conditions 14 (double glazing), 15 (4m high acoustic barrier), 16 (soft landscaping), 17 (advance or screen planting) and 18 (landscape management plan), and ensures full compliance with the approved details; in order to safeguard the amenities of the locality and occupiers of neighbouring property and to protect the occupants of nearby future residential properties from noise nuisance from business premises in Marples Way, having due regard to Policies CS16 and DM10 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework 2012.

I trust that the above representations will be given due weight in the determination of the current applications.

Yours sincerely
J & J DESIGN



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John R Shephard
Partner



cc David Fidler – Solent Business Supplies