

Osmond, Gary

From: Pyke, Jon
Sent: 27 July 2023 17:36
To: Osmond, Gary
Cc: Scott, Neil
Subject: Application No: F/23/95527 - Address: See Below , 2,4,6,8 Toynbee Road and 2,3,4,5 Romsey Close, Eastleigh, SO50 9DP

Follow Up Flag: Follow up
Flag Status: Completed

Description: Redevelopment for retirement living accommodation for older people comprising 83 retirement apartments including communal facilities, access, car parking and landscaping

Hi Gary

Thank you for consulting Pollution Control for observations.

The air quality assessment report submitted with the applicant explains the proximity of an Air Quality Management Area nearby, but impacts (from vehicular emissions) are not significant due to distance. And there are no point sources in distance that would impact. The site is therefore suitable for dwelling or dwelling like use.

There are details to work out regarding noise, such as is fenestration sound insulation needed and will the development itself be source of noise such as from building services. There are ordinary solutions to these but sometimes the thread can be lost later if these are not picked up at the planning stage. There is other case history or experience of what can go wrong regarding building services noise and therefore, we do advise the thread on emissions control and noise limit begins at the present time. We can advise conditions on these, but for planning purposes would you please ask the applicant for the information we seek ?

The effect of pollution will likely be most felt by neighbouring dwelling and school during construction from noise, vibration and dust. There is not an assessment on construction dust or noise and vibration, and we consider these would be helpful. A CEMP is certainly required and in detail, and we advise this should be informed by assessment of emissions and impacts and the design and implementation of methods of control to Best Practicable Means and include for monitoring and audit and good record keeping.

Regarding land contamination, please consult Neil on this.

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: Natasha Simpson <natasha.simpson@eastleigh.gov.uk>
Sent: 25 July 2023 13:46

To: Pyke, Jon <Jon.Pyke@eastleigh.gov.uk>
Subject: Process transferred to you.

Process PR202307-100419 has been assigned to you. Please click on the link below to view the record.

<https://gbr01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fstaffhub.eastleigh.gov.uk%2Fa2Q4J00000B8hDU&data=05%7C01%7Cjon.pyke%40eastleigh.gov.uk%7C79fd038f5d11484ebe7f08db8d0d0bd8%7Cd19fedaef9ac4d42bfcbaeefcc7fb3b%7C0%7C0%7C638258859387781927%7CUnknown%7CTWFpbGZsb3d8eyJWIjoiMC4wLjAwMDAiLCJQIjoiV2luMzliLCJBTiI6Ikl1haWwiLCJXVCI6Mn0%3D%7C3000%7C%7C%7C&sdata=LYb4aZyFZJyVCR6wqKuHUpjxJTKcZTSnoajHEzbCsq4%3D&reserved=0>