

Dear Lesley,

Thank you for consulting Environmental Health regarding the above application. The proposals seek to construct 5no. 4 storey blocks of flats at the sea front of Hayling Island, south of the fairground.

The following documents have been reviewed:

- Design, Access and Heritage Statement for Hayling Fair Development site
- Planning Statement (Including Affordable Housing and Planning Obligations)
- Impact Acoustics ENVIRONMENTAL NOISE IMPACT ASSESSMENT report reference: IMP 7944
- IJ Murray Associates Ltd. External Lighting Plan ref: A124

Environmental Health has no objection to the proposals providing suitable conditions are included.

Noise

I am satisfied that the Impact Acoustics report reference: IMP 7944 has considered appropriate guidance and that the report, methodology and findings are reliable. The report includes recommended specifications for glazing and ventilation to ensure that target guideline internal noise levels [detailed in BS8233:2014] are met.

Some external amenity areas are expected to experience noise levels exceeding the upper guideline value detailed in BS8233:2014, however this is not a reason to refuse the application when considered in isolation.

The noise assessment has not considered potential noise impacts from elevators in the proposed blocks of flats, however it is anticipated that a condition can be included to ensure that noise from the elevators and associated plant does not cause adverse impacts to future occupiers.

The report recommends that a detailed TM59 assessment is carried out for proposed dwellings at the site, it is anticipated that building control shall review the assessment.

A condition is recommended to ensure that glazing and ventilation at the proposed development achieves the minimum sound insulation performance detailed in the Impact Acoustics report, with a further condition requiring validation testing prior to occupation of any of the proposed dwellings.

External Lighting

The IJ Murray Associates Ltd. External Lighting Plan ref: A124 includes locations and height for proposed external lighting on walkways, however a condition is recommended requiring further details of all external lighting to be installed on site.

Construction

A condition requiring a Construction Environmental Management Plan is recommended to protect the amenity of existing residents during the construction phase.

Recommended conditions.

Internal noise levels

Prior to the occupation of any dwelling, the developer shall ensure that the glazing and ventilation systems installed at the site achieve the minimum sound insulation performance criteria as specified in the Impact Acoustics report (Ref: IMP7944). This includes:

- Glazing systems achieving a minimum performance of $R_w(C;Ctr)$ 35(-2,-6) dB or $R_w(C;Ctr)$ 29(-1,-4) dB, as applicable to each façade.
- Ventilation systems achieving a minimum performance of $D_{n,e,w}$ 54 dB, via MVHR System 4 or equivalent.

The development shall be constructed so that the internal ambient noise levels within habitable rooms do not exceed the guideline values set out in BS8233:2014, specifically:

- 35 dB LAeq,16hr for living rooms and bedrooms during the daytime (07:00–23:00).
- 30 dB LAeq,8hr for bedrooms during the night-time (23:00–07:00).

Validation testing shall be carried out prior to first occupation of any dwelling to demonstrate compliance with the above criteria, and the results shall be submitted to and approved in writing by the Local Planning Authority.

Construction Environmental Management Plan (CEMP)

No development (including demolition) shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period. The Statement shall provide for:

1. Development contacts, roles and responsibilities
2. An indicative programme for carrying out of the works
3. the parking of vehicles of site operatives and visitors
4. a public communication strategy, including a complaints procedure
5. loading and unloading of plant and materials
6. storage of plant and materials used in constructing the development
7. the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
8. wheel washing facilities
9. measures to control the emission of dust and dirt during construction
10. measures to control noise and vibration during construction
11. a scheme for recycling/disposing of waste resulting from demolition and construction works
12. a piling risk assessment if such works are to take place.

Notes

- The CEMP should include that no burning of waste materials shall take place on site.
- The Dust control element of the CEMP should include a site-specific dust management plan resulting from a risk assessment as detailed in IAQM document '*Guidance on the assessment of dust from demolition and construction, 2024*'
- The noise element of the CEMP shall incorporate Best Practicable Means to minimise noise from construction activities. Reference may be had to CIEH document '*London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, 2016*'.

Reason: To protect the amenity of residents living in the vicinity of the site

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

External Lighting

No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

Reason: To protect residents from light pollution.

It is expected that external lighting shall be designed and installed in accordance with ILP Guidance Note 1 for the reduction of obtrusive light, 2021.

It is anticipated that Building Control shall ensure appropriate measures for fire safety are implemented.

Sincerely,

Craig Milligan

Environmental Health Officer

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