

## Morris, Rachael

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**From:** Scott, Neil  
**Sent:** 10 November 2023 09:54  
**To:** Morris, Rachael  
**Subject:** Further Noise Comment: Capstan house - F/23/96143

Hi Rachael

Thanks for sending that through.

I've reviewed the assessment by Clarke Saunders, 'Walk-In Freezer Noise Impact Assessment', REF: AS13322.231109.L1, dated 9.11.2023.

The assessment advises that daytime noise impacts at the neighbouring Pump Cottage, are likely to be 6 – 10 dB below background noise levels indicating an adverse impact is unlikely. However, the assessment does not take account of the low frequency noise component of the compressor serving the freezer unit, nor the intermittency caused by the switching of the unit on and off over the course of its operations. More importantly however, no assessment is included of night time noise impact when the freezer will also operate. We would also have expected the assessment to have followed the approach of BS 4142.

The report does include recommendations for additional noise mitigation:

- Solid and imperforate close-boarded timber fence on the boundary with the residential garden;
- Sedum planted green roof on top of wooden structure surrounding the freezer;
- Installation of absorptive panels on side of freezer and fence

It also suggests that to reduce noise from the freezer at source, that, *'The noise levels may decrease further if the insulation surrounding the condenser was removed, as this may be causing the condenser to run at a higher duty than would otherwise be necessary'*.

No assessment of the noise impact at the residential flats above Pirate Pasties is included as the reports author states that, *'The tenanted floors above the Pirate Pasties business and courtyard are under the same ownership as Pirate Pasties and, therefore, do not constitute off-site receptors.'* If people other than the business owners / operators were to be living in the flats above we would expect these to also form part of the assessment, as any noise complaints received from future tenants would be actionable.

In conclusion we remain unclear as the full noise impact of the freezer, and associated equipment, particularly at night and questions remain about the correct identification of receptors and whether the mitigations suggested are deliverable given other planning constraints.

Should the assumption about the tenanted floors be correct and they can only be occupied by the business operators, and the options for mitigation can be delivered, we would recommend that the application be conditioned to require a noise assessment and recommendations for mitigation.

Should that not be the case we would expect the noise assessment to be revisited and resubmitted with the points above being addressed prior to us being able to make a formal recommendation.

Regards

Neil

**Neil Scott**

**Senior Pollution Control Officer**

Service Delivery - Specialist Services - Environment

**Ext.: 8304**

**Mobile: 07467012360**



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Christmas**

**Saturday 9 - Sunday 31  
December 2023**

at The Berry Theatre, Hedge End

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**From:** Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>

**Sent:** Friday, November 10, 2023 8:08 AM

**To:** Scott, Neil <Neil.Scott@eastleigh.gov.uk>

**Subject:** FW: FW: Capstan house - F/23/96143

Hi Neil,

Please see the acoustic report for Capstan House, which you previously commented on (I will attach your response too for ease).

This is a committee item so please can I have a response as soon as possible.

Thank you,  
Rachael

**Rachael Morris**

**Senior Planning Officer**

Planning & Environment - Planning/Development Management

**Ext.: 8463**



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