

Dear Tina,

Planning Application: APP/25/00950

Description: Proposed new 3m high screening to existing 2no new jet wash bays (previously approved by APP/24/00502) with lights fixed to screen; and lances above to support hoses. Associated landscaping.

Site Address: Petrol Filling Station, 97 Park Lane, Bedhampton, Havant, PO9 3HQ

Thank you for consulting Environmental Health (pollution) regarding the above application.

Noise

Having reviewed the document entitled 'Park Lane Service Station, Bedhampton Car Wash Noise Impact Assessment Ref: 24019-R01E-SW' (dated 27/10/2025) [prepared by dBx Acoustics] I am satisfied that the report has considered appropriate guidance and the methodology is compliant, the resultant predicted noise levels at the identified receptors are expected to be reliable.

It is recommended that sound validation testing is carried out within 3 months of permission being granted to confirm that predicted noise levels at the receptor (or representative location) are achieved.

Light

The following documents have been reviewed:

- Bever Innovations 'CProject Ltd - Park Lane service Station EV - EXTERNAL - V2 - ISC20251023' (dated 31st October 2025)
- Bever Innovations 'Area Illumination CubiQ Wall Mount' [data sheet]

I am satisfied that the Bever Lighting report demonstrates that the proposed lighting should not result in glare or light spill to residential premises.

A condition is recommended for the development to comply with the lighting report.

Recommended conditions

Jet Wash Installation and Noise Control

1. No more than two (2) jet wash units shall be installed on the site at any time.
2. The jet wash plant installed on site shall not exceed a sound power level of 90 dB L_WA (approximately 90 dBA) during operation.
3. All jet wash equipment shall be maintained in accordance with the manufacturer's instructions for the lifetime of the development to ensure continued compliance with the above noise limit.
4. Prior to the commencement of use, an acoustic screen shall be installed in accordance with the approved Noise Impact Assessment (Report Ref: 24019-R01E-SW, dated 27/10/2025). The screen shall:
 - Be a minimum of 3.0 metres in height;
 - Have a minimum mass of 10 kg/m²;
 - Be retained and maintained in good condition for the lifetime of the development.

Reason: to protect residential amenity

Post-Installation Noise Validation

Within three months of the jet wash installation becoming operational, a BS 4142:2014 noise assessment shall be undertaken by a suitably qualified acoustic consultant to validate that the noise rating level from all operational noise sources associated with the jet wash bays (including but not limited to the jet wash plant, water cascading onto vehicles, and any ancillary equipment) does not exceed the following predicted levels at the identified receptors:

- 95 Park Lane: 49dB between 08:00hrs - 11:00hrs, 52dB between 11:00hrs - 19:00hrs, 49dB between 19:00hrs - 22:00hrs
- 116-118 Park Lane: 46dB between 08:00hrs - 11:00hrs, 49dB between 11:00hrs - 19:00hrs, 46dB between 19:00hrs - 22:00hrs

The assessment shall:

- Be carried out under representative operating conditions (both bays in use, typical wash cycles).
- Include measurement and calculation in accordance with BS 4142:2014.
- Be submitted to and approved in writing by the Local Planning Authority.

If the assessment identifies non-compliance, additional mitigation measures shall be implemented within one month of notification and retained thereafter.

Reason: to protect residential amenity

Compliance with Lighting Assessment

The external lighting for the development shall be installed, operated, and maintained in full accordance with the details and specifications set out in the submitted Lighting Assessment prepared by CProject Ltd (Park Lane Service Station EV – External – V2, dated 31/10/2025). No alterations to the approved lighting design, including luminaire type, positioning, orientation, and control settings, shall take place without the prior written approval of the Local Planning Authority. The lighting shall be designed and managed to ensure that light spill and glare are minimized and that illuminance levels do not exceed those demonstrated in the approved assessment.

Reason: to protect the amenity of nearby residential properties

Informative Note

The granting of this planning permission does not in any way indemnify against statutory nuisance action being taken should substantiated complaints within the remit of the Environmental Protection Act, 1990 be received.

Kind regards,

Craig Milligan

Environmental Health Officer