



NOISE MITIGATION AND MANAGEMENT PLAN - DISCHARGE OF PLANNING CONDITION 24

EASTLEIGH RAILWAY DEPOT: PLOTS 300,
303 AND 305

Diageo Pension Trust Limited
2063403-RSKA-RP-001-(01)





General notes

Project Name:	Eastleigh Railway Depot: Plots 300, 303 and 305
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Where field investigations have been carried out, these have been restricted to a level of detail required to achieve the stated objectives of the work.

This work has been undertaken in accordance with the quality management system of RSK Acoustics Ltd.



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1 Introduction

1.1 Overview

RSK Acoustics Ltd (RSKA) has been instructed by Diageo Pension Trust Limited, to prepare a Noise Mitigation and Management Plan to discharge planning Condition 24 relating to the proposed operational use of plots 300, 303 and 305 within the Eastleigh Rail Works site, Campbell Road, Eastleigh (SO50 5AD). The requirement is associated with the granted planning permission (Application No. F/20/87841).

Condition 24 states:

“Prior to each phase of the development within Area 2 being brought into use, a noise mitigation and management plan covering that phase shall be submitted to and approved in writing by the local planning authority. The plan shall include details of the ongoing noise management and monitoring of the site, including proposed mitigation measures to minimise the impacts on the amenity of neighbouring residents. The development shall then accord with the approved plan.”

A noise report with ref. 297519-06(04) was submitted by RSK in 2020 to support the application detailing the prevailing baseline conditions at the site, assessing the impacts from the proposals on existing sensitive receptors and detailing the positioning of an acoustic barrier along the southern boundary of the site.

1.2 Objectives

This management plan aims to:

- Describe the activities operating within plots 300, 303 and 305.
- Demonstrate that the proposed operations and noise and vibration emissions associated with the above plots will be adequately managed in line with consented noise levels, by incorporating
 - appropriate noise and vibration management and control measures; and
 - a complaint handling system.
- Recommend suitable best practicable means (BPM) and mitigation measures (where required), to reduce the potential for disturbance at local residential receptors.



2 Development Location

2.1 Site Location

Plots 300, 303 and 305 are situated within Area 2 of the Eastleigh Railway Depot industrial area, Eastleigh, Hampshire. Area 2 is delimited by the southern red line boundary illustrated in Figure 1 below, with open storage plots coloured in blue.

Area 2 is bounded to the north and east by rail tracks used for train maintenance purposes and the adjacent South West Main Line. To the west, the site is bounded by an internal access road which provides means of access to plots 300, 303, 305, 307, 310, 315 and 320 including units 200, 205 and 210.

Plot 300 is located adjacent to Campbell Road and immediately north of Gate 3 which provides access. No residential receptors face plot 300.

Plot 303 is located adjacent to Campbell Road (no.'s 13 – 63). The residential dwellings are approximately 25 metres from plot 303. Plot 305 is situated to the east of plot 303, on the opposite side (eastern) of the internal access road. Plot 305 is located at an increased distance of 55 metres to Campbell Road (no.'s 41 – 73).

