

Supplementary Planning Information

HAVANT BOROUGH COUNCIL
DEVELOPMENT MANAGEMENT COMMITTEE
15 March 2018

The following supplementary planning information was unavailable when the agenda for the Development Management Committee to be held on 15th March 2018 was published.

Agenda No Item

7(1) APP/16/00774 - Land north of Havant Road and West of Selangor Avenue, Emsworth (Pages 1 - 2)

Proposal: Erection of 147 dwellings with associated parking, access, landscaping, and surface water drainage, pumping station, substation and signalised junction onto Havant Road (amended scheme).

Associated Documents:

<https://tinyurl.com/y6u6btzr>

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Addendum to Committee 15 March 2018
APP/16/00774 Land north of Havant Road and west of Selangor Ave, Emsworth

3 Proposal

Amended plans submitted in respect to consultee response comprising: -
Affordable Housing Plan Rev A
Arboricultural Impact Appraisal and Method Statement BDWS20345aia-ams Rev F
02.03.2018
Play Area Proposals BDWS20345 Rev A

Para 3.2 should read

- Mix of housing changed from 6 x 1 bed, 67 x 2 bed, 75 x 3 bed and 13 x 4 bed to 65 x 2 bed, 62 x 3 bed and 20 x 4 bed.

5 Statutory and Non Statutory Consultations

Housing Officer, Arboricultural officer and Landscape Architect have viewed the amend plans and confirmed that they address the issues raised.

6 Community Involvement

Additional representation received objecting for the following reason: -
Ref plot 82 and 83 we were led to believe the dwellings would be side on to our property, but these are facing us at no 63 Selangor Ave. It will have a full view into our bungalow.
Officer comment: - window to window separation would be in the order of 35 m meeting the requirements of the Borough Design Guide.

9 RECOMMENDATION: Amend Conditions 2 and 20 as follows:

Condition 2

Amended plans as follows:

Page 51 - Affordable Housing Plan CB_15_105_005Rev A

Page 56 - Play Area Proposals BDWS20345 Rev A

Page 57 - Arboricultural Impact Appraisal and Method Statement BDWS20345aia-ams Rev F 02.03.2018

Page 62 - Condition 20

Before first occupation, post validation testing shall be undertaken by a competent person to determine compliance with the noise impact assessment as provided by 24Acoustic (Technical report: R7238-1 Rev 0), dated 20 December 2017. Such testing can be achieved using sample dwellings, as per the measurement positions (as based on measurements done in 2012). This must be submitted to and agreed in writing by the Local Planning Authority. This report is to confirm 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.

Reason: To ensure the residential amenity of the property is not impacted upon by any external noise levels and having due regard to policy CS16 of the Havant Borough Local Plan (Core Strategy) 2011 and the National Planning Policy Framework.

