

6 June 2025

Attention: Liz Harrison
Planning Department, Eastleigh Borough Council
By email only

SLR Project No.: 402.064843.00001

RE: Discharge of condition 26 (Fixed Plant) of full planning permission F/19/86233 Land to the North and East of Boorley Green, Winchester Road, Botley, SO32 2UA

SLR Consulting have also been requested to provide the following update for condition 26, to support application reference: DC/25/99152.

Condition 26 – Fixed Plant

The condition states:

‘No fixed plant or equipment shall be installed in or on any commercial premises without prior written consent from the Local Planning Authority. To obtain prior consent a submission shall be made to the Local Planning Authority demonstrating in accordance with the methodology set out in BS4142, that in combination, any fixed plant and equipment permitted under this condition will not emit sound above the following criteria at any residential property:

- *Between 07:00 hours and 23:00 hours: 37dBA LAr, 1 hour*
- *Between 23:00 hours and 07:00 hours: 32dBA LAr, 15 minutes*

Fixed plant and machinery for which prior consent has been granted shall be maintained to ensure that sound emission does not change so as to exceed the specified criteria.’

Environmental Health responded:

Noise Solutions Limited Plant Noise Impact Assessment reference 92807/NIA dated 25th February 2025 identifies the proposed plant serving the commercial premisses and presents a BS4142 assessment as requested in the Condition 26.

Some of the proposed plant is to be located internally in a ground-floor plantroom in the south of the building and will potentially operate 24 hours a day. The closest receptors are the ones located directly above the Convenience Store.

The cumulative BS4142 noise assessment result meets the criteria present in condition 26 by less than 1dB on two receptor location at night time, this plus the considerable number of plant, the close proximity to the receptors, the number of proposed attenuators and the noise calculations based on noise data provided by the plant manufacturers I believe it’s a considerable risk of the real noise once the plant is installed and operating to be higher and therefore not meet the criteria of Condition 26.

I understand the consultant minimized uncertainties as much as possible, but I believe this is a sensitive site with high risk of creating noise nuisance and this condition should not be discharged or completely discharged by 1dB and less differences and so much uncertainty around plant noise data.

I would therefore request a post installation noise verification report with real on-site noise measurements including all plant to make sure noise levels.

Vistry Response:

Vistry have confirmed that the fit out of the commercial premises is likely to be completed in mid-August 2025 and any post-installation reports can be carried out as soon as possible after completion.

