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Environmental Health MEMO

Planning Application Consultation Response

From: Craig Perkins, Environmental Health Ext: 4775	To: Head of Planning Development Control FAO: R. Wright
Ref: P/20/1168/OA	

Date: 21 October 2020

Noise

The noise assessment was informative and demonstrates that acceptable indoor and outdoor noise levels can be achieved.

Regarding external noise levels I recommend that a condition is attached to planning consent requiring that the mitigation measures shown in the report (i.e. the 1.8m acoustic fences and the layout of the development as shown in Appendix F) should be implemented into the design of the development.

Regarding internal noise levels, to avoid confusion the developer should provide table or plan that shows the glazing and ventilation strategy for each plot number. Once approved, I recommend that a condition is then attached to planning consent requiring that approved glazing and ventilation is incorporated into the design of the development.

Air Quality

The dwelling being set back from Funtley Road and the buffer separating the proposed residential dwellings from the M27 is a good design feature.

To ensure the development does not adversely impact air quality the development should be designed to include the principles of good design included in Section 5.10 of the Land-Use Planning and Development Control: Planning for Air Quality (EPUK and IAQM, 2017) specifically:

- Provision should be made of at least 1 Electric Vehicle (EV) "rapid charge" point per 10 residential dwellings and/or 1000m² of commercial floor space. Where on-site parking is provided for residential dwellings, EV charging points for each parking space should be made.
- All gas-fired boilers to meet a minimum standard of <40 mgNO_x/kWh."

Construction and Environmental Management Plan (CEMP)

The developer should submit a construction and environmental management plan (CEMP) to demonstrate how noise, vibration, dust, air quality, odour etc will be controlled during the demolition and construction phase.

I recommend that the hours of demolition and construction are limited to reasonable hours (to be determined by the Local Planning Authority) and once approved the mitigation measures in the CEMP should be implemented during the demolition and construction phase.

Regards

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