

Huckfield, David

From: Bieda, Paul (Contractor)
Sent: 24 August 2024 11:38
To: Huckfield, David
Subject: F/243/97934 Land adjacent to Pear Tree Inn, Winchester Road

Hi David

The scheduled date for this was 16th August, it appeared yesterday in my open actions. I have attached below the Pollution response for the previous application, as many of the points have not been covered in the Noise Assessment Report [File 14] from Haskins Environmental 9 July 2024, on which I comment further regarding Environmental Noise Impact.

The single noise monitoring point adjacent to the roadway was situated outside the proposed development, therefore it would not capture relevant noise from the commercial sources of the railway [at some distance], the pumping station and Public House [PH]. The shortened measurement period [which is only suitable for road traffic noise] does not capture any noise between 14:00 and 23:00 hours; this is the period the PH is trading which does advertise Comedy Nights and a Beer Festival in October 2024.

Onsite observations [but no measurements] were made of the PH and play areas but no dates were given, there is no indication if mitigation measures are necessary for the proposed development at the PH [with its new play area] end and Pumping Station at the other.

The report indicated the predominate noise is that of road traffic and gives predicted internal noise levels with part acoustic glazing and external levels to amenity spaces. I cannot comment further here as there is insufficient information regarding the significance of commercial noise impacts.

The report contains Construction Noise [item 7] commentary, this should be updated with the Council's guidelines for considerate contractors as a Construction Management Plan.

Thanks

Paul Bieda
Contractor
Pollution Control Specialist
Planning & Environment - Pollution
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From: Scott, Neil <Neil.Scott@eastleigh.gov.uk>
Sent: Monday, November 20, 2023 5:02 PM
To: Sharpe, Summer <summer.sharpe@eastleigh.gov.uk>
Subject: Pollution comment F/23/96320 Land adjacent to Pear Tree Inn, Winchester Road - Proposed residential development consisting of the erection of 6No. new dwellings

Summer

Thank you for consulting us on the above application, we have reviewed the information supplied and have the following comments.

The proposal is for a change of use for the construction of 6 dwellings on the land above. The land is located adjacent to the B3354 Winchester Road, the Pear Tree Inn public house and to a pumping station. These adjacent land uses have the potential to give rise to noise impacts on the proposal site, and also odour from cooking at the public house.

Information is not provided on ambient noise levels, nor an assessment of the impact of noise from the road, the pumping station or the public house or its patrons (the beer garden is adjacent to the proposal site) or how the agent of change principle has been applied to avoid restrictions being placed on the operation of the public house. Information is not provided to show how the noise standards of the Local Plan will be achieved.

At this time, we are unable to support the application as insufficient information has been provided to:

- demonstrate that the impacts of noise and odour have been assessed,
- to demonstrate that significant adverse impacts will be avoided, and otherwise minimised,
- to show how suitable noise standards will be achieved,
- how the agent of change principle has been considered to ensure business uses are not compromised.

Regards

Neil

Neil Scott

Senior Pollution Control Officer

Service Delivery - Specialist Services - Environment

Ext.: 8304

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From: Planning (Eastleigh Borough Council) <planning@eastleigh.gov.uk>

Sent: Tuesday, October 31, 2023 3:09 PM

To: Planning @ Eastleigh Borough Council <Planning@eastleigh.gov.uk>

Subject: Planning App Consultation Request Internal F/23/96320

Application No: F/23/96320

Address: Land adjacent to Pear Tree Inn, Winchester Road, Botley, Southampton, SO32 2DH

Description: Proposed residential development consisting of the erection of 6No. new dwellings along with car parking and creation of new access onto Winchester Road.

Would you please let me have your observations on the above application.

You can access the plans and documents through [Salesforce](#). At the top of the screen type the planning application number into the search box and either select the application from the list displayed or press the enter key and select it from the list of results.

In order to meet the Government's challenging targets for our speed of determining applications, we require any comments you wish to make within 14 days from the date of this memo. Failure to meet this time period will usually result in an application being determined without your comments being considered.

Please reply to the planning officer on the below email address.

Planning Specialist Contact Details

Email: summer.sharpe@eastleigh.gov.uk

Phone/Ext: 023 8068 8841

Kind regards

