

Planning Application Reference: APP/26/00324

Description: Outline planning application, with all matters reserved except for means of vehicular access to the public highway and associated highway improvements, for: the demolition of existing buildings; the erection of new residential dwellings (C3); a Local Centre (comprising local retail (E(a)), financial and professional services (E(c)(i), E(c)(ii), E(c)(iii)), restaurants, cafés, and drinking establishments (E(b) and Sui Generis), hot food takeaways (Sui Generis), medical services (E(e)), offices (E(g)(i)) and community facilities ((E(d)), E(f), F2(b), F2(c))); a Primary School (F1(a)); early years provision (E(f)); informal and formal public open space including community park; community food-growing space; Active Travel routes; drainage infrastructure; utilities infrastructure; and all other associated and necessary infrastructure. Accompanied by an Environmental Statement.

Location: Land to the east of Denvilles, known as Southleigh, Havant

The following comments relate to considerations for potential impacts to residential amenity. Comments regarding air quality and contaminated land shall be submitted separately.

Environmental Health (pollution) has no objection in principle, subject to conditioning of the following matters.

Construction

The White Peak Planning document entitled 'Framework Construction Environmental Management Plan | Southleigh, Havant Bloor Homes | ref: 2023.003' (dated November 2025) has been reviewed.

The proposed framework CEMP is acceptable, and it is noted that dust control measures listed comply with IAQM guidance 'Assessment of dust from demolition and construction'.

A condition is recommended requiring submission of a detailed CEMP for approval, which should be based on the framework CEMP and incorporate the noise control measures detailed in 'ES Appendix 6.4 | Report 2856.AP.04.01 // Construction Noise and Vibration'.

The detailed CEMP should also include details of provision of acoustic screening for static and semi-static plant where necessary and practicable.

External Lighting

No details have been submitted regarding External Lighting. It is anticipated that these details shall be submitted for approval at detailed design stage, with a subsequent reserved matters application.

A condition securing submission of external lighting details is recommended.

Noise

The following Suono documents have been reviewed 'Environmental Statement Chapter 6 – Noise', 'ES Appendix 6.2 | Report 2856.AP.02.01 // Baseline Noise Survey', 'ES Appendix 6.4 | Report 2856.AP.04.01 // Construction Noise and Vibration', and 'ES Appendix 6.3 | Report 2856.AP.03.02 // Site Suitability Noise Assessment'.

The reports, methodology and findings are considered to be reliable. Dominant noise sources impacting the development site are predominantly road traffic noise from the local road network with the A27 and Southleigh Road being more dominant sources. Noise from the railway line to the south of the proposed development site has also been considered.

The report concludes that a suitable level of amenity can be achieved at the proposed dwellings subject to good acoustic design and appropriate sound insulation are agreeable.

A buffer zone between dwellings and the A27 is proposed resulting in dwellings adjacent to Southleigh Road expected to be exposed to the highest level of traffic noise surveyed.

It is agreed that noise from construction should be controllable to level of 'not significant' with implementation of best practicable means.

External plant serving premise on the development is unknown at this point however it is agreed that noise can be controlled via condition.

Should permission be granted, the following conditions are recommended.

Construction Environmental Management Plan (CEMP)

No development (including demolition) shall take place until a Construction Environmental Management Plan has been submitted to, and approved in writing by, the local planning authority. Thereafter all works shall be carried out in accordance with the approved Statement throughout the construction period. The Statement shall provide for:

- Development contacts, roles and responsibilities
- An indicative programme for carrying out of the works
- the parking of vehicles of site operatives and visitors
- a public communication strategy, including a complaints procedure
- loading and unloading of plant and materials
- storage of plant and materials used in constructing the development
- the erection and maintenance of security hoarding including decorative displays and facilities for public viewing, where appropriate
- wheel washing facilities
- details of construction and boundary lighting
- measures to control the emission of dust and dirt during construction, including provision of dust monitoring
- measures to control noise and vibration during construction (including an itinerary of plant and equipment, and details of acoustic screens or barriers), including arrangement for noise monitoring
- a scheme for recycling/disposing of waste resulting from demolition and construction works

Notes

- The CEMP should include that no burning of waste materials shall take place on site.
- The dust control element of the CEMP should include a site-specific dust management plan resulting from a risk assessment as detailed in IAQM document '*Guidance on the assessment of dust from demolition and construction, 2024*'
- The noise control element of the CEMP should demonstrate that noise control measures achieve Best Practicable Means. Guidance can be found in

BS5228:2009 and CIEH guidance 'London Good Practice Guide: Noise & Vibration Control for Demolition and Construction, 2016'.

