

Morris, Rachael

From: Morris, Rachael
Sent: 15 December 2023 15:19
To: Morris, Rachael
Subject: FW: 2 LEIGH ROAD, EASTLEIGH, SO50 9FH - PN/23/95955

From: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Sent: Friday, December 15, 2023 3:17 PM
To: Morris, Rachael <Rachael.Morris@eastleigh.gov.uk>
Subject: RE: 2 LEIGH ROAD, EASTLEIGH, SO50 9FH - PN/23/95955

Hello Rachael

With respect to the proposed amended layout and updated noise report, Noise Assessment by Hawkins
Environmental ref: H3883 – NV – v3, dated
7/12/2023.

We note that the proposed amended layout has moved the ground, first and second floor bedrooms that were on the east side of the building adjacent to the public house away from that facade, and replaced them with living rooms, kitchens etc. This moves the most sensitive rooms further away from the noisiest side of the property. Internal layout is still not optimal with bedrooms next to main entrance and stairwell, and bedroom over the Class E use and bathroom over bedroom. We should also bear in mind that living rooms are also noise sensitive rooms.

Whilst the layout is an improvement important matters raised in our previous comment have not been addressed:

- The assessment of noise from the adjacent public house does not satisfactorily assess the range of permitted activities
- No detailed assessment of noise impact within the property between the retained Class E and residential use is included
- In assessing noise from the public house the daytime or evening average noise level has been used, this is a lower level of noise than that measured throughout most of the evening period and of more relevance in assessing the noise impacts from the public house in our view.
- The assessment of noise impact from the commercial uses to the north of the site is not sufficiently detailed.
- Some aspects of the proposed acoustic mitigation have not been provided in detail to demonstrate that satisfactory internal noise standards will be met.
- Reference is made to the need to provide ventilation as opening windows will lead to excessive internal noise levels, however this is not clearly defined, e.g. specific details of how this will be achieved in practice, operational noise levels, and the specification for ventilation flow rates etc.

Not an acoustic matter directly, but relevant to the siting of air inlets as required by the need for mechanical ventilation, but given the location of the development site adjacent to an Air Quality Management Area and other commercial uses which produce odours (kitchen extracts), no consideration of where air inlets for ventilation should be located has been included, so as to ensure satisfactory internal conditions.

Unfortunately, therefore for the reasons above we are of the view that the applicant has not demonstrated that satisfactory internal noise standards will be met, nor that the agent of change principle has been demonstrated to be complied with.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

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**Father
Christmas**

**Saturday 9 - Sunday 31
December 2023**

at The Berry Theatre, Hedge End

neil.scott@hedgeend.gov.uk
