

Addendum: Noise Mitigation and Management Plan

102 Bedhampton Road Bedhampton Hampshire PO9 3EZ

Change of use from residential property (Use Class C3) to day nursery (Use Class E(f)), and change of access via a new dropped kerb.

1. Introduction

1.1. On April 27th, an application was submitted to Havant Borough Council for the conversion of 102 Bedhampton Road from a dwellinghouse (Use Class C3), to a Day Nursery (Use Class E).

1.2. Environmental Health have raised concerns relating to the noise they predict will be generated by children playing in the garden. As such they have recommended that planning permission should only be granted on the condition that the nursery is not to use the rear garden as part of their operations.

1.3. The applicant disagrees about the necessity of such a planning condition to mitigate the noise concerns raised by Environmental Health. The applicant is of the view that an effective and proven noise management plan, combined with various physical sound barriers should provide adequate mitigation towards the noise concerns raised by the Environmental Health Officer.

2. The Development Proposed

2.1. This planning application seeks to convert 102 Bedhampton Road to a Day Nursery.

2.2. The proposal also includes alterations to the access of the property. However, these are a matter for highways rather than environmental protection, and therefore will not be discussed within this addendum.

3. Executive Summary

3.1. This addendum will cover the following:

- An explanation of the context of the surrounding area, and why a nursery is suitable for this context.
- An analysis of how each adjacent property is likely to be impacted by the proposal, and an explanation of how these effects will be minimized, if necessary.
- An explanation of the physical noise barriers to be implemented within the garden.
- A noise/garden management scheme, which will be implemented in the property. This scheme has been proven effective in other nurseries run by Girls & Boys Nurseries in Havant.
- Information regarding the demand for childcare places within the Girls & Boys company.
- Alternative Solutions which the applicant is willing to accept.

4. Context of the surrounding area.

4.1. 102 Bedhampton Road is located on a B road, with traffic regularly going through it, and noise generating properties which surround it. These uses were highlighted in the document titled "Agent Response to Environmental Health Comments" (16/6/2026).

4.2. Environmental Health State that "The existing noise sources in the area identified in the letter are not comparable to noise generated by use of the external area for children playing."

4.3. This assertion appears questionable, as one of the surrounding properties pointed out by the agent is Bidbury Junior School. The primary noise generated by a junior school is likely to be the sound of children playing.

4.4. The nursery will operate during hours in which most of the people within the surrounding residential properties will either be at school or work. As noted by the environmental health officer, some people will still reside in their property throughout the operating hours of the nursery, such as those who are retired, and those who work from home.

4.5. The assumption that those who are retired or work from home will face a significant challenge to their residential amenity is questionable, as during the consultation process for this application, nobody within this category put forward a formal or informal objection to the application. Therefore, there is a lack of qualitative evidence that the noise generated by children playing in the garden would cause an unacceptable level of noise nuisance.

4.6. Additionally, the further noise mitigation measures which this document will cover in sections 6 and 7, should further reduce any potential disturbance that could be experienced by those who would ordinarily be in their homes during the nursery's operational hours.

5. Properties adjacent to 102 Bedhampton Road.

5.1. In total, there are three properties which border the rear garden of 102 Bedhampton Road.

5.2. Firstly, to the west of the property is the rear garden of 104 Bedhampton Road. As it is only the rear garden of this property which borders the garden of 102 Bedhampton road, the physical noise barriers, and management plan, should be sufficient to minimize the noise disturbance caused to this property to an acceptable degree.

5.3. Secondly, to the east of the property is a car park belonging to the neighbouring dentist. As this is a car park, not a residential property, noise mitigation measures are not necessary.

5.4. Thirdly, to the north of the property is 1a Lester Avenue. The applicant has already made contact with this property.

5.5. In a letter written by the occupants of 1a Lester Avenue, they are supportive of the application to turn the property into a nursery. A signed copy of this letter will be sent to the allocated planning officer for this case.

