

Guidelines for Builders and Developers



Introduction

East Hampshire District covers over 200 square miles, and consists of the main towns of Petersfield, Alton, Horndean, Headley, Bordon and Liphook. The remainder of the district is mainly agricultural land interspersed with smaller villages and hamlets.

To preserve the predominantly rural nature of the district and to encourage the reuse of brown field sites, designated development sites in the Council's Local Plan are often in close proximity to existing residential properties and businesses. Development on these sites may have direct adverse affects on neighbouring residential properties, businesses and the environment through noise, dust, odours and more indirect effects through increases in traffic and industrial emissions.

These guidelines have been drawn up by the Environmental Health Department to help you to understand, from the outset, the controls and expectations placed on you by the Council. They will help to protect the environment and people living and working in the district from the noise, smoke, dust and other environmental issues, which can arise from building works.

Please be aware that despite these guidelines, should you create a nuisance through noise, smoke, dust or in any other way whilst working on site, the Council may serve an abatement notice on you. This notice may specify that the problem process must be halted altogether or only carried on at certain times or under certain circumstances.

Controlling the Effects of Demolition or Building Works

NOISE

We understand that carrying out any demolition, engineering or construction work, will involve a certain amount of noise.

However, please note that under the Control of Pollution Act 1974, the Council may choose to specify hours of work for demolition or construction works. We will normally only do this if the noise of the works appear to, or has the potential to have a detrimental affect on neighbouring properties.

The hours specified under such a notice varies from day to day and depends on how close your site is to other people. Typical permitted hours are: -

Monday to Friday	07:30 to 18:00 hours
Saturday	08:00 to 13:00 hours

With no working permitted on Sundays and Bank Holidays.

SMOKE

Problems caused by smoke may sometimes be controlled through your planning permission but more often these issues will be dealt with by the Environmental Health department, as they arise.

With any site in close proximity to residential or business properties it is almost impossible to have a bonfire on any site without causing a nuisance. Therefore you are strongly advised against all burning on site (except for worm or dry rot infested wood).

Despite this, if you still decide to proceed with having a bonfire on the site, please be aware that legal action may be taken if you cause a nuisance or if you create "dark smoke". Dark smoke is regarded as particularly serious because it usually indicates that the material being burnt is giving rise to highly toxic pollution. To prevent this occurring we would advise you never to burn anything on site other than vegetation and woody materials. Burning materials such as tyres, oil, plastics, any treated woods (including window frames) or chipboard may give rise to dark smoke and will certainly allow considerable amount of toxic chemicals into the air.

DUST

Problems caused by dust may sometimes be controlled through your planning permission but the more often these issues will be dealt with by the Environmental Health department, as they arise.

If you intend to use a concrete crusher or screener on site, you must ensure that you have an Environmental Protection Act authorisation for your crusher. If you intend to hire in a crusher and operator, then you must ensure that the hired-in crusher is authorised. The Environmental Health Department must be notified before a crusher is operated on the site.

If you intend to store or move aggregate/dusty materials or waste on the site,

- keep the materials well damped down (to prevent "wind whipping"),
- try to keep the materials as far away from residential or business properties bearing in mind the direction of the prevalent winds and
- use screens whenever necessary.

ASBESTOS

Where demolition of existing buildings and structures are to take place, the site should be assessed for any asbestos materials prior to any work taking place. Any asbestos must be removed and disposed of in accordance with the Asbestos at Work Regulations and approved code of practice. The Council will expect the developer to ensure that suitably licensed and experienced contractors are used for the removal of asbestos and that the safety of the public and the environment will be ensured.

Plus please note that ALL demolition work must be notified to the Health and Safety Executive (HSE) in accordance with the Construction Design and Management Regulations 1994. Contact details for the HSE is at the end of this guide

Contaminated Land

The site you propose to develop may have been contaminated by a previous use and this may, if not remediated, have an effect on the end users/occupiers of the site, as well as those around the site. This may have been identified through previous planning applications and it would be helpful to check the planning history.

If it is suspected or known that the land to be developed may have been contaminated in any way, you will be expected to provide information regarding the nature of the contamination and how you will remediate the problem, prior to work commencing on site. The onus is on the developer to gain a report from a competent professional which provides full and frank information to the Council on the problem, in particular on the following: -

- * site history including maps and all previous uses of the site, what chemicals/pollutants may have been used and what part of the site they may have been used on
- * information regarding the site now, whether it is covered in concrete, grass or gravel, whether there are any structures above ground or below
- * Any evidence of contamination now e.g. oil stains, dead plants etc.
- * provide information on the health and safety precautions to be taken for any field investigators/site works
- * provide information on what surrounds the site and therefore may be affected by the contamination e.g. nearby properties, ground or surface waters, local SSSI's etc
- * Finally the report must specify the proposed remediation works (if any) and the proposed end use of the land to be developed, layout including position of hard standing and grassed areas and any underground services or structures

Once the Council has this report, it may require that further "intrusive" investigations are carried out. This normally involves taking a number of water or soil samples and analysing them for the presence of contamination, however more guidance will be given at that time.

