

Altman, Rebecca

From: Scott, Neil
Sent: 06 November 2023 17:43
To: Altman, Rebecca
Subject: Poll comment: F/23/96292 Land at 3 Oakdene , Windmill Lane, Southampton, SO31 8BE - Change of use of land at the end of Windmill Lane to site 1 additional mobile home with erection of 3m high barrier fence along part of northeastern boundary

Follow Up Flag: Follow up
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Categories: Consultation responses

Rebecca

Thank you for consulting us on the above application.

The development site is in close proximity to the M27 motorway and as a result is subject to very high levels of road traffic noise (Noise Important Area id: 6207), and to elevated air pollution. The proposed use is one sensitive to noise and air pollution.

The application is supported by reports into noise (Apple Environmental, Sound Level Assessment, July 2018 ref. EM/2431.Rev1/BJ), and air pollution impacts (REC, Air Quality Assessment, June 2018, ref. AQ105125r4) which were carried out in 2018 to support an earlier phase of development on the site. These made recommendations to mitigate noise and air pollution impacts on the previous development.

With respect to air pollution impacts the report advised:

- Room layout orientation to locate sensitive areas such as living rooms and bedrooms away from poor air quality; and
- The omitting of openings such as doors and openable windows in areas of poor air quality with the use of mechanical ventilation to provide clean air to rooms to these areas.

These recommendations are relevant to this application.

With respect to noise impacts assessed on the previous application, it was proposed that a 3m high barrier be erected along the boundary with the motorway to reduce noise impacts on site, despite this at one of the units it was determined that internal noise levels would exceed reasonable internal noise standards. The mobile home proposed here is closer to the road and at a different relative height to the road. It is also shown on raised platform. Given these differences we would recommend at the noise assessment is revisited and considers the proposed layout and relative position to the road shown in this application, and that noise mitigation is included to demonstrate significant noise impacts are avoided.

On this basis we would recommend that the applicant be requested to provide an update noise assessment to provide information showing how noise impacts are to be effectively managed on site.

With regard to the amenity building, we have no comments.

Regards

Neil Scott

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: Thursday, October 26, 2023 8:46 AM

To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/23/96292

Application No: F/23/96292

Address: Land at 3 Oakdene , Windmill Lane, Southampton, SO31 8BE

Description: Change of use of land at the end of Windmill Lane to site 1 additional mobile home with erection of 3m high barrier fence along part of northeastern boundary, and replacement amenity building at 3 Oakdene.

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: rebecca.altman@eastleigh.gov.uk

Phone/Ext: 023 8068 8266

Kind regards

Planning

