

Planning Application Reference: APP/26/00367

Description: Construction of MOT Testing Centre with Proposed B2 Use.

Location: Hayling Yacht Company, Mill Rythe Lane, Hayling Island, PO11 0QQ

Environmental Health (pollution) has no objection in principle to the above proposals. However, please see the following comments regarding noise.

The Impact Acoustics document entitled 'ENVIRONMENTAL NOISE IMPACT ASSESSMENT | PADEL TENNIS COURTS & MOT BAY | ref: IMP8102' (dated May 2026) has been reviewed.

I am satisfied that the report considers appropriate guidance and that the methodology is broadly reliable.

However, it appears that the assessment of noise from the MOT bay has only considered break-out noise with the doors closed. It is expected that doors will need to be open during emissions testing and to provide vehicle access and egress. There is a reasonable likelihood that doors will be open continuously during opening hours.

Furthermore, it is noted that the application description includes an MOT bay and proposed B2 use, however the noise impact assessment only considers noise sources from MOT operations.

The above omissions introduce risk that noise impacts at the nearest dwelling may be underestimated.

It is therefore recommended that the applicant be required to provide further information assessing noise from the MOT bay with doors open, or to identify where this has been assessed in the Impact Acoustics report.

Conditioning doors to be closed does not seem feasible due to health and safety concerns. However, such a condition could be considered with sufficient justification from the applicant.

Further information regarding activities associated with the proposed B2 uses should also be provided and included in the noise assessment to allow for informed comments and appropriate conditions.

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,
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