

[REDACTED]

From: Adcock, Charlotte
Sent: 14 December 2021 18:19
To: Oliver, Lewis; Havant Planning and Development Mailbox New
Subject: Forty Acres site Erection of 320 dwellings (including a 30% provision of affordable homes), APP/18/00450 Discharge condition 13

Hi Lewis

[REDACTED]

Apologies for the slow response on this one .
I have reviewed the noise assessment submitted, relating to the planning condition 13 as below .

The noise assessment details internal noise levels of one built out residential plot 160, and the one chosen (unless they are labelled incorrectly on the plan) , is the property partially shielded from the major road noise by its adjacent neighbour 161 . The properties identified in SK05 include property 161 , which I would have expected to be the property used for the purposes of condition discharge. Furthermore, the condition requires a sample of a number of dwellings, not just one, so until more of the site is built out , and further noise assessments have been satisfactorily completed, I cannot recommend discharge of this condition.

A request has been made to discharge the following condition(s) on the above application:

Condition 13:

No individual dwelling as being subject to high levels of noise, as indicated on plan SK05 of WYG Noise Assessment dated August 2019, shall be occupied unless and until mitigation has been installed and demonstrated through post validation testing to determine compliance with the noise impact assessment as provided by WYG in the Noise Assessment : August 2019). Such testing can be achieved using sample dwellings, as per the measurement positions.

This shall 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 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,16hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms. the glazing and ventilation strategy mitigation measures outlined in the WYG Noise Assessment dated August 2019, shall be retained at all times, unless otherwise agreed in writing by the Local Planning Authority.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

Im happy to chat this through with the case officer.

Thank you

Charlotte

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Please note that I work part time and am usually available between 9.30am and 3pm. My working days are Monday, Tuesday, Wednesday. Please note that I am currently working away from the office. I am best contacted via email, however you can also contact EHDC colleagues via ehealth@easthants.gov.uk or 01730 234360, and HBC colleagues via ehealth@havant.gov.uk or 02392 446670. Thankyou