Planning Application Reference: APP/25/00639

Description: Erection of 90 dwellings with associated landscaping, parking and improved access.

Location: Proposed Development site (former Electricity Board site), Bartons Road,, Havant

The Cass Allen document entitled 'Noise Assessment | Bartons Road, Havant | Report reference: RP01-24394-R4' (dated 18th March 2026) has been reviewed.

I am satisfied that the report has considered appropriate guidance and that the methodologies and findings are reliable.

The report demonstrates that WHO and BS8233 target internal noise levels can be achieved in all dwellings subject to appropriate noise mitigation measures, and that target external noise can be achieved in most external amenity areas.

The report concludes that SOAEL shall be avoided with respect to commercial noise impact.

Given the findings of the report, Environmental Health is satisfied that permission should not be refused on noise grounds.

Should permission be granted, the following conditions are recommended.

Construction Environmental Management Plan

No development (including demolition) shall take place until a Construction Environmental Management Plan (CEMP) has been submitted to, and approved in writing by, the Local Planning Authority. The approved CEMP shall be adhered to throughout the construction period.

The CEMP shall include, but not be limited to, the following:

a) Development contacts, roles and responsibilities
b) An indicative programme for carrying out the works
c) Parking of vehicles of site operatives and visitors
d) A public communication strategy, including a complaints procedure
e) Loading and unloading of plant and materials
f) Storage of plant and materials used in constructing the development

g) Security hoarding, including decorative displays where appropriate
h) Wheel-washing facilities
i) Measures to control dust and dirt emissions during construction
j) Measures to control noise and vibration during construction
k) A scheme for recycling and disposing of construction/demolition waste
l) Construction working hours, which shall restrict all construction activities (including deliveries and the movement of construction vehicles) to: 08:00-18:00 Monday to Friday, 08:00-13:00 on Saturdays, with no construction activities on Sundays or Public Holidays

Notes:

The noise control element of the CEMP shall demonstrate that Best Practicable Means shall be implemented, guidance can be found in BS5228-1:2009 and the CIEH document 'London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, 2016'.

The dust-control element of the CEMP shall include a site-specific Dust Management Plan prepared in accordance with the IAQM Guidance on the Assessment of Dust from Demolition and Construction (2024).

Reason: To protect the amenity of residents living in the vicinity of the site.

External Lighting

No external lighting shall be installed until details have been submitted to and approved in writing by the Local Planning Authority, prior to the commencement of the development. This submission shall include a layout plan with beam orientation and a schedule of light equipment proposed (luminaire type; mounting height; aiming angles and luminaire profiles). The approved scheme shall be installed, maintained, and operated in accordance with the approved details unless the Local Planning Authority gives its written consent to the variation.

External lighting shall be designed and installed in accordance with ILP Guidance Note 1 for the reduction of obtrusive light, 2021.

Reason: To protect residents from light pollution

Noise levels

Prior to above-ground works, details of a scheme for protecting the proposed dwellings from external noise shall be submitted and approved in writing by the Local Planning Authority. Such a scheme shall ensure that upon completion of the development, the following noise criteria (as recommended in BS8233:2014 and WHO guidance) shall be met:

i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30dB(A)

ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35dB(A)

iii. LAmax,F noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms

iv. External amenity areas will achieve noise levels consistent with the guideline values set out in BS 8233:2014

v. Where boosted mechanical extract ventilation is necessary to assist with the control of overheating , noise from these systems while operational shall not normally exceed NR25 within bedrooms and NR30 within living rooms (the NR curves are described within Annex B of BS 8233:2014).

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied. The assessment shall include representative sampling from a minimum of 5 dwellings exposed to the highest road traffic and commercial noise levels. This assessment shall be conducted with the approved ventilation strategy operating (e.g., trickle vents in the open position, or mechanical ventilation systems running). Such noise protection measures shall thereafter be maintained and operated in accordance with the approved scheme.

Reason: To protect the amenity of future residents

Noise from building services plant

The combined noise rating level (LAr,Tr) of plant and equipment shall not exceed 48dB LAeq, 1hr/ between the hours of 07.00hrs – 23.00 hrs and 37dB LAeq, 15 mins between

the hours of 23.00hrs and 07.00hrs when measured in ‘free-field’ conditions at any height above ground and 1.0 m from the nearest noise sensitive property façade.

A noise validation report demonstrating compliance with these noise criteria shall be submitted to and approved by the Local Planning Authority before any dwelling is occupied.

Reason: To protect the amenity of residents

Acoustic barriers

Acoustic barriers and fencing shall be installed in accordance with Appendix 6 of the Cass Allen Noise Assessment Report reference: RP01-24394-R4' (dated 18th March 2026).

Prior to their installation, details of the proposed acoustic barriers and close boarded fencing shall be submitted for the written approval of the Local Planning Authority. This shall include the materials, specification, dimensions and mass of the barriers and fencing, and elevation details at a scale of 1.50, 1.100 or as appropriate. The development shall then be carried out in strict accordance with the approved details, and the barriers and fence shall be maintained and retained at all times in perpetuity.

Reason: to protect the amenity of future occupiers

Informative Note

Building Control should be made aware that a closed window strategy is relied upon throughout the site to ensure that guideline internal noise levels are achieved, this should be considered regarding provision of purge ventilation for the purpose of controlling overheating.

Kind regards,

Craig Milligan

Environmental Health Officer