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

Construction Hours

Construction of the development including site traffic and deliveries shall only be carried out between 8:00 am and 6:00 pm Mondays to Fridays and 8:00 am and 1:00 pm on Saturdays and at no time on Sundays and Public Holidays

Reason: To ensure that the amenities of the area are not detrimentally affected by the construction of the site outside reasonable working times

External Lighting

No external lighting shall be installed in each phase of the development until details have been submitted to and approved in writing by the Local Planning Authority. 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 assessment - road traffic affecting proposed development

Pursuant to submission of detailed design at reserved matters stage and prior to commencement of works above ground level for each phase of the approved development, a noise impact assessment report shall be submitted to the Local Planning Authority for approval.

The assessment shall be undertaken by a suitably qualified acoustic consultant and shall include a full ProPg Stage 2 Assessment evaluating the 4 elements detailed in the guidance (Good Acoustic Design Process, Internal Noise Level Guidelines, External Amenity Area Noise Assessment, and Assessment of Other Relevant Issues) to demonstrate that the optimum acoustic outcome is achieved by the design of the development.

The assessment shall demonstrate that all dwellings shall achieve the following guideline noise criteria as detailed in BS8233:2014 and WHO guidelines for community noise:

- 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. $L_{Amax,F}$ noise levels shall not exceed 45 dBA more than 10 times between 23.00 – 07.00 hours inside bedrooms
- iv. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55dB(A)

**** $L_{Amax,F}$ must be demonstrated using logging intervals of appropriate duration to capture short term noise events****

Any noise mitigation measures identified to achieve compliance with the above criteria shall be installed prior to occupation and shall be maintained and retained thereafter.

Reason: to protect the amenity of future occupiers of the approved dwellings.

Post completion noise validation testing

Prior to occupation of any dwelling, a noise validation report shall be submitted to the Local Planning Authority for approval. The report shall be undertaken by a suitably qualified acoustic consultant and shall comprise sound testing of representative samples of dwellings where differing noise mitigation schemes have been implemented across the site. The validation assessment shall include representative dwellings for each distinct acoustic mitigation strategy identified within the approved noise assessment(s), including where different glazing, ventilation, façade construction,

garden screening, dwelling orientation, or other noise mitigation measures have been employed.

Noise testing shall be undertaken with the background ventilation strategy operating (e.g. trickle vents in the open position and/or mechanical ventilation running). The report shall demonstrate compliance with the following criteria:

- i. all bedrooms shall achieve an 8-hour LAeq (23:00 to 07:00) of 30 dB(A)
- ii. all living rooms and bedrooms shall achieve a 16-hour LAeq (07:00 to 23:00) of 35 dB(A)
- iii. LAmax,F noise levels shall not exceed 45 dB(A) more than 10 times between 23:00 and 07:00 hours inside bedrooms
- iv. all private amenity spaces shall achieve a 16-hour LAeq (07:00 to 23:00) of 55 dB(A)

****LAmax,F must be demonstrated using logging intervals of appropriate duration to capture short-term noise events.****

Where the validation report identifies any exceedance of the approved criteria, details of additional mitigation measures and a timetable for implementation shall be submitted to and approved in writing by the Local Planning Authority. The approved mitigation measures shall be implemented prior to occupation of the affected dwelling(s) and retained thereafter.

Reason: To protect the amenity of future occupiers of the approved dwellings.

External Plant

Prior to the installation of any external plant at the approved development site, details of any external plant and equipment shall be submitted to the Local Planning Authority for approval. The submitted details shall include sound data for all plant and a Noise Impact Assessment (NIA). The NIA shall be undertaken by a suitably qualified acoustic consultant and shall consider relevant guidance including, but not limited to, BS4142:2014+A1:2019, BS8233:2014, ProPg 2017, and WHO guidelines for community noise. The assessment shall include calculations of internal noise levels at dwellings that may be impacted by plant noise.

The assessment shall demonstrate that the cumulative rating level of noise from plant does not exceed a level of 5dB below the representative typical background noise level at the nearest sensitive receptor when measured or calculated in accordance with BS4142:2014+A1:2019.

The report shall include recommendations for any appropriate noise mitigation measures necessary to achieve the above criteria. The approved noise mitigation

measures shall be installed prior to operation of plant where sound attenuation is required and shall be retained and maintained thereafter.

Reason: to protect the amenity of future residents.

Control of noise and odour from commercial kitchen extraction systems

No commercial kitchen extraction or ventilation system shall be installed within any phase of the development until details of the external appearance, noise emissions, odour control measures and associated equipment have been submitted to and approved in writing by the Local Planning Authority.

The submitted details shall include an assessment of noise and odour impacts undertaken by a suitably qualified person and shall demonstrate that the extraction system and any associated odour control measures comply with the EMAQ guidance document "*Control of Odour and Noise from Commercial Kitchen Exhaust Systems*" (2022).

Any plant, machinery, ducting, extraction equipment, filtration systems and associated structures required for ventilation, extraction or odour abatement purposes shall be installed, operated and maintained in accordance with the approved details and retained thereafter.

Reason: To protect the residential amenities of nearby residents

Kind regards,

Craig Milligan

Environmental Health Officer

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



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