

Osmond, Gary

From: Pyke, Jon
Sent: 20 July 2023 16:34
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: F/23/95431 - Address: Home Farm, St Johns Road, Hampshire, Hedge End, SO30 4DF

Follow Up Flag: Follow up
Flag Status: Flagged

Description: Construction of 8.no dwellings (2No. two bedroom, 4No. three bedroom and 2No. four bedroom) with associated access, parking and landscaping

Good afternoon, Gary

Thank you for consulting Pollution Control for observations.

The site locates in proximity to the M27 motorway and therefore noise and air pollution are relevant consideration. Supporting the application are assessment reports on these potential impacts.

Regarding noise impact, the assessment report serves to demonstrate why the site could be considered suitable for residential development. This is done by measurement of current road traffic noise and extrapolating the results using software to garden and façade locations representing the planned development. Garden or amenity noise levels are just within the upper limit advised by BS8233 in consideration of a standard 1.8m fence. We are not informed if a high fence would have benefit such as lowering noise levels to below or near to 50 dB(A) which is preferred. Naturally, quieter gardens afford dwelling occupiers a quality of outdoor life, especially families who may spend more time outside. Achieving noise limits within the dwellings is a relatively straightforward matter of fenestration sound insulation and continuous mechanical ventilation as an alternative to opening windows (which would result in adverse indoors noise causing impact). We note the layout of the site is devised to reduce exposure to noise; that is, dwellings are set back and orientated side on.

An assessment of air quality (vehicular emissions) predicts concentrations of pollutants within limits (approximately 67%), which is unsurprising but acceptable.

We have no objection to the application and require two conditions: (1) installation of sound insulation and mechanical ventilation per the report prior to occupation; and (2) a CEMP informed also by dust assessment included in the air quality assessment report.

Regarding contamination or potential contamination, our comment will follow separately.

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: 13 July 2023 14:47

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

Subject: Process transferred to you.

Process PR202307-100243 has been assigned to you. Please click on the link below to view the record.

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