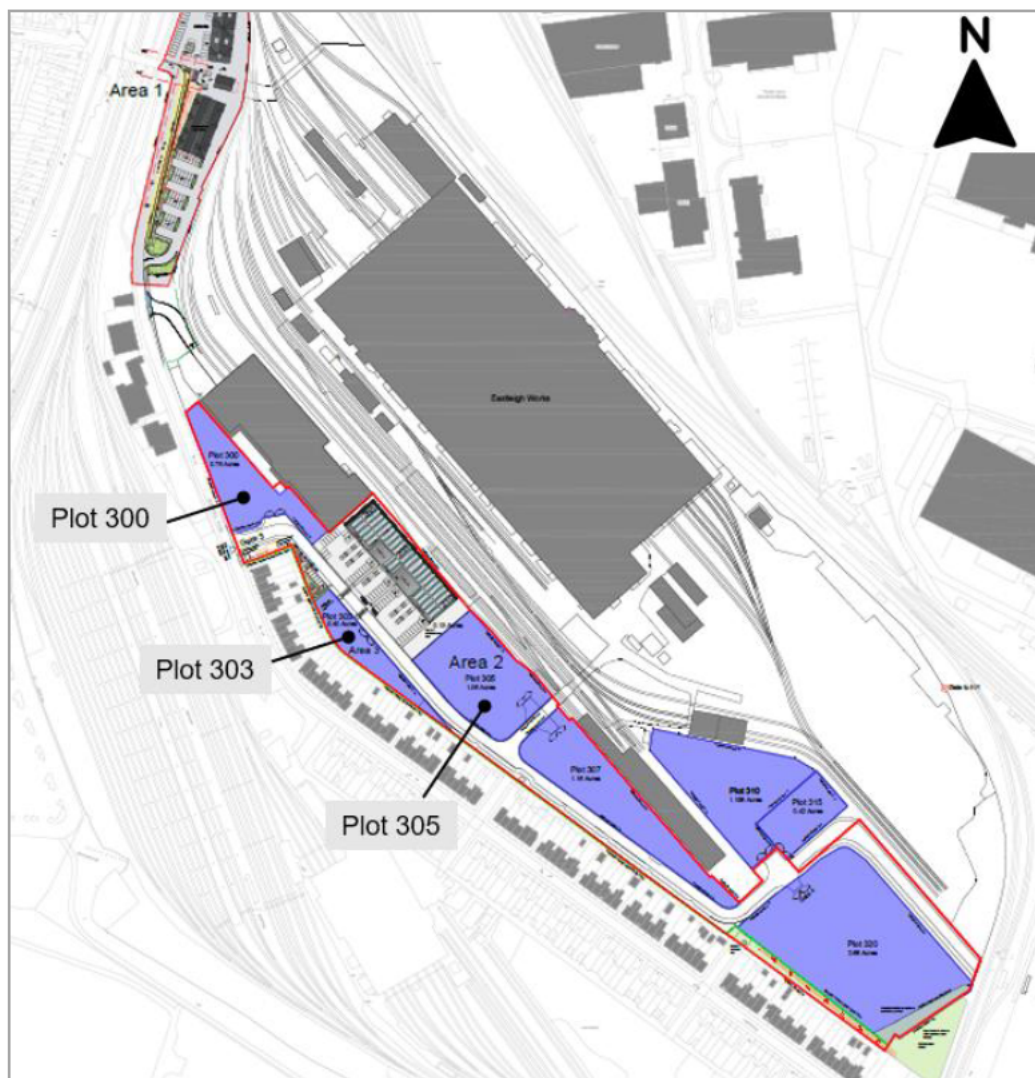


Figure 1 Site location plan



2.2 Sensitive Receptors

This section identifies the nearest existing noise sensitive receptors to plots 300, 303 and 305. The nearest noise sensitive receptors are situated along Campbell Road; no.1 Campbell Road is closest to plot 300 (approximately 28 metres to the southern boundary), no. 13 to 63 Campbell Road are located adjacent to plot 303 (approximately 25 metres distance), with no. 41 to 75 Campbell Road situated at approximately 55 metres from plot 305.

Figure 2 below, illustrates the location of the nearest noise sensitive receptors.