6. Physical sound barriers

6.1. To further help mitigate the noise impacts of children playing in the rear garden, the applicant proposes various physical structures and features to better absorb the soundwaves generated by children playing in the garden.

6.2. These features can be seen in the document titled "Garden Plan". A copy of this drawing will be sent to the allocated planning officer.

6.3. The noise barriers are proposed to be as follows:

6.4. Firstly, acoustic fencing along the perimeter of the garden. This is a thick fencing which is designed to absorb sound waves.

6.5. Secondly, the retention of hedging on the western border of the property. The bushy hedge will absorb and scatter the soundwaves. The hedge will reduce the noise hearable from 104 Bedhampton Road significantly.

6.6. Thirdly, the implementation of 2 vegetative buffer zones featuring plant species specifically selected for their acoustic absorption and noise attenuation properties. These plants may include Juniperus × pfitzeriana 'Old Gold', Cupressus macrocarpa 'Donard Gold', Thuja plicata 'Stoneham Gold', and other plants which are recommended by the RHS for planting within a noise garden. These plants will also have the additional benefits of making the garden more pleasant.

6.7. Fourthly, a storage cabin for the storage of toys and other play equipment. This cabin will also absorb some of the soundwaves generated by the children playing. It will also have the additional benefit of providing storage space for toys for the children to utilise during outdoor play. This cabin will be installed along the Northern elevation of the property, and help to further reduce the noise hearable from 1a Lester Avenue.

6.8. Fifthly, the rear garden will also feature a bike shed, and pram storage shed. These will further absorb sound waves, and minimize the noise levels experienced in the surrounding area.

6.9. In combination, these physical sound barriers will contribute significantly to the mitigation of noise generated by the children during outdoor play times.

7. Garden/Noise Management Plan

7.1. The initial objections by the Environmental Health department appear to be under the assumption that all 40 of the nursery's children will be in the garden simultaneously, and left to their own devices. In actuality, the children will be let out in age-appropriate groupings, and monitored by staff at all times when using the garden.

7.2. The following noise management plan is not a theoretical plan, but based upon the experience of the Girls & Boys nursery group operating various other nurseries within the Havant Borough, also in primarily residential areas.

7.3. In other nurseries operated by the Girls & Boys group, the nursery has successfully provided high quality childcare services, whilst maintaining positive relationships with neighbouring residents. This acts as evidence that effective management can significantly mitigate concerns relating to noise disturbance and amenity.

7.4. The following garden/noise management plan has been proven as effective in other nurseries within Havant run by the Girls & Boys nurseries group.

7.5. Outdoor play sessions would operate in three groups. Children aged under 2. Children aged between 2 and 3. And children aged between 3 and 4.

7.6. Outdoor play sessions for children under 2 are proposed to have a maximum of 6 children at a time, and last for 20 minutes per session.

7.7. The applicant is willing to change this so there are no more than three under-2s in the garden at any one time, should the council deem it necessary.

7.8. Outdoor play sessions for children aged between 2 and 3 are proposed to have a maximum of 10 children, and last 30-45 minutes per session.

7.9. The applicant is willing to change this so there are no more than five 2-3-year-olds in the garden at any one time, should the council deem it necessary.

7.10. Outdoor play sessions for children aged between 3 and 4 are proposed to have a maximum of 16 children, and last 60 and 90 minutes per session.

7.11. The applicant is willing to change this so there are no more than eight 3-4-year-olds in the garden at any one time, and sessions to last 45 minutes, should the council deem it necessary.

7.12. The garden will not be used for outdoor play activities during the following hours.

- Before 9am.
- Between 12pm and 1:30pm due to lunchtime.
- Between 4pm and 6pm whilst children are being collected.

7.13. As previously stated, not all outdoor play activities will occur in the property's rear garden. Girls & Boys Nurseries will often take the children in local greenspaces and play areas within the community. This is a practice they fully intend to continue with in this nursery as it provides valuable learning opportunities for the children, as well as reducing the amount of time spent in the nursery garden.

