

Morris, Rachael

From: Scott, Neil
Sent: 20 November 2023 17:10
To: Morris, Rachael
Subject: Pollution comment F/23/96253 Unit One, Strategic Park - Change of use from Class B8 and/or Class E (g)(iii) with ancillary offices, to a flexible use including Class E(g), Class B2 and Class B8

Hello Rachael

Thank you for consulting us on the above application, we have the following comments.

The application proposes a change to include B2 use on the above site, as this use is manufacturing it has the potential to give rise to impacts from noise, vibration, smell, fumes, smoke, soot, ash, dust or grit. Residential properties are located adjacent to the southern boundary of the site, and therefore there is a potential for adverse impacts to occur from this proposed new use. The unit is currently empty and not in use. The applicant has a potential tenant for the unit who will be manufacturing carbon fibre yachts, CNC machining, wood working and other uses including a spray booth and curing oven are also shown. Working hours are given as 0700-2000, with some night time working on occasions.

The application informs us that the cooling plant currently located close to the southern boundary is to be relocated to the northern boundary, away from the residential uses. Additional external plant will be located on site, mostly on the northern side, exit points for flues and exhausts serving the new B2 use are not shown.

The applicant proposes an approach similar to that agreed for Unit 2 where a noise management plan, NMP has been put forward, this contains approaches to minimise noise from deliveries and other day to day activities and proposes a plant noise limit.

A noise impact assessment has been carried out by 24 Acoustic, Technical Report: R10262-1 Rev 2, dated 19/10/2023. This contains the results of a noise study carried out in October 2022 and predictions for noise impacts arising from the relocated air cooling units, additional freezer unit, and HGV delivery activities. It advises that plant will not operate at night time but that HGV activities may. It concludes that noise impacts so assessed are acceptable and will not cause significant adverse impacts.

The NMP advises that the manufacturing activities will be carried out in dedicated internal rooms, which will be sited away from the southern boundary, however the plans submitted show the CNC room adjacent to the southern boundary.

With respect to the noise assessment:

it is unclear if the assessed plant are intended to operate 24 hours a day, as the assessment considers their night time impact

the assessment of HGV activities does not include reference to the dropping off, picking up and moving of the shipping containers which are used to transport the yachts.

plant serving the spray booth, ovens, compressor house, etc is not included in the assessment.

it is not shown if there will be additional vents from the internal rooms to the outside or whether there will be vents serving the main internal space

When referring to the additional plant reference is made to requiring them to achieve a rating level of at 5 below the existing background noise level, whilst we are supportive of this approach, we would point out that this should be the cumulative noise level for plant noise.

Information is not included with the application in respect of other impacts from the manufacturing activities, most notably odour and dust. This is particularly relevant given that spray oven, grinding room, gluing and wood working

are shown which have potential to create odour and dust. And of course, in the general case if the use to B2 is granted as activities within the class could give rise to these impacts.

We would recommend that the applicant updates the noise assessment to include:
all external plant,
to include vents and exhausts exiting outside of the building
clarify the operating times of the various pieces of plant in the assessment.
breakout noise from the CNC room should also be included.
the pick up, drop off and handling of containers

And that information is provided on the assessment of emissions of odour and dust and from the oven.

At this time, we are unable to support the application on the basis of uncertainty over the assessment of impacts, and mitigation to acceptable levels thereof.

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: Monday, November 6, 2023 1:25 PM

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

Subject: Planning App Consultation Request Internal F/23/96253

Application No: F/23/96253

Address: Unit One, Strategic Park, Southampton, SO30 4DA

Description: Change of use from Class B8 and/or Class E (g)(iii) with ancillary offices, to a flexible use including Class E(g), Class B2 and Class B8. Replacement of 2.no loading bays with sectional shutter doors and other alterations to the fenestration. External storage compound. External works and alterations including plant and landscaping.

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