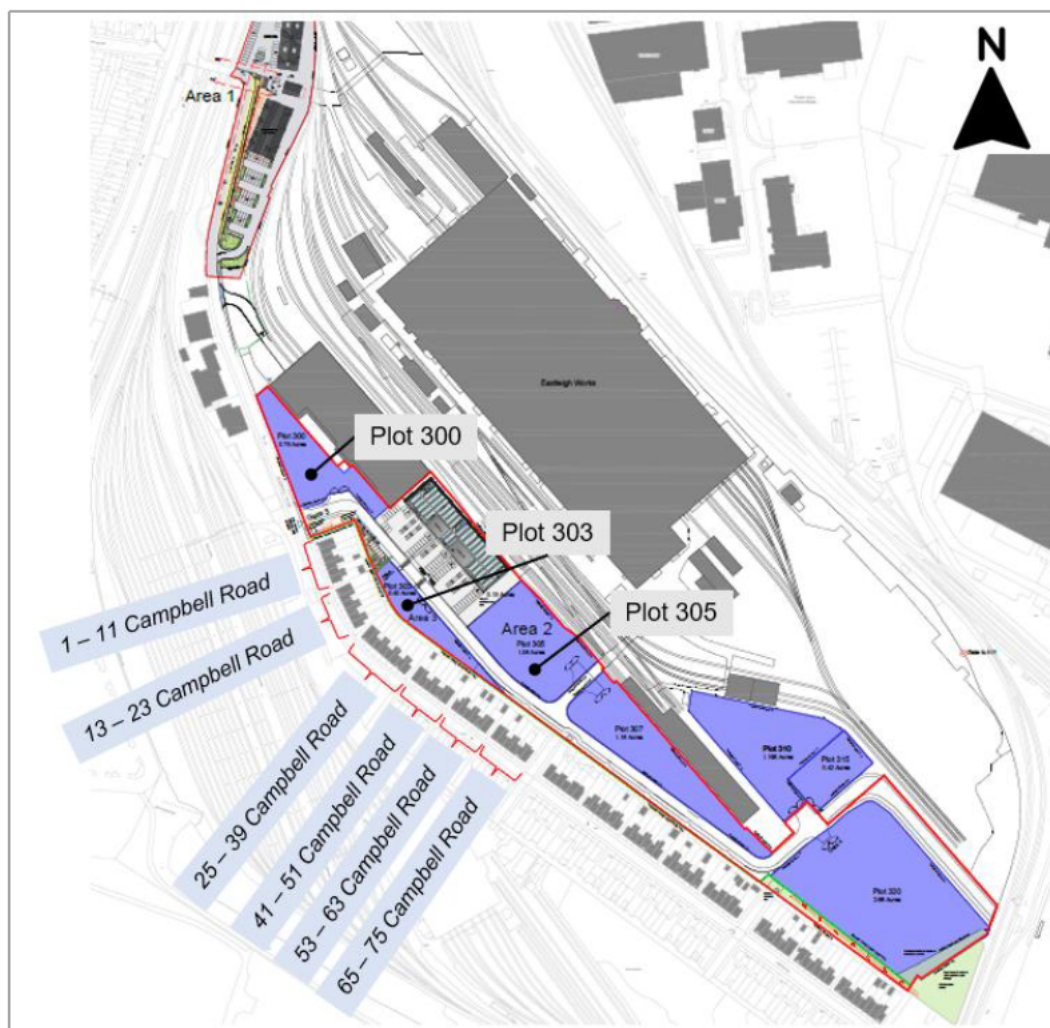


Figure 2 Sensitive receptors



3 Activity Details

3.1 Plot 300

3.1.1 Proposed Operations

The only activity at plot 300 would be restricted to containerised self-storage, with access and egress for members of the public by cars/vans. The site is likely to be unmanned, with access and security being remotely controlled.

3.1.2 Working Hours

Working hours, in line with planning condition 7 (application No. F/20/87841), are restricted 07:00 to 20:00 Monday to Saturday with no activity permitted on Sundays or Public Holidays.

3.1.3 Plant Description

No fixed plant will be used on a regular basis, with sources of noise being restricted to vehicular movements from customers depositing or collecting items from the storage containers.

3.2 Plot 303

3.2.1 Proposed Operations

Plot 303 is to be occupied by Harwoods Group, a car dealership business. Activities would be restricted to the movement of vehicles solely for storage purposes prior to being sent to showrooms.

Vehicles are to be collected and dropped off during working hours (see below). The site is only to be used by Harwoods Group personnel based on demand, with no on-site presence or use by members of the public.

3.2.2 Working Hours

Working hours are 07:00 to 18:00 Monday to Friday and 09:00 to 17:00 Saturday.

3.2.3 Plant Description

No fixed or mobile plant is proposed on site (no racking activities), with limited vehicular movements across the plot expected. All vehicles are driven to site, with no transporters used.

3.3 Plot 305

3.3.1 Proposed Operations

PM & Packing, who currently operates from unit 210 and plot 307 at the site, propose to expand their activities into plot 305. The business specialises in the manufacture of packing cases and flight cases, packing of goods into cases, loading goods, vehicles and caravans into containers.

Manufacturing activities and loading/unloading of small goods from HGVs currently takes place within unit 210. The use of plot 307 and external areas of unit 210 is restricted to outdoor activities relating to the loading and unloading of vehicles.

Proposed activities at plot 305 would be restricted to the storage of containers and materials, parking of vehicles and fork lift truck movements.

During a typical working day, the site expects to receive between 10 – 15 HGVs and up to 100 vehicle movements including staff, off site job vehicles and delivery vans. Furthermore, an average day would typically entail 8 – 10 containers being loaded, with 5 – 10 delivery vehicles loaded / unloaded.



3.3.2 Working Hours

The business will operate Monday to Friday 07:00 – 17:00 (until 18:00 when overtime is being worked) with occasional activity on Saturday between 08:00 – 13:00.

Vehicle movements are expected only Monday to Friday 07:00 – 17:00 with deliveries to/from the site between 07:30 – 16:30. On exceptional occasions, deliveries would be programmed within Saturday's working hours.

