

Altman, Rebecca

From: Pires, Andre
Sent: 09 January 2026 11:45
To: Altman, Rebecca
Subject: RM/25/100615 Land West of Burnetts Lane (The Holme and Homestal), Horton Heath, Eastleigh, SO30 2HH - Condition 45 (Noise Assessments)

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Categories: Consultation responses

Good morning Rebecca,

Thank you for consulting the Pollution Team on the application reference RM/25/100615 for the Discharge Condition 45 (Noise Assessments) Outline Planning Permission O/20/89498 for the erection of 357 dwellings within Phases 13A and 14 (The Holme and Homestal), with associated public open space, landscaping, and cycle and vehicular parking, to include details relevant at Land West of Burnetts Lane (The Holme and Homestal), Horton Heath, Eastleigh, SO30 2HH.

Condition 45 requests a detailed Noise Risk Assessment and Management Scheme for each phase of the development that must include a noise mitigation strategy.

I reviewed Stantec Noise Impact Assessment (One Horton Heath - The Holme and The Homestal) reference STA-ZZ-XX-RP-W-0001 P02 dated 5 December 2025.

A noise survey was carried out between 1st – 8th September 2025 in a representative location. Construction noise was present during the survey and this data has been removed.

The noise report shows that noise and vibration levels arising from demolition and construction activities are acceptable as per BS5228-1 and proposes mitigations measures included in the Construction Environmental Management Plan (CEMP).

A noise model was built including future traffic flows and calibrated using real noise measurements.

The report proposes plant noise limits equal to existing background noise levels as per table 7.1.

The conclusions are that external private gardens achieve the BS8233 and WHO guidelines for external amenity spaces with standard garden fences 1.8m high with the exception of 2 gardens that have slightly higher levels still below the 55 dB LAeq,16h. Some balconies facing Fir Tree Lane will be up to 65 dB LAeq,16h. I find this acceptable as there are public green spaces that achieve this noise criteria in close distance to these properties.

A number of properties closer to the main road will require enhanced glazing and trickle vents as per table 8.1 and Figure 8.

To achieve Document O an overheating assessment will be required proposing mitigation as per the façade showing closed windows in Figure 7.

My only question is regarding the approach on the break-in calculations. Where the calculations based on the proposed floor drawings using the correct dimensions per unit including windows dimensions ? Additionally, the report says "*Background ventilation rates will be supplied via trickle ventilators, with one vent assumed per Window*" – Knowing the real proposed dimensions of each room are the break in calculations and the use of only one vent per room achieve the criteria on Document F regarding the number of vents required per room?

I would suggest receiving clarification on the above point before discharging condition 45.

Thank you

Andre

Andre Pires

Pollution Control Manager

Planning & Environment - Pollution

Ext.: 8812

Mobile: 07795985497