

Morris, Rachael

From: Scott, Neil
Sent: 15 November 2023 12:28
To: Morris, Rachael
Subject: Pollution Comment: CHALCROFT BUSINESS PARK, BURNETTS LANE - RM/23/94858
3no. buildings, and RM/23/94868 2.no buildings

Rachael

Thank you for consulting us on the above applications, we have reviewed the plans provided and have the following comments:

RM/23/94858 3no. buildings B1(b), and (c), and B8.

The proposal here is for three buildings No.s 10, 11 and 12 respectively. The west most building 10, is large with the service yards and loading bays located to the south west and away from future residential users to the north and north east, car parking is shown to the north east. Buildings 11 and 12 are split into 5 sub units each and are long thin buildings orientated NE to SW on their long axis. Loading and parking are located facing into the gap between the buildings. They are lower in height than building 10.

Whilst building 10 screens the dwellings to be built on One Horton Heath to the north east by locating access bays and the service yard to the south west, the arrangement of buildings 11 and 12 provides no such screening and allows for propagation of noise from the service yards of both buildings toward the new dwellings.

RM/23/94868 2.no buildings Uses E(g)(ii), E(g)(iii), and B8.

The proposal here is for two buildings 11 and 12 respectively. Both the buildings are wide and tall, with a relatively narrow gap between them with service yards and loading bays located to the south west, away from future residential users to the north and north east. Car parking is shown to the south west of both buildings, with some parking included at the rear, north, of building 10, and to the west side of building 11. No vehicular access doors are shown on the north east elevations.

The arrangement and orientation of the buildings screens the dwellings to be built on One Horton Heath to the north east by locating access bays and service yard to the south west.

In conclusion we would support the layout of RM/23/94868 as the noisiest parts of the uses are located away from receptors and are screened by the buildings themselves. The three-building layout of RM/23/94858 is acoustically inferior in that the service yard noise from buildings 11 and 12 will be able to propagate freely toward noise sensitive receptors. Should it be proposed to continue with the 3 building approach, altering the buildings to form an inverted 'U' shape would be preferable as this would provide screening of the north eastern 'opening'.

Regards

Nil Scott

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

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Father Christmas

**Saturday 9 – Sunday 31
December 2023**

at The Berry Theatre, Hedge End

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

Sent: Thursday, October 12, 2023 4:38 PM

To: Ellison, Mark <Mark.Ellison@eastleigh.gov.uk>; Oliveira, Marta <Marta.Oliveira@eastleigh.gov.uk>; Dyer, Tim <Tim.Dyer@eastleigh.gov.uk>; Environmental Health Direct @ Eastleigh Borough Council <Environmental.HealthDirect@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal RM/23/94858

Please can we have your observations on the amended plans we have received.

Thank you

Application No: RM/23/94858

Address: CHALCROFT BUSINESS PARK, BURNETTS LANE, WEST END

Description: Approval of Reserved Matters pursuant to hybrid planning permission F/18/83945 giving details of the:

a) layout; b) scale; c) appearance; d) landscaping. For a scheme of 6,419 sqm of commercial floor space formed in 3no. buildings.
(DUPLICATE APPLICATION 1)

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

