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Havant Borough Council,
Public Service Plaza,
Civic Centre Road,
Havant,
PO9 2AX

20th September 2024

Dear Sir/Madam

Re: The Swan, Jessie Road, Havant, PO9 3TH.
Application to Discharge Conditions Pursuant to Planning Permission APP/23/00588

CPC Planning Consultants Limited ("CPC" or the "Agent") is instructed by Aramao Developments Ltd (the "Applicant") to prepare this Covering Letter in support of its application to approve details reserved by planning conditions following the grant of planning permission (ref no: APP/23/00588, the "Application"). This application to discharge conditions 6, 7, 8, 9 and 11 relates to The Swan, Jessie Road, Havant, PO9 3TH (the "Property").

The Application relates to conditions 6, 7, 8, 9 and 11 of the Decision Notice. The conditions are copied below for ease of reference:

Condition 6: "Prior to commencement of the development, a noise assessment shall be submitted in writing to the Local Planning Authority for approval of external noise levels including reflected and re-radiated noise and details of the sound insulation of the building envelope, orientation of habitable rooms away from major noise sources and of acoustically attenuated mechanical ventilation as necessary to achieve 'Good' internal noise levels for rooms and (if provided) external amenity standards in accordance with the criteria of BS8233:2014. The approved details shall be implemented prior to occupation of the development and thereafter be permanently retained."

Condition 7: “Prior to the commencement of the development hereby approved, a scheme shall be provided in writing to demonstrate that the external noise levels within the curtilage of the residential units and amenity areas for the site shall conform to the “Design criteria for external noise” upper guideline value of 55 dB LAeq,T and preferably with the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014. Guidance on the noise mitigation works to be provided to ensure noise reduction for the proposed development shall be submitted to and approved in writing by the Local Planning Authority. The work specified in the approved scheme shall then be carried out in accordance with the approved details prior to occupation of the development and be retained thereafter.”

Condition 8: “No development shall commence, including demolition and site clearance works, until a Construction Management Plan (CMP), to include details of: (a) provision of boundary hoarding; (b) hours of operation; (c) means to control dust and emissions to air; (d) means to control noise and vibration has been submitted to, and approved in writing by, the Local Planning Authority. The CMP should be in accordance with the GLA's Supplementary Planning Guidance 'Control of Dust and Emissions during Demolition and Construction'. The development shall be constructed in accordance with the approved statement.”

Condition 9: “Details of any external lighting of the site shall be submitted to, and approved in writing by, the Local Planning Authority prior to the commencement of the development. This information shall include a layout plan with beam orientation and a schedule of equipment in the design (luminaire type, mounting height, aiming angles and luminaire profiles). The lighting shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.”

Condition 11: “Notwithstanding any description of materials in the application no above ground construction works shall take place until samples and / or a full specification of the materials to be used externally on the building(s) have been submitted to and approved in writing by the Local Planning Authority. Such details shall include the type, colour and texture of the materials. Only the materials so approved shall be used, in accordance with any terms of such approval.”

Discharge of Pre-Commencement Conditions

The Applicant is seeking to discharge conditions 6, 7, 8 and 9, all pre-commencement planning conditions associated with the planning permission, so that they can lawfully commence works and implement the planning permission.

Condition 6

This statement should be read in conjunction with the submitted Noise Impact Assessment (“NIA”) (prepared by Airtight & Noisecheck Ltd).

The noise survey was undertaken for a 48-hour period, from 13th – 15th September 2024 when the beer garden was in use, and therefore provides robust and valid evidence, to determine the impact of the following noise sources on the proposed dwellings:

- Noise associated with the public house garden
- General activity of the public house, car park & patron noise
- Noise associated with vehicular traffic using the local road network

The NIA ensures the mitigation measures listed within this report offer suitable sound reduction for the necessary building elements and if they are implemented throughout the site then the future residents should be able to enjoy a reasonable standard of living. Upon implementation of the mitigation measures, the internal & external criteria of BS8233: 2014 should be met within the noise sensitive bedrooms at the proposed development.

In conclusion, the NIA confirms the proposed dwellings would not be adversely affected by the noise associated with the public house garden, car park, functions, or road traffic. Thus, no detrimental impacts to the amenity of occupiers of the development site due to the noise from transport and commercial noise sources.

Condition 7

This statement should be read in conjunction with the submitted Noise Impact Assessment (“NIA”) (prepared by Airtight & Noisecheck Ltd).

