

Morris, Rachael

From: Scott, Neil
Sent: 18 October 2023 16:35
To: Morris, Rachael
Subject: Pollution comment: PN/23/95955 2 LEIGH ROAD, EASTLEIGH - Conversion of Class E units to 7.no 1-bedroom flats (Class C3) with the retention of Class E units to the ground floor frontage and first floor rear

Hello Rachael

Thank you for consulting us on the above application, we have reviewed the information provided and have the following comments.

The application site is located within Eastleigh Town Centre and adjacent to road and commercial land uses, including the retained use E, and in close proximity to rail transport noise sources. The adjacent public house the Wagon Works is a busy business from morning until after midnight, with entertainment permitted until 01:30 hours on Friday and Saturday nights. The beer garden has use throughout these licensed hours.

The proposed layout of residential uses shows residential rooms on the ground floor and adjacent to the retained and neighbouring commercial uses. Bedrooms are shown: above and adjacent to Class E use: above or below kitchens / living rooms: and adjacent to shared staircases.

Given the noise sensitive end use proposed, layout shown, and commercial use located adjacent which produces significant noise levels for extended periods until after midnight, we have significant concerns that the proposal can be delivered and avoid adverse noise impacts on future residents, and that the agent of change principle can be met such that a permitted development would not give rise to impacts on the existing legitimate business uses.

The application is supported by a Noise Assessment by Hawkins Environmental ref: H3883 – NV – v2, dated 1/9/2023. The author has assessed the noise impacts from the nearby noisy uses on the development, however we have number of reservations about the approach taken, the most significant of which are:

- It is not demonstrated how the impact of entertainment noise from the adjacent public house has been considered, and would be satisfactorily mitigated.
- No detailed assessment of noise impact, or proposed mitigation within the property between the retained Class E and residential use is included
- The assessor has not considered noise impacts or mitigation for residential rooms on the ground floor (as shown on the layout plans)
- In assessing noise from the public house the daytime or evening average noise level has been used, this is a lower level of noise than that measured throughout most of the evening period and of more relevance in assessing the noise impacts from the public house in our view.
- The assessment of noise impact from the commercial uses to the north of the site is not sufficiently detailed.
- Reference is made to the need to provide ventilation as opening windows will lead to excessive internal noise levels, however details of how this will be achieved in practice, and the specification for ventilation flow rates is not given.
- Given the location of the development site adjacent to an Air Quality Management Area and other commercial uses which produce odours, no consideration of where air inlets for ventilation should be located has been included

No information is provided on the former uses of the building so we would recommend that a desk study for land contamination is provided.

The property is shown on the 3-5% risk band on the UK Radon Map which indicates that protection of the residential users of the building from Radon may be required.

For the reasons given above we do not support the application.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

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From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: Monday, September 11, 2023 2:48 PM

To: Economic Development @ Eastleigh Borough Council <economicdevelopment@eastleigh.gov.uk>; Bland, Sue <Sue.Bland@eastleigh.gov.uk>; Pollution.CMO <Pollution.CMO@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal PN/23/95955

Application No: PN/23/95955

Address: 2 LEIGH ROAD, EASTLEIGH, SO50 9FH

Description: Conversion of Class E units to 7.no 1-bedroom flats (Class C3) with the retention of Class E units to the ground floor frontage and first floor rear. Removal of portacabin at rear and erection of refuse/cycle storage.
Existing portacabin removed at rear to provide refuse and cycle storage.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: rachael.morris@eastleigh.gov.uk

Phone/Ext: 023 8068 8463

Kind regards

Planning 