

Planning Application reference: APP/26/00496

Description: Reserved matters application for (appearance, landscaping, layout and scale) for Phase 3A and 3B pursuant to outline planning permission APP/22/00172 for phased demolition of existing buildings and the erection of new flexible use employment floorspace (Use Classes E(g)(i)-(iii)/B2/B8) and ancillary uses (Use Classes E(b), E(d) and E(f)); and associated works. All matters reserved except Access.

Location: Langstone Technology Park, 2B Langstone Road, Havant, PO9 1SA

Environmental Health (pollution) has reviewed above application and supporting documents, and requests further information regarding the following matters.

Construction Environmental Management Plan

The Phlorum document entitled 'Construction Environmental Management Plan (CEMP) 14549 CEMP V1.3 | Land at Langstone Technology Park Phases 3A/3B' (dated June 2026) has been reviewed.

The proposed working hours are agreeable. However, details of measures to control dust and noise are brief and generic and do not robustly inform of measures specific to the site. The plan includes that operations such as concrete pouring and power floating may occur out of hours and lists brief measures of what may constitute BPM (BS4142:2014+2019 is referenced, this is presumably a typo as the relevant guidance is BS5228:2009). The lack of commitment to specific noise control measures may impede enforceability of noise control measures.

The plan pays little consideration to vibration, which is a requirement of the condition.

No complaints procedure, arrangements for public communication or commitment to implementing corrective actions if trigger levels are exceeded have been included.

It is recommended that the applicant be requested to provide a revised CEMP to include the following further information.

Dust

A risk assessment in accordance with IAQM 'Guidance on Assessment of dust from Demolition and Construction v2.2, 2024' and appropriate site-specific dust mitigation

measures in accordance with the guidance, including inspections, monitoring and record keeping.

Noise

Details of specific noise control measures in accordance with best practice guidance (BS5228-1:2009) to include construction plant and equipment, the use of acoustic barriers or screens around static plant, boundary hoarding.

If noise monitoring is to be carried out, submission of the specific methodology (source from BS5228-1) and monitoring station locations.

If assessment of potentially significant sources of noise and vibration is deemed appropriate, then submission of the assessment and enhanced noise mitigation measures.

Details of enhanced noise mitigation measures to minimise noise impacts to residents resulting from any out of hours works and noise propagation calculations to determine noise impact at receptors out of hours.

Vibration

Determination of potential vibration impacts and appropriate controls.

General

Inclusion of a complaints management procedure, arrangements for public communication or commitment to implementing corrective actions if trigger levels are exceeded.

Plant noise assessment

The Phlorum document entitled 'Plant Noise Assessment | Langstone Park Phases 3A/3B, Havant' (dated May 2026) has been reviewed.

I am satisfied that the assessment considers appropriate guidance, and it is noted that the findings conclude that the resultant noise rating level at receptors from the AC units assessed is predicted to be 14dB below background levels during the day and 1dB above background levels through the night. The report justifies a resultant low impact.

The findings are agreeable in principle. However, the report is outcome orientated and includes no calculations, noise modelling or sufficient information to allow for independent verification.

It is therefore recommended that Phlorum be requested to provide further information demonstrating how the predicted noise rating level at receptors was derived. The information should include sufficient information to allow for independent verification such as the distance to receptors from the noise sources, ground absorption, barrier or screening effects, or modelling input data.

External Lighting

The Watkins Payne document entitled 'Havant S.a.r.l. (Luxembourg) c/o XLB Property LTD | Planning Application for Development at Langstone Technology Park Phase 3A & Phase 3B, Havant | External Lighting Assessment | Project reference: 5880 | Issue 2' (dated May 2026) has been reviewed.

I am satisfied that the report considers relevant guidance including ILP GN01 'the reduction of obtrusive light, 2021'.

The determined E3 Environmental Zone is agreed, and I am satisfied that the proposed lighting design and luminaires minimise up spill, light spill and glare in accordance with criteria detailed in the ILP guidance for zone E3.

Drawing No. '5880 - WPL-XXX-100-DR-EL-54011 – External Lighting Layout' shows light contours, and I am satisfied that demonstrates compliance with vertical illuminance criteria. The luminaires are detailed to have no upward light output. Glare is not anticipated to impact receptors given the lux levels, separation distance and screening provided by trees

It is therefore recommended that any future permission granted is conditioned in accordance with the Watkins Payne External Lighting Assessment Project reference: 5880, Issue 2.

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,

Civic Centre Road, Havant, PO9 2AX