

Response from Eastleigh Borough Council Environmental Health Pollution Team

The dwellings locate in an Air Quality Management Area and Noise Important Area. These designations are for adverse air pollution and noise due to road traffic emissions.

It is not clear whether the dwelling rooms with fenestration are new. This might influence your consideration on whether air quality and noise impact are material consideration in the suitability of the use of this land / existing dwelling for HMO purpose.

Given the very high façade noise levels, and levels of air pollution a scheme should be put together to show how it would mitigate noise, and ventilate the building without drawing air in from the Twyford Road facade? Given its location on the junction of Shakespeare and Twyford Roads the northern facade is also noisy, so no potential for a relatively quiet façade, to offset the noisy ones.

In terms of layout, it should be shown how it has been designed to minimise noise impact both external and internal (including noise from the ventilation system), and thereby maximise amenity.

From a noise nuisance perspective, the stacking described is problematic and the kind of arrangement that gives rise to noise complaints, so in our view not good amenity. If they can demonstrate that some stacking is unavoidable, then a condition would be recommended.