The findings of the survey confirm that the proposed dwelling would not be adversely affected by the noise associated with the public house garden, car park, functions, or road traffic, providing the following mitigation measures are implemented:

- Careful configuration of dwellings – some noise sensitive rooms located away from the PH garden & building & road network

- Measures applied to the dwellings to improve ventilation

- Install a robust glazing system to the dwellings to protect the residents from the external noise emissions when closed

- Acoustic trickle vents installed to dwellings to ensure ventilation when windows closed

- 2.4m high dense timber fence erected along the boundary between the public house garden and residential gardens

- Bedrooms can be naturally ventilated with open windows to avoid overheating

The NIA will also demonstrate that the external noise levels within the curtilage of the residential units and amenity areas for the site will conform to the “Design criteria for external noise” upper guideline value of 55 dB LAeq,T; along with the proposed mitigation measures and the already low measured levels, the calculated level within the amenity space will be 45dBA, further below the desired LAeq,T level of 50 dB as specified in section 7.7.3.2 of BS 8233:2014.

Therefore, it is confirmed that the amenity of future residents is protected.

Condition 8

This statement should be read in conjunction with the submitted Construction Management Plan (“CMP”) (prepared by PLC Architects).

The CMP confirms all work will adhere to Best Practicable Means in accordance with The Control of Pollution Act 1974, BS 5228 (Code of Practice for noise and vibration control), GLA’s Supplementary Planning Guidance on “Control of Dust and Emissions during Demolition and Construction” and other relevant environmental controls, and sets out the work as follows:

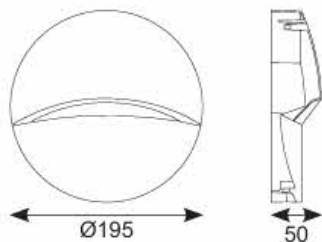
- Site Establishment
- Site Hoarding
- Site Working Hours
- Construction Vehicle Movements
- Wheel Washing
- Dust and Emission Management
- Noise and Vibration Management
- Waste Management

Therefore, the impact on the residential amenity of the properties due to the proposed development will be minimised and no adverse impact by any external noise levels including traffic noise as a result.

Condition 9

This statement should also be read in conjunction with the submitted Lighting Plan (prepared by PLC Architects) and Product Datasheets.

It is confirmed there is no external lighting in the parking area. The only lighting will be the wall mounted lights on the houses in the rear garden, which the type and details of the lights are summarised as follows:

Type	Matala LED 10W LED Graphite
Total Watts	10W – Cool White
No. in Project	3
Materials	Die-cast aluminium construction with graphite paint finish
Dimensions	
Image	

The proposed type of lighting is considered to be appropriate to the area and to protect the appearance of the area, the environment, ecology, and local residents from light pollution.

Discharge of Above Ground Condition

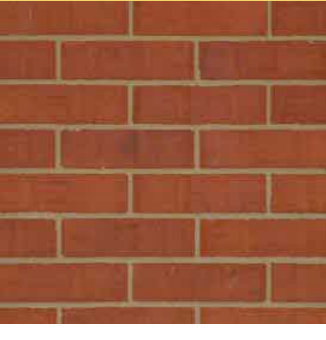
Apart from Conditions 6, 7, 8 and 9, the Applicant is also seeking to discharge condition 11 (the only planning condition requires to discharge prior to any above ground construction works associated with the planning permission) so that they can lawfully commence works and implement the planning permission.

Condition 11

This Statement should be read in conjunction with the submitted Proposed External Materials Schedule including Manufacturer Spec (prepared by PLC Architects).

The Applicant has prepared the following list of samples of the externally facing materials.

External Area	Types of Materials (including Colour and Texture)	Images/Notes (if any)
Roof	Marley Acme Single Chamber Mixed Brindle Tile	
Windows	White UPVC Double Glazed Casement Windows	
Fascia	White UPVC fascias and soffits	

Wall	Wienerberger Chester Red Blend with natural mortar	
	Marley Acme Single Chamber Mixed Brindle Tile	
Door	Composite Entrance Door	
Rainwater Goods	Black UPVC rainwater goods	

The proposed materials are considered to be appropriate to their surroundings, and as such to raise no planning objections.

Summary

In summary, the Applicant is applying to discharge conditions 6, 7, 8, 9 and 11. On the basis of the foregoing information it is requested that all of the above-mentioned conditions are formally discharged.

The fee of £215 (for the discharge of planning conditions) will be paid electronically.

I trust the information provided satisfies the Council requirements but should you have any queries relating to any of the information outlined in this document, please do not hesitate to contact me directly on 01243 697707 or jenna@cpcplanningconsultants.co.uk

Yours sincerely



Jenna Lai
Planner,
CPC Planning Consultants Limited.

Cc. Aramao Developments Ltd

Encl. Noise Impact Assessment, Construction Management Plan, Lighting Plan, Product Datasheets for External Lighting and Proposed External Materials Schedule including Manufacturer Spec on materials.