

HAVANT BOROUGH COUNCIL

Town & Country Planning Act 1990

Consultation on Planning Application

MEMORANDUM

From:	Environmental Health	To:	Development Control
Our Ref:	CONS/19/00091	Your Ref:	APP/18/00672
EH Case Officer Extn:	44 6666	Date:	23 January 2019
DC Case Officer:	Daphney Haywood		
DC Case Officer Extn:	44 6513		
Application Number:	APP/18/00672		
Site Address:	Street Record, Westwood Close, Emsworth		
Proposed Development:	Erection of 36no. dwellings with associated parking, access from Westwood Close, diversion of Havant Footpath 73, landscaping and surface water drainage. Felling and works to trees within Area A1, subject to TPO 2071		

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

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

According to the acoustic assessment, it would appear that the standards as recommended under BS8233:2014 can be met. With regard to glazing specifications, I would ask that as the A27 traffic noise would appear to be the main contributory noise source, that consideration also be given to the resonance issue caused by a predominant frequency from tyres on a wet road which matches a transmission performance dip in 4mm glass, and would request that the double glazing specification when finalized ensures this is not an issue in the future. Also that the 1.8 meter high fence, (albeit no specification is given as to whether it needs to be a standard close boarded fence or an acoustic fence), is installed around all gardens of those properties on the eastern boundary, as advised in Item 4.2.3 of the above assessment.

I would ask that the following conditions and informatives be imposed, if any consent were to be granted.

Condition 1: 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 2:

The applicant to confirm that the acoustic mitigation measures to be employed with regard to the building envelope, including fenestration and ventilation, will meet BS8223:2014 standards as 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 internal or external noise levels.

Condition 3:

Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the Acoustic Design statement dated 27 June 2018 as provided by Clarke Saunders. Such testing can be achieved using sample dwellings, as per the monitoring position/s. This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm that 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. It would be expected that at least one dwelling closest to the A27 also be tested.

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

INFORMATIVES:

Informative regarding Hours of Work:

You are hereby requested to ensure that no works or ancillary operations associated with any demolition, excavation, clearance and construction works at the development, which are audible at the site boundary, 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 and Saturday: 8:00 – 13.00.

This is in order to protect the occupants of nearby residential properties from noise and vibration nuisance

Informative regarding Dust Control:

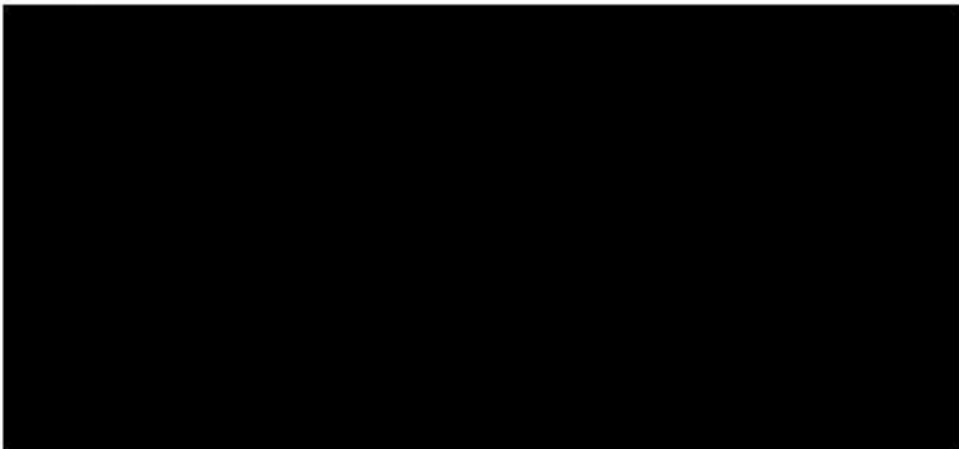
You are hereby requested to ensure that the Environmental Health Pollution team, at Havant Borough Council are advised in writing as to what measures are to be put in place for the control of any dust that might emanate from the development site.

This is in order to protect the occupants of nearby residential properties from dust pollution.

Informative regarding bonfires

No bonfires to take place on this site, during any phase of the operation i.e. demolition, excavation, clearance and construction works. If you feel you have a legitimate reason for a bonfire, it is recommended you enquire with the Environmental Health Pollution team, at Havant Borough Council, prior to taking this action.

This is in order to protect the occupants of nearby residential properties from smoke pollution.



Mr. Mark Moss
Regulatory Officer, Environmental Health