

Altman, Rebecca

From: Pires, Andre
Sent: 14 August 2025 12:35
To: Amery, Andy
Cc: Altman, Rebecca
Subject: DC/25/99854 EASTLEIGH RAIL WORKS, CAMPBELL ROAD, EASTLEIGH, SO50 5AD
Discharge of Condition 24

Follow Up Flag: Follow up
Flag Status: Flagged

Good morning Andy,

Thank you for consulting the Pollution Team on the application reference DC/25/99854 for the discharge of Condition 24 of Planning permission X/24/97800 at EASTLEIGH RAIL WORKS, CAMPBELL ROAD, EASTLEIGH, SO50 5AD.

I reviewed the RSK Acoustics reference 2063403-RSKA-RP-001-(01) dated 20 June 2025 titled NOISE MITIGATION AND MANAGEMENT PLAN - DISCHARGE OF PLANNING CONDITION 24 EASTLEIGH RAILWAY DEPOT: PLOTS 300, 303 AND 305 and have the following comments:

Plot 300 - would be restricted to containerised self-storage with operation hours restricted between 07:00 to 20:00 Monday to Saturday with no activity permitted on Sundays or Public Holidays.

Plot 303 – proposed for car dealership storage working hours are 07:00 to 18:00 Monday to Friday and 09:00 to 17:00 Saturday

Plot 305 - 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 with a considerable amount of Fork trucks and HGV movements.

I don't have any noise concerns regarding plot 300 and plot 303 but Plot 305 presents a considerable risk of noise nuisance due to the proposed activities and the close distance to residential properties. I review the original noise report 297519-06(04) submitted by RSK in 2020 but this report does not include exactly what is now proposed for plot 305 including the proposed number of HGVs and operating activities. An acoustic fence is in place but I believe we do not have enough information to make sure noise is mitigated to acceptable levels.

There are no other conditions focus on daytime noise levels only conditions related to activities outside the proposed operating hours. This means we do not have any noise report stating the operation of plot 305 as proposed now (*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.*) would be acceptable.

Condition 24 requests a noise management plan and I don't really have any comment regarding this and I can't ask for a noise report now and discharge a condition with other conditions. Can we ask for an updated noise report that includes the proposed activities for plot 305 ?

Thank you

Andre

Andre Pires

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