

Mills, Emily

From: Registration Inbox
To: Taylor, Lorna
Subject: RE: 24/00174/OUTS - Land at Halterworth Lane, Romsey

From: Taylor, Lorna
Sent: Friday, March 1, 2024 11:03 PM
To: Barter, Sarah
Cc: Planning User
Subject: 24/00174/OUTS - Land at Halterworth Lane, Romsey

Re: Outline planning application for demolition of existing buildings and erection of up to 270 dwellings, including affordable housing, with land for the potential future expansion of Halterworth Primary School, public open space, structural planting and landscaping, sustainable drainage system (SuDS) and vehicular access points. All matters reserved except for means of access

Thank you for consulting the Environmental Protection team of the Housing and Environmental Health Service.

In accordance with the comments made in the submitted Noise Assessment we would expect to see good acoustic design used. We would like to see use of layout both in terms of buildings and room layouts to achieve good amenity standards wherever possible, including for outdoor living areas. We expect all properties to meet the applicable WHO guidelines and we consider reliance on closed windows to be undesirable as they remove the residents choice and do not facilitate purge ventilation. We would expect to see natural ventilation used as a principle. Outdoor amenity should be at or below the moderate annoyance level of 50dB LAeq as indicated by the WHO "Guidelines for Community Noise" 1999. The information submitted should allow assessment against these standards on a property by property basis. A further noise assessment will be needed to allow for this to be assessed on a property by property basis.

Any outline permission should include a condition to ensure the ground Investigation as detailed in section 6.1.3 of the Preliminary Geo-Environmental Risk assessment is undertaken and the findings agreed prior to commencement of development. The following condition should also be included:

Unexpected Land Contamination

In the event that contamination (that was not previously identified) is found at any time during construction works, the presence of such contamination shall be reported in writing to the Local Planning Authority without delay and development shall be suspended on the affected part of the site until a remediation scheme for dealing with that contamination has been approved by the Local Planning Authority. The approved remediation scheme shall be implemented and, if requested, a verification report, for the purpose of certifying adherence to the approved remediation scheme, shall be submitted to the Local Planning Authority prior to the site being brought in to use.

The following conditions should also be included to protect amenity:

- No work relating to the construction of the development hereby approved, including deliveries, collections or works of demolition or preparation prior to operations, shall take

place before the hours of 07.30 nor after 18.00 on Mondays to Fridays; before the hours of 08.00 nor after 13.00 on Saturdays; and at all on Sundays and Public Holidays, unless otherwise agreed with the LPA.

- No development shall commence until a method of demolition and construction has been submitted and approved in writing by the local planning authority. Development shall be carried out in accordance with the approved scheme unless otherwise agreed in writing by the local planning authority. No piling or any other foundation designs using penetrative methods shall take place without the express written consent of the local planning authority. (This scheme should include dust control measures).
- No fixed plant or machinery shall be installed outside of any building, except where prior approval has been obtained from the local planning authority. Any application seeking prior approval shall demonstrate that the proposed plant or machinery will not have an unacceptable impact upon the amenity of neighbouring properties by virtue of the emission of noise.
- Information should be provided to confirm that light spillage levels will not exceed the light intrusion guideline level of 2 lux at nearest windows after 11pm at night. Whilst for a housing development scheme of this nature some near proximity of street lamps to house facades might be unavoidable, it should be mitigated either by placing baffles at the rear of the lamps or by redesign.
- No external lighting shall be installed on site unless details of such lighting have first been submitted to, and approved in writing by, the local planning authority. The information that is required would be the location and type of luminaires as well as the levels of horizontal and vertical (on the neighbouring residential properties) illuminance. Any scheme should be designed for 0% Upward Light Output Ratio (ULOR).
- Audible reversing alarms on mobile plant and vehicles will be of a type which, whilst ensuring that they give proper warning, have a minimum noise impact on persons outside sites (for example, 'white noise' reversing alarms)

The applicant may wish to incorporate some of the above proposed conditions within the Construction Environmental Management Plan and if so this should be submitted for approval.

Lorna Taylor

Principal Environmental Health Officer
Housing and Environmental Health Service

Test Valley Borough Council
Beech Hurst
Weyhill Road
Andover
SP10 3AJ

