

Osmond, Gary

From: Pyke, Jon
Sent: 02 May 2023 13:43
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: F/23/95122 - Address: Land at the Hanns Way Car Park, Eastleigh Town Centre, Land at Hanns Way Car Park, Eastleigh

Follow Up Flag: Follow up
Flag Status: Flagged

Description: Construction of 4No. two bedroom and 2No. one-bedroom apartments in a two and three storey block, with ancillary amenity space, landscaping, bin and cycle storage.

Hi Gary

Thank you for consulting Pollution Control on this application, which is a new design and seen to respond better to prevailing noise, vibration and odour impacts.

This is primarily achieved by reduced or single aspect layout of apartment dwellings over three storeys (ground, first and second). All the rooms except a kitchen, living and dining room combination face away from the commercial premises to east of the site. We see this as good design reducing potential adverse impacts and the likelihood of occupiers wanting to close windows as defence against these.

On the eastern side of the planned development, the odour intensity (from survey results we have seen in 2022 winter and summertime) is in a range of one unit to five units observed several times on different days. The solutions suggested by the applicant's expert are a Mechanical Heat Recovery System that intakes fresh from the western side of the building. Windows would not be sealed (except beside the electricity substation), and residents have a choice. So, for example, if at times odour was say one unit, this might be personally acceptable, and the resident may prefer to open the eastern side windows and turn off the mechanical system.

An assessment of air pollution from local roads indicates levels of nitrogen dioxide and fine particulate matter are approximately at 50% of limits (National Air Quality Objectives).

An assessment of noise from roads and premises (from survey results we have seen in 2022 winter and summertime) with the inclusion of fenestration sound insulation including glazing specification indicates that exterior noise can be reduced to an acceptable level indoors, in habitable rooms and the amenity space called a solarium which is glazed but can be opened if the occupier chooses to do so. Windows facing the electrical substation are shown to be fixed.

With the above, we see that agent of change impact to existing businesses are reduced because dwelling occupiers have the option to close windows and turn on mechanical ventilation from a location of less or no odour. Similarly for noise, the same measures can be effective. We consider an indoor noise limit in respect of non-anonymous noise is better at five decibels than is ordinarily used say for road traffic. But the additional sound insulation for this is feasible and can be worked out during design.

Therefore, in consideration of the above, the plans supported by odour, noise, vibration and air quality assessment indicate this could be a suitable use of land.

If the Local Planning Authority is minded to granted planning permission, we would require conditions for the designs (noise, vibration and odour impacts prevention) to be demonstrated effective and for a Construction and Environmental Management Plan. We would hope for clarification on the use or operation of the electricity substation, a matter the applicant can follow up with the grid operator.

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

Kind regards
Jonathan

Jon Pyke

Pollution Control Officer

Service Delivery - Specialist Services - Environment

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

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

Sent: 28 April 2023 14:57

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

Subject: Process transferred to you.

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