

Osmond, Gary

From: Bieda, Paul (Contractor)
Sent: 19 January 2025 18:09
To: Osmond, Gary
Subject: RE: F/24/97943 Ropley Botley Road

Hi Gary.

I refer to the revised acoustic assessment Hayes Mackenzie 17th October 2024.

It demonstrates with the specified acoustic glazing and ventilation systems the internal daytime/nighttime levels are within BS 8233 with the windows closed.

The ability to open windows for purge ventilation to the upper rooms may be compromised by lowering the height of the acoustic barrier, which will also increase the noise levels to the private amenity spaces to the upper recommended levels.

Lowering of the barrier also increases the uncertainty of noise impact from adjacent commercial premises which may now be 16 dB above background; a significant adverse impact.

The report does not address the lack of cooperation from Trans Ferry Ltd, thus together with the proposed lowering of the barrier increases the level of uncertainty; I cannot support the application regarding Environmental Noise Impact.

Thanks

Paul Bieda
Contractor
Pollution Control Specialist
Planning & Environment - Pollution
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From: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>
Sent: 13 January 2025 12:01
To: Bieda, Paul (Contractor) <Paul.Bieda.Contractors@eastleigh.gov.uk>
Subject: RE: F/24/97943 Ropley Botley Road

Hi Paul,

I can't recall if I asked you to look over the attached revised noise assessment for the Ropley site? I am intending on refusing the application for other reasons but need to make sure whether to include noise as an additional reason. Could I ask you to review and let me have any updated comments?

Many thanks,

Gary Osmond
Principal Planning Officer
Planning & Environment - Planning/Development Management

Ext.: 8490



Have your say on the Local Plan

4 December to 29 January



From: Bieda, Paul (Contractor) <Paul.Bieda.Contractor@eastleigh.gov.uk>

Sent: 18 September 2024 15:44

To: Osmond, Gary <Gary.Osmond@eastleigh.gov.uk>

Subject: F/24/97943 Ropley Botley Road

Hi Gary

I refer to the application for construction of residential houses and would comment regarding Environmental Noise Impact and reference the acoustic assessment Hayes McKenzie 10 May 2024.

The report highlights commercial noise from the adjacent premises FeryTrans Ltd [FTL], unfortunately there was no co-operation from the business, although they were asked if it was likely if they would be engaged in non-typical noisy activities. Without this cooperation the report used data from a further adjacent commercial premises, in the ownership of the applicant.

The report demonstrated there would be a significant adverse impact from commercial noise to the proposed development and recommended a 4m high acoustic barrier with FerryTrans, the specification proposed will reduce the noise levels lower than required in amenity spaces as detailed in BS 8233:2014.

I would consider it prudent that the applicant provides written confirmation from the owners of FTL that they endorse the acoustic report and its recommendations regarding mitigation of commercial noise from their premises. Without this the owners of FTL could draw an inference in any 'best practical means' defence regarding Statutory Noise Nuisance.

Lastly regarding transportation noise, since there is a risk associated with maximum noise levels at night, the report should demonstrate compliance with internal noise levels to living and bedrooms both day and night in line with BS 8233 [rather than WHO levels] and if required provide mitigation adjustments to the specification for acoustic glazing and ventilation.

Let me know if you require any further information.

Paul Bieda
Contractor

Pollution Control Specialist

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