

Osmond, Gary

From: Pyke, Jon
Sent: 24 June 2022 10:40
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: F/22/93195 - Address: BROADWAY FARM, BROAD OAK, BOTLEY

Follow Up Flag: Follow up
Flag Status: Flagged

Description: Construction of a Warehouse for storage and distribution (Class B8) together with a parking apron for first response vehicles and ancillary works.

Dear Gary

Thank you for consulting Pollution Control for observations. These are as follows.

(1) Road traffic noise and vehicular emissions

We note dwellings located close to the carriageway near the entrance to the application site, including Poplar Cottage, Hawthorn Cottage, Springtime Cottage, Mallow Cottage, and Brook Cottages.

A334 Broad Oak carries 15,148 vehicles daily (average taken from 2019 and 2020 due to Covid disruption), of which 587 were heavy. The planned development (B8) will attract / induce 60 more vehicles on A334 Broad Oak. This is not significant to existing levels of noise and vehicular emissions alongside the road.

We note the NHS use for parking emergency response vehicles, but these will not be in operation or responding from the application site. Therefore, there will no noise from sirens.

Turning to the plant and equipment to be installed for the storage building, if properly designed to prevent excessive noise emission causing harm to operatives, as would ordinarily be the case for air condition system, and considering distance between the building and dwellings, it is reasonable to expect no net increase in noise received by dwellings. We recommend for example, locating the air conditioning plant and equipment inside the building and intake and outlet to the rear side (northern side). And installing noise and vibration control recommended by the equipment supplier / manufacturer. By doing so, we would not require a noise demonstration condition.

The applicant should however be aware of its obligations under the Environmental Protection Act 1990. Planning consent is not a defence against nuisance found.

We trust this is received as an appropriate and proportionate response to the application regarding operational emissions of noise and air pollution.

(2) Construction pollution

Site preparation works, soil stripping etc and handling and temporary storing materials onsite are often a source of windblown dust and must be controlled in dry weather especially. We do not anticipate adverse pollution impacts to dwellings considering the lightweight building planned and proper control of dusty materials if Best Practicable Means of pollution control are employed. An appropriate and proportionate Construction and Environmental Management Plan (CEMP) is required. This must commit the contractor to use Best Practicable Means of pollution control and carry out the works during ordinary daytime working hours (0800 to 1800 weekdays and 0800 to 1300 Saturdays, and on not on a Sunday or public holiday).

Colleague will contact you if there are contaminated land implications.

We trust this is clear and helpful. Let me know if you have a question.

Kind regards
Jon

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

-----Original Message-----

From: Neil Scott <neil.scott@eastleigh.gov.uk>

Sent: 22 June 2022 10:23

To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>

Subject: Process transferred to you.

Process PR202206-94886 has been assigned to you. Please click on the link below to view the record.

<https://staffhub.eastleigh.gov.uk/a2Q4J00000BBSKz>