

Martin, Clare

From: Pires, Andre
Sent: 06 July 2026 09:51
To: Martin, Clare
Subject: RE: Sunnyside Cottage, Mortimers Lane - F/26/101052

Good morning Clare,

Thank you for sending this over.

I reviewed Dr Hardial S Sagoo – Acoustics, Noise & Vibration Consultants noise report reference 262/Rep 1/Rev 0/June 2026 dated June 2026.

My previous comments focused on the proximity of the proposed development to St Francis Animal Welfare (animal rescue centre) and the potential risk of noise nuisance arising from its operation, particularly during the night-time period.

The noise assessment included a noise survey undertaken from the 18th to 23rd June 2026 with three monitoring locations. The monitoring locations and survey duration are considered acceptable. The report recommends enhanced acoustic glazing and trickle vents throughout the development, together with a mechanical ventilation system for the rooms fronting the main road. These recommendations are generally acceptable to mitigate noise from road traffic.

I agree with the consultant that a BS 4142:2014+A1:2019 assessment is not an appropriate method for assessing dog barking noise and there are no standardized ways to assess this. However, there are other recognised assessment approaches that should have been considered and included within the report (South Holland District Council Supplementary Planning Guidance Location of premises for the boarding and breeding of dogs and other animals for example).

What I find difficult to accept is the following statement:

"During night-time the welfare is not staffed but staff are available to attend. However, animals howling or barking at night-time is very rare because there is no-one to disturb them."

It is not appropriate to rely on assumptions about animal behaviour as a form of mitigation. The proposed development is a hotel, which will naturally introduce additional vehicle movements and people arriving and departing throughout the night. These activities have the potential to disturb the dogs and increase the likelihood of barking. Such night-time activity does not currently occur to the same extent.

Therefore, the consultant's conclusion that the survey did not record dog barking during the five-night monitoring period is most likely a reflection of the site's non existing operating conditions at the moment, where there is little or no night-time activity, rather than propose mitigation solutions for when barking occurs once the hotel is operating.

As set out in my original comments, I remain concerned about the potential for complaints relating to noise and odour arising from the operation of the animal rescue centre. There is a risk that such complaints could adversely affect the continued operation of the rescue centre, contrary to the principles of the Agent of Change.

The assessment does not include enough evidence demonstrating that the potential impact of the proposals and to the proposals is acceptable.

Clare, I consider it important that these concerns are discussed with St Francis Animal Welfare to obtain their views on the potential implications of the proposed hotel development.

Thank you

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

Ext.: 8812

Mobile: 07795985497

From: Martin, Clare <Clare.Martin@eastleigh.gov.uk>
Sent: 02 July 2026 08:57
To: Pires, Andre <Andre.Pires@eastleigh.gov.uk>
Subject: FW: Sunnyside Cottage, Mortimers Lane - F/26/101052

Hi Andre

Please can I have your comments on the noise assessment.

Many thanks

Clare

Clare Martin

Senior Planning Officer (Tuesday to Friday)

Planning & Environment - Planning/Development Management

Ext.: 8256



From: Michael Moody <mm.centrelinemarine@yahoo.com>
Sent: 01 July 2026 20:15
To: Martin, Clare <Clare.Martin@eastleigh.gov.uk>
Subject: Re: Sunnyside Cottage, Mortimers Lane - F/26/101052

Hi Clare

Please find attached noise report. Anything else please let me know.

Kind regards

Mike

On Thursday, June 11, 2026 at 03:22:21 PM GMT+2, Michael Moody <mm.centrelinemarine@yahoo.com> wrote:

Hi Clare

Please see below copy and pasted response from noise surveyor.

Mike, I will surely try my best... although my daughter and her family from Toronto are coming on 20th June to stay with us until 3rd July.

Subject to good weather, the meters will be set up on 18th June and collected on 22nd. I'll start the download and report straight after. It's tight but I'm gonna do my best. All depends on acceptable weather..

