

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/16/01135	Your Ref:	APP/16/00774
EH Case Officer Extn:	44 6666	Date:	30 August 2016
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/16/00774		
Site Address:	Land North of Havant Road and west of Selangor Ave, Emsworth		
Proposed Development:	Proposed Development: Erection of 192 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station and sub station.		

Observations / Comments:

I refer to the above application under the Town & Country Planning Acts passed to this Service for comment.

I have read the enclosed documentation provided by the applicant and can comment as follows:

I would ask that the following condition(s) be imposed, if any consent were to be granted.

Condition 1: Noise from construction works

No works or ancillary operations associated with demolition, site clearance or construction on the development site, which is audible at the site boundary or at such other place as may be agreed with the Local Planning Authority, shall take place on any Sunday or Bank / Public Holiday, nor on any other day except between the following times

Monday to Friday: 8.00 – 18.00

Saturday: 8:00 – 13.00

Unless in association with an emergency or with the prior written approval of the Local Planning Authority.

Reason: To protect the occupants of nearby residential properties from noise and vibration nuisance.

Condition 2: Dust suppression method / s to be used at the proposed site
The commencement of the development shall not take place until a programme for the suppression of dust during the construction of the development has been submitted to and approved in writing by the Local Planning Authority. The measures approved shall be employed throughout the period of construction unless any variation has been approved by the Local Planning Authority.

Reason: In the interests of residential amenity.

Condition 3: Waste disposal by burning
During the demolition, site clearance and construction phases of the development, no bonfires whatsoever shall be allowed on the site.

Reason: To protect the amenity of nearby residential properties.

Condition 4: Lighting scheme
No floodlighting or other form of external lighting scheme shall be installed unless it has been approved by the Local Planning Authority. Such details shall include, Location, height, type and direction of light sources and intensity of illumination. Any lighting scheme agreed in writing by the Local Planning Authority shall not thereafter be altered without prior consent other than for routine maintenance, which does not change its details.

Reason: To protect the occupants of nearby development and external existing properties from light disturbance / pollution.

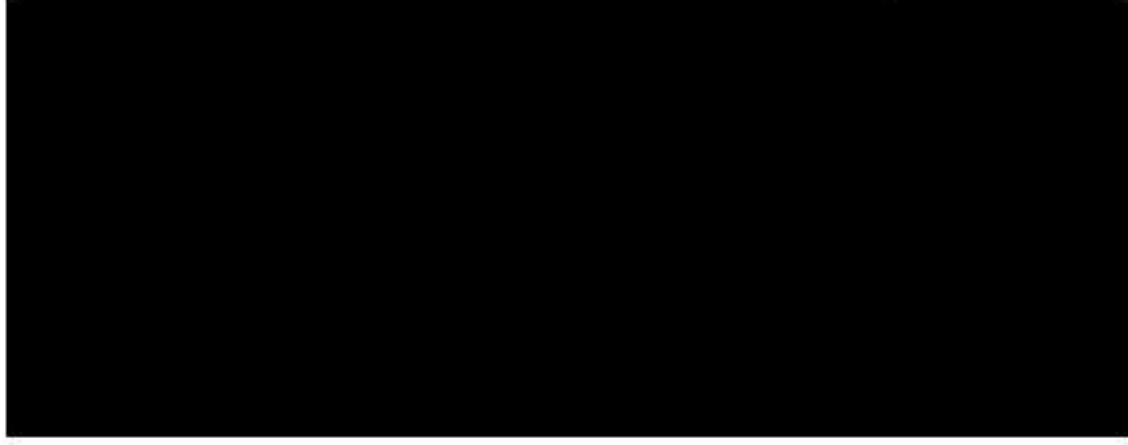
Condition 5:
Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustic (Technical report: R3173-3Rev1), dated 19 July 2016. Such testing can be achieved using sample dwellings, as per the measurement positions (as based on measurements done in 2012). This must 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,16 hour and at night (23:00 to 07:00) 30 dB L Aeq,8 hour for bedrooms.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels.

Furthermore the following query with regard to the Noise Impact assessment, needs to be addressed, with additional conditions being imposed if necessary:

Has the potential for a distinctive tonal noise from traffic on the A27, especially during wet weather, been taken into consideration; and in the same vein will the double glazed window profiles being recommended, suffice if it is an issue?

Please do not hesitate to contact me if you wish to discuss any of the above matters raised or would like further explanation.



Mr. Mark Moss
Regulatory Officer, Environmental Health