

Osmond, Gary

From: Scott, Neil
Sent: 12 February 2024 15:18
To: Osmond, Gary
Subject: Pollution comment: F/24/96785 418 SOUTHAMPTON ROAD, EASTLEIGH - Change of use from three bedroom dwelling (C3) to seven bedroom HMO

Follow Up Flag: Follow up
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Thank you for consulting us on the above application, we have reviewed the details provided and have the following comments.

The development site is located within the Eastleigh Air Quality Management Area, AQMA, designated for exceedances of Govt guideline for nitrogen dioxide, NO₂, arising from road traffic. Further, the properties are also close to the Noise Important Area, Id No. 12654, which is designated due to the very high levels of road traffic noise [within the top 1% of noise impacted dwellings across the Southampton and Eastleigh urban area], as designated under the Environmental Noise Directive. Both of these issues will impact significantly on the amenity of the proposed development.

Information has not been provided to show how the significant noise impacts will be managed and how the internal noise standards of the Local Plan will be met. Nor has information been provided to show how the building will be ventilated so as to avoid drawing in polluted air from the road facing facades. Due to the very high incident noise levels mechanical ventilation will be necessary as opening windows will render noise insulation ineffective, nor will it possible to use opening windows to deal with overheating should the requirements of Approved Document O not be met. When such ventilation systems are operating the internal noise standards of the Local Plan will need to be met.

The proposed plan shows that the ground floor front room which is most impacted by the high levels of noise and air pollutants, and which is currently used as living / dining room, is proposed to be converted to a bedroom, with a room to the rear of the property which is subject to much lower levels of noise and air pollution being converted to the living / dining room. In terms of layout our recommendation would be to keep the ground floor front room as the living / dining room.

On the basis of the comments above we do not support the application at this time and would recommend that details of mitigation to manage noise pollution are provided to ensure the internal noise standards of the Local Plan will be met. In drawing up any noise mitigation scheme the siting of the air inlets serving the ventilation system will require careful consideration due to the high levels of ambient air pollution and also to ensure that internal noise standards are met when the ventilation system is operating.

Regards

Neil

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