Hardial

Kind regards

Mike

On Thursday, June 11, 2026 at 02:14:39 PM GMT+1, Martin, Clare <clare.martin@eastleigh.gov.uk> wrote:



Martin, Clare reacted to your message:

Clare Martin MRTPI

Senior Planning Officer (Tuesday to Friday)

Planning & Environment - Planning/Development Management

023 8068 8256



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Michael Moody <mm.centrelinemarine@yahoo.com>

Sent: Thursday, 11 June 2026 09:15:29

To: Matthew @ MDTDesign <matthew@mdtdesign.co.uk>; Martin, Clare <Clare.Martin@eastleigh.gov.uk>

Subject: Re: Sunnyside Cottage, Mortimers Lane - F/26/101052

Hi Clare

yes please I think we will need that extension.

The ecology report has been done and paid for on the 14th of May.

I will confirm with the noise surveyor that he will be able to get his report to you in good time.

Kind regards

Mike

On Thursday, June 11, 2026 at 09:11:24 AM GMT+1, Martin, Clare <clare.martin@eastleigh.gov.uk> wrote:

Hello Mike & Matt

I am happy to offer a further extension until 15th July 2026 to allow for the noise report to be submitted and reviewed. Please can you confirm via email.

We still need the ecology report. Matt – do you know when this is likely to be available?

Many thanks

Clare

Clare Martin MRTPI

Senior Planning Officer (Tuesday to Friday)

Planning & Environment - Planning/Development Management
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Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Michael Moody <mm.centrelinemarine@yahoo.com>

Sent: 07 June 2026 23:11

To: Matthew @ MDTDesign <matthew@mdtdesign.co.uk>; Martin, Clare <Clare.Martin@eastleigh.gov.uk>

Subject: Re: Sunnyside Cottage, Mortimers Lane - F/26/101052

Hi Clare

I have spoken to the noise specialist and he has confirmed the booking for 18th June (weather permitting), unfortunately he is away next week and the weather is unsettled which it seems affects the results as he said the forecast for next week would not be suitable.

I think he said it will run for 5 days and then he has to put the report together, so you may get it by Friday 26th of June, very tight for the 30th so will we need another extension?

Also have you received the ecology report?

Kind regards

Mike

On Thursday, June 4, 2026 at 03:53:35 PM GMT+1, Martin, Clare <clare.martin@eastleigh.gov.uk> wrote:

Hi Mike

Many thanks for letting me know.

Kind regards

Clare

Clare Martin MRTPI

Senior Planning Officer (Tuesday to Friday)

Planning & Environment - Planning/Development Management

023 8068 8256



Eastleigh Borough Council | Eastleigh House | Upper Market Street | Eastleigh | SO50 9YN

From: Michael Moody <mm.centrelinemarine@yahoo.com>

Sent: 04 June 2026 12:50

To: Martin, Clare <Clare.Martin@eastleigh.gov.uk>; Matthew @ MDTDesign
<matthew@mdtdesign.co.uk>

Subject: Re: Sunnyside Cottage, Mortimers Lane - F/26/101052

Hi All

I am expecting the noise survey to be started next week when I get back from holiday but just waiting on confirmation.

I will chase up.

Kind regards

Mike

On Thursday, June 4, 2026 at 01:56:01 PM GMT+3, Matthew @ MDTDesign <matthew@mdtdesign.co.uk> wrote:

Hi,

This is in hand, but as you can appreciate, the increasing number of specialist consultant reports now required for most planning applications means that all parties involved are currently working under significant workloads.

Would you be willing to agree to a further extension of time on this application to allow the necessary information to be properly prepared and submitted?

Apologies for the delay, but the planning process has become increasingly burdened by additional requirements and, as a result, we are reliant on third-party consultants to provide key information before we can progress matters further.

Many thanks for your understanding.

Matt Tate

MDT Design Architectural Services

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From: Martin, Clare [<mailto:Clare.Martin@eastleigh.gov.uk>]

Sent: 04 June 2026 11:50

To: matthew@mdtdesign.co.uk

Subject: Sunnyside Cottage, Mortimers Lane - F/26/101052

Good Morning Matt

We are intending to determine the application by 30th June. Do you know when the noise impact assessment will be submitted? As we will need some time to review the document.

I look forward to hearing from you.

Kind regards

Clare

Clare Martin MRTPI

Senior Planning Officer (Tuesday to Friday)

Planning & Environment - Planning/Development Management

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