Controlling the Impact of Transport or Industry on the Future Occupants of Your Development

Your development may be close to an existing road, railway or industrial site. This may mean that the new occupants of your building may be exposed to noise or other emissions.

In the first instance you should check the conditions of planning permission for the use of development of the site. These may require you to undertake surveys and corrective or remedial measures where the potential impact could adversely affect new occupants or adjoining residents or uses.

In general the Council's Planning Department will work in close liaison with Environmental Health to ensure suitable conditions are placed on your planning consent. Examples of what may be expected of you during the development may be the construction of noise barriers, secondary double glazing or acoustic ventilation systems. Alternatively, the development may be planned to site the least sensitive parts closest to the transport or industry.

Transport noise is usually the most common form of intrusion, which may affect your occupants. To help Planning Officers deal with planning applications for residential development exposed to transport noise, they use a Government guide called PPG24: Planning and Noise. The guidance offered covers the issues, which will be taken into account when determining planning applications both for noise-sensitive developments and for those activities which will generate noise. It also advised on the use of conditions to minimise the impact of noise.

PPG24 also contains criteria which can be used to assess the impact of transport noise on a new development. The guide gives the predicted noise exposure a category letter from A to D.

What this means is that for an application site in Noise Exposure Category (NEC) A, noise is unlikely to be an important planning factor. At the other end of the scale an NEC of D will normally mean that the noise is so bad that planning permission will normally be refused. NEC's of B and C deal with intermediate situations where noise mitigation measures may make the development acceptable.

At the present time the Council uses PPG24 to assess whether a proposal is acceptable in noise terms or whether conditions may need to be

imposed on a planning permission. In addition to this, the standards of the World Health Organisation are also used.

Currently, Environmental Health recommends to the Planning Officers whether the noise impact on a development is acceptable and whether conditions to require noise control measure may be appropriate. The recommendation is based on noise criteria for different transport types developed on past experience and good practice. In the worst case noise situation, refusal of permission may be recommended. It is more likely that we will recommend that conditions should be placed on the permission to control the noise impact. For more information on the criteria currently used, please contact Environmental Health.

Further advice and information

Should you require further information about environmental controls or controlling nuisance during development or about protecting your development from existing noise sources please contact:

Environmental Protection (part of Environmental Health) on:
Tel: 01730 234326
Fax: 01730 234330
E-mail: ehealth@easthants.gov.uk

Or

Direct to Tricia Hughes in Environmental Health on:
Tel: 01730 2342326
Fax_ 01730 234330
E-mail: patricia_hughes@easthants.gov.uk

If you have an enquiry relating to your planning permission please contact Planning Services on
Tel: 01730 234246 or 01730 234248
Fax: 01730 234348
E-mail: ian_ellis@easthants.gov.uk

If you have an enquiry relating to building control issues, please contact Building Control on:
Tel: 01730 234207
Fax: 01730 234210
E-mail: keith_seeley@easthants.gov.uk

If you wish to notify the Health and Safety Executive of demolition to take place, please contact them on: -
Tel: 01256 404000

Notes

ENVIRONMENTAL HEALTH SERVICES

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feedback

Environmental Health are always striving to improve the service that we offer to you and as a result we would welcome your comments and views regarding this leaflet and more generally, the service we provide.

Please let us know your comments, whether good or bad. If we don't know how we are performing, we cannot make any changes or improvements!

	Yes	No	Not Really
1 Did you find the booklet helpful?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
2 Would you like more information on this subject?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
3 When you contacted Environment Health, did you find the staff friendly and knowledgeable?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
4 Would you like this information in another format e.g. large print/on tape/ in another language?	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If so, please state below which format you would like the information in

5 Generally, please let us know below any comments you may have on the service, particularly how it may be improved

Thank you very much. If you have asked for more information, information in another format or would like us to contact you regarding your comments, please do fill in your details below

Name

Address

Telephone number

E-mail

cut along this line

BUILD

BUSINESS REPLY SERVICE
LICENCE No. SCE 12702

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