7.14. Removing the children from the nursery for play trips within the community further reduces the need for the use of the rear garden.

7.15. The applicant is willing to work with neighbours and the local planning authority to further mitigate noise concerns.

7.16. This garden/noise management scheme is not hypothetical, it has been proven to be an effective way to balance noise concerns with the children's ability to get their necessary exercise and play time at other nurseries operated by the Girls & Boys nursery group.

8. Local Demand for nursery places

8.1. Due to the high standard of childcare provided by the Girls & Boys Nursery group, the company often finds there are more children whose parents wish to send them to a Girls & Boys nursery than there are available placements.

8.2. The highest demand is for children aged under 2 and for children aged between 2 and 3.

8.3. Within other nurseries operated by Girls & Boys, the waiting lists are listed below. Please note this does not include waiting lists for other nurseries that operate within Havant.

- Sharps Copse. Six children aged between 2 and 3.
- Warren park. 5 children aged under 2. 7 children aged between 3 and 4.
- Warren Church. 2 children aged under 2. 4 children aged between 2 and 3. 1 child aged between 3 and 4.
- Park Lane. 5 children aged under 2. 3 children aged between 2 and 3.

8.4. It ought to be noted that the above numbers represent only the present waiting list. As Havant's population, and therefore the demand for nursery places, is set to rise, it can be expected that the number of children on a waiting list for a nursery place will go up in the future.

8.5. With recent government increases in childcare funding, the nursery group has found that many pregnant women now contact the nursery to secure a place for their child, before said child is even born. This further highlights the need for high quality nursery places.

8.6. Another important aspect of Girls & Boys, is their offer of an in-house speech specialist. Girls & Boys has noticed a growing demand for nurseries which are able to accommodate children with 'Special Educational Needs and Disabilities'. The in-house speech therapist can enable children with SEND to get the help they require much faster than they can on current NHS waiting lists.

9. Alternative solutions

9.1. The applicant firmly believes that the physical sound barriers and garden management plan mentioned within this addendum are sufficient for mitigating any concerns relating to noise and neighbouring amenity.

9.2. Should the LPA not agree that the proposed measures are sufficient to mitigate the noise levels to an acceptable degree, it is requested that evidence be provided as to why they have come to this conclusion.

9.3. If the LPA is still unable to agree to grant full planning permission for the proposal, the applicant is willing to agree to the following alternatives.

9.4. If the council deem it necessary, the applicant is willing to have a "Noise Impact Assessment" undergone by a professional acoustics consultant. It is requested that even in the event that the LPA is likely to refuse the application, the applicant still be able to send in such an assessment for purposes of completeness.

9.5. If necessary, the applicant is willing to be granted temporary planning permission for a period of approximately 12 months. This will allow the applicant the opportunity to prove that the nursery can be operated in a manner which does not have a significant negative impact on the neighbouring amenity.

9.6. Although the applicant is of the view that this nursery can operate with 40 children without having a significant impact on neighbouring amenity. The applicant is willing to reduce this number to 32 should the LPA deem it necessary.

9.7. As a last resort, the applicant is willing to accept a planning condition which states that the nursery is not allowed to use the outdoor area. In this event, the applicant will be able to ensure all outdoor play is located within the community.

10. Conclusion

10.1. The applicant respects the importance of ensuring neighbouring residential amenity is protected.

10.2. This addendum has included details of physical sound barriers proposed to be in the garden, the garden/noise management plan, demand for childcare places, and alternative solutions.

10.3. Girls & Boys is a highly reputable nursery group that operates throughout Havant. They have a proven track record of providing high quality childcare services, in a manner which does not negatively impact the surrounding neighbouring amenity.

10.4. It is therefore requested that planning permission be granted in full for application APP/26/00284.