

Harrison, Liz

From: Pires, Andre
Sent: 01 April 2026 09:34
To: Harrison, Liz
Subject: RE: [F/26/101013] OAK COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH - Pollution comments NOISE

Good morning Liz,

Following the previous email from the Pollution Team, please find below the noise comments.

I reviewed the submitted Noise Impact Assessment from Stantec Ref: 332611606 | Rev: 0 | Date: July 2024. This is the same report that was submitted as part of the historically planning application F/24/97945. The noise report includes a 24 hours survey from June 2024. The noise data therefor is almost 2 years old, this is acceptable, but a noise survey period should at least include one weekends as the proposed site will operate (plant) during the weekend. Due to the close proximity to Macdonald Botley Park Hotel & Spa the noise survey should include one event hosted at this premisses.

I accept the proposed mitigation and the use of a MVHR system but the proposed plant noise limits present in table 5.5 only take in to account 24h and more data is required (at least one weekend) to make sure the proposed limits are acceptable and realistic.

Due to the layout of the site most of the amenity space is screened from the road and achieves the noise criteria.

In summary we require a longer updated noise survey to better fundament the assessment specially the plant limits.

A condition should be put in place like the example below requesting a post installation report:
“Within 1 month of the site becoming operational, a post-installation noise survey shall be undertaken to demonstrate that the rating level of noise emitted from the plant does not exceed the approved noise limits at the nearest noise-sensitive receptors”

Thank you

Andre

AndrePires
Pollution Control Manager
Planning & Environment - Pollution
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From: Panza, Yacklin
Sent: 23 March 2026 12:31
To: Harrison, Liz
Subject: [F/26/101013] OAK COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH

Dear Liz,

Thanks for consulting the Pollution Team on the planning application F/26/101013 for the Erection of part two, part three storey retirement living building with 50 apartments, associated communal lounge, house manager's office, external enclosed refuse and electric scooter/cycle stores and sub-station; erection of a pair of detached dwellings; improved vehicular access and new pedestrian access to Winchester Road, internal roads, car parking and hard and soft landscaping at OAK COTTAGE, WINCHESTER ROAD, BOTLEY, SOUTHAMPTON, SO32 2DH.

Please see our comments below:

Contaminated land

The submitted desk study and ground conditions reports produced by Ridge (June 2024 references 5024854-RDG-XX-00-DOC-C-00DTS01 and 5024854-RDG-XX-ST-DOC-C-00GCA01) were reviewed as part of the previous application F/24/97945 (see comments attached). We have no concerns on contaminated land, however, we recommend a watching brief condition for unexpected contamination and confirmation of suitable imported soils for soft landscaping areas, as per previous comments.

Air Quality

The submitted Air Quality report was submitted and reviewed as part of the planning application F/24/97945. Therefore, the previous comments remain (see email attached).

Noise

Will be passed shortly by Andre Pires once he arrives from annual leave next Monday 30/03/2026.

I trust the above information is of assistance. Of you have any further queries, please do not hesitate in contacting us.

Best regards,

Yacklin

YacklinPanza

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