

Planning Application Reference: APP/24/01010

Description: Proposed employment development, with associated access, parking, yards and landscaping

Location: Interbridges Site, New Brighton Road, Emsworth

The Clarke Saunders Technical Advice Note reference: AS14674.260903.TN1.0 (dated 04/09/2026) has been reviewed.

I am satisfied that the submitted information addresses concerns raised regarding potential noise impacts to residents arising from the use of reversing alarms on site.

Environmental Protection has no objections based on noise grounds.

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. Thereafter all works shall be carried out in accordance with the approved CEMP throughout the construction period. The CEMP 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
- measures to control noise and vibration during construction (including an itinerary of plant and equipment, and details of acoustic screens or barriers)
- 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 implement Best Practicable Means to minimise noise. Guidance can be found in BS5228-1:2009+A1:2014 and CIEH guidance

document '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 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

The cumulative noise rating level arising from plant, equipment, and loading activities at the approved development site shall not exceed the measured background noise levels (LA90) detailed in the approved Clarke Saunders Noise Impact Assessment report reference: AS14674.260630.R1 (dated 24th July 2026) when measured or assessed in accordance with BS4142:2014+A1:2019 at the façade of any noise sensitive premises

Reason: To protect the amenity of nearby residents

Operating hours

No machinery shall be operated, no process shall be carried out and no deliveries accepted or despatched from the site outside the following times - between 07:00 and 19:00 Monday to Friday, 08:00 and 17:00 on Saturdays, and 09:00 and 13:00 on Sundays, Bank or Public Holidays.

Reason: To protect the amenity of nearby residents

Kind regards,

Craig Milligan
Environmental Health Officer