Planning Application Reference: APP/26/00361
Description: Erection of a building with associated parking, yard and landscaping.
Location: Plot 4 Dunsbury Park, Fitzwygram Way, Havant, PO9 4EE

Environmental Health Pollution has no objection to the above proposals, subject to conditioning of the following matters.
Comments regarding Air Quality and Contaminated Land shall be submitted separately.

External Lighting
The Ramboll document entitled 'Dunsbury Park, Havant, Portsmouth – Plot 4 Building 400 LIGHTING ENVIRONMENTAL IMPACT ASSESSMENT | Project No. 620018183' (dated 24/04/2026) has been reviewed. I am satisfied that the report has considered relevant guidance and that the proposed concept lighting design indicates compliance with ILP guidance note GN01 'The reduction of obtrusive light, 2021', whereby adverse light impacts to residential premises and unacceptable light pollution to the dark night sky should be avoided. Ecological considerations are not within the remit of this department.
A condition is recommended requiring submission of final external lighting details.

Noise
The Stantec document entitled 'Noise Impact Assessment | Dunsbury Park Plot 400 | ref:333701960-STN-XX-XX-RP-AC-0003-S2-P02' (dated 08 May 2026) has been reviewed.
The report considers potential noise generated by the construction of the development, increase in traffic flow to the local road network resulting from the development, combined industrial noise impacts (arising from external plant, internal industrial processes, HGV movements and loading) to existing sensitive receptors, and combined industrial noise impacts to proposed sensitive receptors - offices.
I am satisfied that the report, methodology and findings are acceptable for planning purposes.
The report concludes that construction noise is expected to fall below significant effect levels at the nearest sensitive receptors due to separation distance. The report does not specifically consider or assess short duration impulsive noise sources such as percussive piling.
However, it does commit to implementing best practice measures to control noise and advises that a CEMP shall be submitted. It is therefore anticipated that central auger piling or driven piling methods shall be implemented where possible and noise mitigation implemented (such as rubber dollies) in the event that percussive piling is necessary.
Noise impacts resulting from traffic flow generated by the development are expected to be negligible.
The combined industrial noise generated by the development is not expected to exceed background noise levels at the nearest existing receptors.
Proposed offices are to be provided with alternative means of ventilation to prevent the need for opening windows, as such adverse impacts to internal noise levels in offices are determined to be avoided.

The following conditions are recommended, should permission be granted.

Construction Environmental Management Plan (CEMP)
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) A programme for carrying out the works, including details of the duration and phasing of key noise-generating activities
c) Parking of vehicles of site operatives and visitors
d) A public communication strategy, including a complaints procedure and response protocol
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, including a site-specific Dust Management Plan
j) Measures to control noise and vibration during construction, including details of plant, equipment, working methods and mitigation for high-impact activities such as piling
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 and vibration 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. The submitted details shall include:

- a layout plan showing the location and beam orientation of all external lighting,
- a schedule of lighting equipment, including luminaire type, mounting height, aiming angles and luminaire profiles, and
- details of predicted lighting levels, including horizontal and vertical illuminance (lux) contours at the site boundary and at the nearest light-sensitive receptors.

The lighting scheme shall demonstrate compliance with the Institution of Lighting Professionals (ILP) Guidance Note 01/21 *'The Reduction of Obtrusive Light'*, appropriate to Environmental Zone E3, such that there is no unacceptable light intrusion, glare or sky glow affecting nearby receptors.

The approved scheme shall be installed prior to first use of the development and shall thereafter be maintained and operated in accordance with the approved details unless otherwise agreed in writing by the Local Planning Authority.

Reason: To protect residential amenity from light pollution.

Industrial noise rating limit
The cumulative rating level (LAr,Tr) of noise emitted from all plant, equipment and operations associated with the development shall not exceed the typical background level derived in the Stantec Noise Impact Assessment reference: 333701960-STN-XX-XX-RP-AC-0003-S2-P02 measured at the nearest noise-sensitive receptor, or at an agreed representative location, when assessed in accordance with BS 4142:2014+A1:2019.
That is, 47dB LAr, 1hr between 07:00hrs - 23:00hrs and 39dB LAr,15mins between 23:00hrs - 07:00hrs.

Measurements or calculations shall be undertaken in free-field conditions at the boundary of the nearest noise-sensitive receptor or an agreed representative location with any appropriate noise characteristic penalties applied.

Reason: to protect residential amenity

Detailed BS4142 Assessment (External Plant and Operations)
Prior to the installation of any fixed plant, machinery, or equipment, or the commencement of operational use of the development, a further detailed noise assessment shall be submitted to and approved in writing by the Local Planning Authority. The assessment shall be undertaken in accordance with BS 4142:2014+A1:2019 and shall consider the cumulative impact of all proposed plant, equipment, and operational activities associated with the development.

The assessment shall demonstrate that the cumulative rating level (LAr,Tr) of noise emitted from the development will not exceed the representative background sound level at the nearest noise-sensitive receptor, or at an agreed representative location. Where necessary, details of mitigation measures to achieve compliance shall be provided and implemented in full prior to first use of the development and thereafter retained.

Reason: to protect residential amenity.

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,
Civic Centre Road, Havant, PO9 2AX

Havan

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