

Environmental Health Consultation Comments

Ref: F/24/98148

Site Address: 191 LEIGH ROAD, EASTLEIGH, SO50 9DW

Description: Two storey side and rear extension, addition of roof lights and rear dormer, elevational changes, and conversion of single dwelling to 8no. 1-bedroom flats.

Contaminated Land and Air Quality

In terms of contaminated land, the site is not located within an area of identified contaminative use; however, made ground is anticipated due to existing structures. I recommend that a watching brief condition for unexpected contamination construction works to minimize any potential risk of contamination during construction.

Relating air quality, the proposed development site is located within an AQMA; however, no information is included in the application showing how air quality impacts will be appropriately considered. It is essential to address potential air quality impacts during both the construction and operational phases of the development. This can be achieved by the submission of an Air Quality Assessment, typically addressing the following key aspects: baseline review, assessment, and mitigation measures.

The conversion of the property into 8 one-bedroom flats with 6 parking spaces within the AQMA could contribute to higher pollution levels. To mitigate this, the applicant should consider provisions for sustainable transport, such as bicycle storage, electric vehicle (EV) charging points, etc.

Additionally, the construction period is also likely to give rise to dust, which has the potential to impact on nearby residential dwellings. An assessment of the construction impacts in relation to dust is required to ensure existing dwellings are not significantly impacted. It is recommended that a CEMP is to be submitted before commencement of works.

Environmental Noise

I refer to the application for the conversion of the house into 8 flats and comment on Environmental Noise Impact.

The attached semi [193] I assume is residential, as are the surrounding houses, the restaurant opposite is the nearest commercial noise.

The area is dominated by transportation noise of Leigh Road A335, there does not appear to be any planning/design and access statement with the application.

Therefore, to make further comment, I recommend the applicant provides an Environmental Noise survey carried out by a competent Acoustic Consultant over a sustained period for BS 8233:2014 'guidance on sound insulation and noise reduction for buildings' showing appropriate mitigation for structural elements and ventilation, including proposed amenity spaces.