

To:	Eastleigh Borough Council	Author:	Eddy Goldsmith
Project Name:	One Horton Heath		
Project No.	333800438	Date:	3 February 2026

Reference: 333800438-XX-XX-TN-Y-1001-P03 – One Horton Heath, Quobleigh Breach

Introduction

Stantec are appointed by Eastleigh Borough Council (One Horton Heath Team) to carry out a number of Noise Impact Assessments (NIAs) to support the planning applications for each Phase of the One Horton Heath strategic site.

Following submission of NIAs, comments have been received in relation to the Quobleigh Breach application from the Pollution Team at Eastleigh Borough Council (EBC). This technical note has been prepared in order to provide a response to EBC. The comments from EBC are provided below, together with the Stantec responses.

Pollution Control comment:

The noise assessment shows that noise from demolition and construction activities are acceptable under BS5228-1 and proposes a Construction Environmental Management Plan (CEMP) to be implemented including the details present in point 8.1.1.

Stantec response:

No comments.

Pollution Control comment:

Point 5.3 explains that the vast majority of external amenity areas will achieve the BS8233 and WHO guidance noise criteria and 1.8 high close boarded fencing around each garden is proposed. (Point 8.2.1 states 18.m high close boarded fencing, I would say that is slightly overkill and should be corrected to 1.8m)

Stantec response:

Agreed. I can confirm the recommendations are for 1.8m high fencing, which is reflected in report revision P03.

Pollution Control comment:

Point 6 raises that there is considerable number of dwellings where open windows should not be used as a form of overheating mitigation and consideration should be given to alternative means to remove any excess heat from the building. An overheating assessment should be provided and these solutions identified as per Approved Document O criteria in the future stage.

Reference: Quobleigh Breach

Stantec response:

Agreed, it's considered that an overheating assessment should be prescribed via condition, where required, with any further mitigation identified as necessary. The overheating mitigation strategy should be reviewed by a suitably qualified acoustician, as appropriate.

Pollution Control comment:

Point 7 states rating level limits for proposed fixed plant and explains the need for a detailed assessment following BS4142 criteria in the future stage when more details are known.

Stantec response:

The details of plant selections and corresponding noise levels will be reviewed by an acoustician and, where necessary, an assessment undertaken to confirm compliance with the limits set out in the report or alternatively a full BS4142 assessment.

Pollution Control comment:

Table 8.1 presents the preliminary glazing and ventilation specifications stating that background ventilation rates will be supplied via trickle ventilators, with one vent assumed per Window. There is no reference to Approved Document F. Can the consultant please confirm if the proposed ventilation solutions meet ADF with only one unit per room ?

Stantec response:

All calculations are based on the house types and apartment types drawing packs provided by the project architect (Clague), with floor-to-ceiling heights assumed as 2.5m for all rooms. A single vent per window is a typical assumption based on an MEV system defined in Building Regulations Approved Document F. As stated in our report, the guidance on façade sound insulation is subject to development during the technical design stage and final specifications, and should be reviewed by a suitably qualified acoustician during product selection.

Pollution Control comment:

My other note regarding this point is that having a look at Figure 8 there are some dwellings where each façade as a different glazing and ventilation specifications. This normally results in mistakes by the installer. I would propose to simplify this where possible.

Stantec response:

The road running through the eastern part of the site is a minor link road for which traffic flows and speeds are expected to be relatively low. No specific traffic data has been provided for this road link and has therefore not been modelled. Noise from this link is expected to be negligible.

The specifications are based on noise emissions from The Avenue (main OHH link road) and the surrounding local road network which is illustrated more effectively in Figure 3 for example.