3.3.3 Plant Description

In line with current operations at plot 307, the following items are expected to operate outdoors across plot 305:

- Fork trucks (diesel, electric and gas driven)
- Hand-tools (e.g., hammer)
- Car/van engine start



4 Noise Mitigation and Management Measures

4.1 Best Practicable Means (BPM)

The requirement to use Best Practicable Means (BPM) to mitigate the effects of noise is set out in section 72 of the Control of Pollution Act 1974 and section 79 of the Environmental Protection Act 1990. Best Practicable Means incorporates two essential elements:

- **Practicable** – this is defined as reasonably practicable having regard, among other things, to local conditions and circumstances; the current state of technical knowledge; and to financial implications; and
- **Means** – these are the means to be employed, including design, installation, maintenance, manner and periods of operation of plant and machinery; and the design, construction and maintenance of buildings and structures.

The tenants will, in so far as is reasonably practicable, control and limit noise levels so that residential properties and other sensitive receptors are protected from excessive noise from the site. Best Practicable Means (BPMs) shall be employed at all times during the operation of the site. This includes:

- At all times other than in exceptional circumstances, noisy plant or processes with the potential to generate noise or vibration will be situated away from sensitive receptors.
- Machines and vehicles in intermittent use (i.e., idling vehicles) will be encouraged to be shut down.
- At all times other than in exceptional circumstances, the noise from reversing alarms will be controlled or limited without compromising the safety of site personnel.
- The site layout will be designed to minimise reversing.
- All plant, equipment and noise control measures applied to plant and equipment shall be maintained in good working order and operated such that noise and vibration emissions are minimised as far as reasonably practicable.
- All employees shall be provided with an appropriate induction and ongoing briefings regarding the management of environmental noise. This will involve emphasising the need for employees to show consideration to the sensitive receptors, including residential neighbours. They will be briefed on not generating unnecessary noise when on site or when leaving and arriving.

4.2 Mitigation Measures

The following mitigation measures shall be adopted for the operation of Plots 300, 303 and 305. It should also be noted that the measures outlined below are pertinent to the mitigation of noise within the wider site and also incorporate a number of other relevant planning conditions.

4.2.1 Acoustic Barrier

An acoustic boundary barrier, positioned adjacent to the south-west boundary of the site facing Campbell Road and blocking the line of sight from site activities, has been already prescribed and installed as part of the design (as per planning condition 23, application no. F/20/87841). The final barrier installed has an effective height of 3.5 metres, running from the site access (between Plot 300 and 303) along the length of Plot 320.

The fencing plan is graphically presented in Appendix A – Boundary Acoustic Fence.

4.2.2 Tenant Specific

- Activities associated with Plots 300, 303 and 305 shall operate with the permitted uses (as per planning condition 4).



- Operating hours, including delivery times will adhere to the consented hours (as per planning conditions 6 and 7), with local residents being notified of any changes to the operating hours of the site. No activities will take place between 20:00 and 07:00 Monday to Saturday and at no time on Sundays or Public Holidays.
- No Heavy Goods Vehicles (HGVs) shall be taken at or dispatched from the site except between the hours of 07:00 and 20:00 Monday to Saturday and at no time on Sundays or Public Holidays.
- In line with planning condition 8 imposed on the wider site, no materials, goods, racking or equipment shall be stacked, deposited or stored on the site (as measured from ground level) above the following height limits:
 - 8 metres in height on plot 300;
 - 3.5 metres in height on plot 303;
 - 5 metres in height on plot 305.
- In line with planning condition 8, any ancillary or temporary accommodation and / or storage cabins should not exceed 2.75 metres in total height as measured from ground level. This is particularly relevant for the proposed activities on plot 300.
- Adherence to site specific rules such as speed limits within internal roads.
- No fixed plant or machinery shall be installed or operated outside of any buildings unless first approved in writing by the local planning authority (planning condition 27).
- In line with the proposed plot uses, it is recommended that the operation of electric forklifts within the outdoor areas of Plot 305 use broadband signals or 'smart alarms' with directional sound projection to reduce the level of noise and tonal characteristics that can attract attention from local residents. Preferably they should be directional broadband noise emitters or automatically adjusted to ambient noise levels.

4.2.3 Neighbour Notification

Occupiers of nearby properties shall be informed in advance of any exceptional out of hour works where relevant, including the duration and likely impacts. Neighbours will be informed of:

- The start date;
- The duration and nature of the works;
- Possible impacts; and
- Details of contact names and numbers of appropriate site personnel.

4.2.4 Complaints Handling

Any external complaint being received in regard to noise or vibration disturbance will be logged and immediately investigated by the tenant. Where necessary, temporary actions will be taken in order to reduce noise levels until further assessment can be carried out. The investigation will look at BPM and the operational methodology used at the time of complaint.

Details from the complaint and all activities undertaken on site will be recorded and remedial actions taken where necessary. Any operational procedures affected by the re-assessment of impacts following the complaint investigation will be reviewed.



Appendix A – Boundary Acoustic Fence

