

**Subject:** FW: Noise Report for Hill Haven - Conditions application ref. DC/23/95704

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**From:** Scott, Neil <Neil.Scott@eastleigh.gov.uk>  
**Sent:** Friday, March 22, 2024 5:14 PM  
**To:** Altman, Rebecca <rebecca.altman@eastleigh.gov.uk>  
**Subject:** RE: Noise Report for Hill Haven - Conditions application ref. DC/23/95704

Hello Rebecca

Thank you for consulting us on the revised noise report by AIRTIGHT & NOISECHECK LIMITED, 'Hill Haven, Fair Oak Road', dated 10/10/2023 for the above development.

Considering the condition referenced below, it requires that the impact of road traffic noise be considered, a scheme of mitigation be submitted, and the development then carried out in accordance with the approved details.

The report contains the details of a short, 24 hour, noise survey carried out in May 2021 on an adjoining piece of land to the south of this development. We have previously highlighted that we had concerns that at the time of the survey that traffic volumes had not returned to 'normal' levels following the Covid lockdowns. No adjustment or allowance appears to have been made to the results used to compensate for likely lower traffic volumes post lockdown, or to account for the relatively short survey duration. Similarly, it is not stated whether the site characteristics between the survey site and this site, are such that they would materially affect the noise levels measured or predicted on site, and then used for assessment purposes.

Summarising the reports conclusions, it advises that (with respect to the East facing façade which is the most noise impacted as it faces the road):

- Internal noise standards in line with the Local Plan can be met indoors with windows closed (paragraph 6.11),
- With windows open internal noise standards
  - will not be met in the living room without relaxing internal noise standards, fitting high performing plenum type windows, and by the use of a balcony to reduce incident traffic noise
  - will only be met in the bedroom by fitting high performing plenum type windows
  - maximum noise levels will only be met in the bedroom by relaxing internal noise standards and fitting high performing plenum type windows

With respect to amenity space it advises that a standard in line with the local plan will be met, on the basis that these are screened from road noise by the dwellings.

Paragraph 7.9 recommends that an MVHR system be fitted.

Section 7 then gives acoustic performance criteria for the building air vents and glazing units, however it is not stated if a correction for road traffic,  $C_{tr}$ , has been included.

While we have concerns about the noise survey we do not disagree that noise mitigation can be designed to ensure the noise standards of the Local Plan are met internally (with windows open or closed) and externally, however this is subject to a number of caveats:

- The information on noise mitigation does not meet the requirements for a scheme in line with the condition, in that it is not development specific and important details are missing,
- The garden area of Plot 2 is not screened by the building and predicted noise levels exceed the Local Plan standard for external spaces

- No details of specific plenum windows are given in terms of their acoustic performance when partially open
- If plenum windows are not to be fitted, no account is given as to how suitable internal noise levels would be met when windows are open
- The design and performance of the balcony is not stated (and does not appear to be shown on the application plans)
- Some rooms are shown with large windows, a detailed scheme would calculate internal noise levels to ensure that stated internal levels are met
- No allowance for measurement or prediction error is included
- The design criteria for the MVHR is not clear, is it intended to deal with the Overheating condition? What is its acoustic performance?

Unfortunately, due to the uncertainties and issues highlighted above, the information submitted does not allow us to support the application at this time.

Regards

Neil

**Neil Scott**

**Senior Pollution Control Officer**

Planning & Environment - Pollution

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