

To: Eastleigh Borough Council Author: Matt Podesta – Principal Engineer
Approved: Eddy Goldsmith – Technical Director
Project Name: One Horton Heath, Upper Acre
Project No. 333701779 Date: 30th January 2026

Reference: 333701779-XX-XX-TN-Y-1001-P02 – One Horton Heath, Upper Acre

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 Upper Acre 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 report shows that noise arising from demolition and construction activities are acceptable as per BS5228-1 and proposes mitigations measures included in the Construction Environmental Management Plan (CEMP). However, states that due to the close proximity to the residential property there is the potential for vibration to be perceptible at the closest properties depending on the specific construction activity. I would recommend active noise and vibration monitoring during the construction and demolition period.

Stantec response:

Agreed, this seems reasonable given the potential for perceptible vibration at the nearest residential properties. This should be implemented via the CEMP.

Pollution Control comment:

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 gardens that face Burnetts Lane. Can other mitigation be installed on these gardens facing Burnetts Lane? Would a 2m fence or brick wall reduce the noise levels?

Stantec response:

To clarify the wording in the report, all proposed outdoor living areas meet the requirements of BS8233 and WHO. However, some properties adjacent Burnetts Lane exceed the “desirable” external noise guideline of 50dB $L_{Aeq,T}$, but are below the upper guideline value of 55 dB $L_{Aeq,T}$ and are therefore which demonstrates compliance with BS8233 and WHO health based guidance.

Reference: Burntwood

Extract from BS8233 below for context:

“For traditional external areas that are used for amenity space, such as gardens and patios, it is desirable that the external noise level does not exceed 50 dB $L_{Aeq,T}$, with an upper guideline of 55 dB $L_{Aeq,T}$ which would be acceptable in noisier environments. However, it is also recognised that these guideline values are not achievable in all circumstances where development might be desirable. In higher noise areas such as city centres and urban areas adjoining the strategic transport network, a compromise between elevated noise levels and other factors, such as the convenience of living in the locations of making efficient use of land resources to ensure development needs can be met, might be warranted. In such a situation, development should be designed to achieve the lowest practicable levels in these external amenity areas, but should not be prohibited.”

Pollution Control comment:

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?

Stantec response:

All calculations are based on the house types and apartment types drawing packs provided by the project architect (Boyle & Summers), with floor-to-ceiling heights assumed as 2.5m for all rooms. A single vent per window is a typical assumption for 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:

[In relation to Upper Acre] Can you please explain why the façade not facing the closest road requires a higher level of mitigation than the façade facing the closest road ? As per in the below image. Why is the yellow façade not facing the closest road?

Stantec response:

The road running through 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 has therefore not been modelled. Noise from this link is expected to be negligible.

The reason for the specifications as they are shown on the apartment buildings is due to these being taller than the surrounding building types and, therefore, the upper floors being exposed to noise from Burnetts Road and The Avenue (main OHH link road), this is more clearly illustrated in the 3-dimensional views of the site below.

Reference: Burntwood

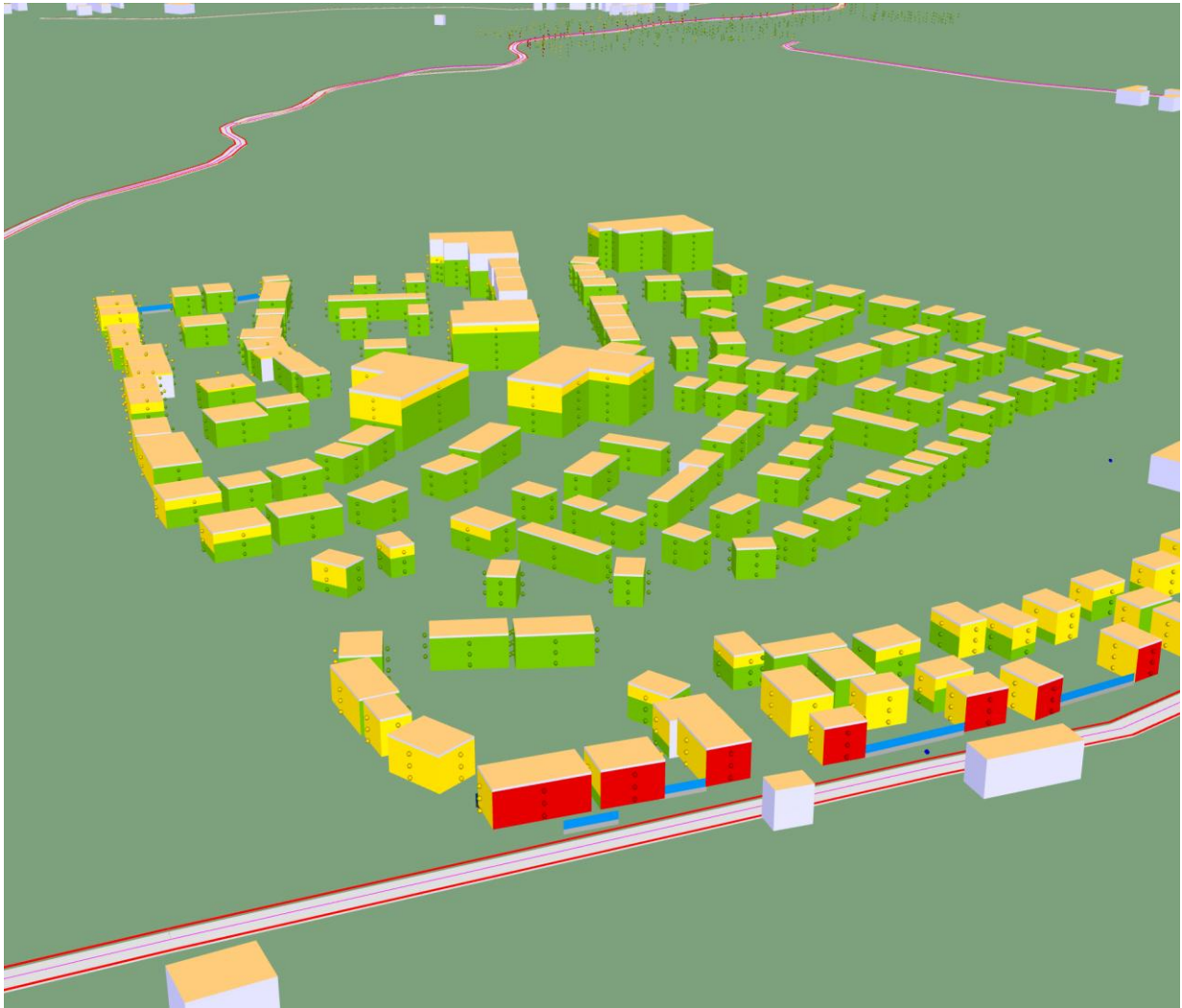


Figure 1 Upper Acre site view from east

Reference: Burntwood

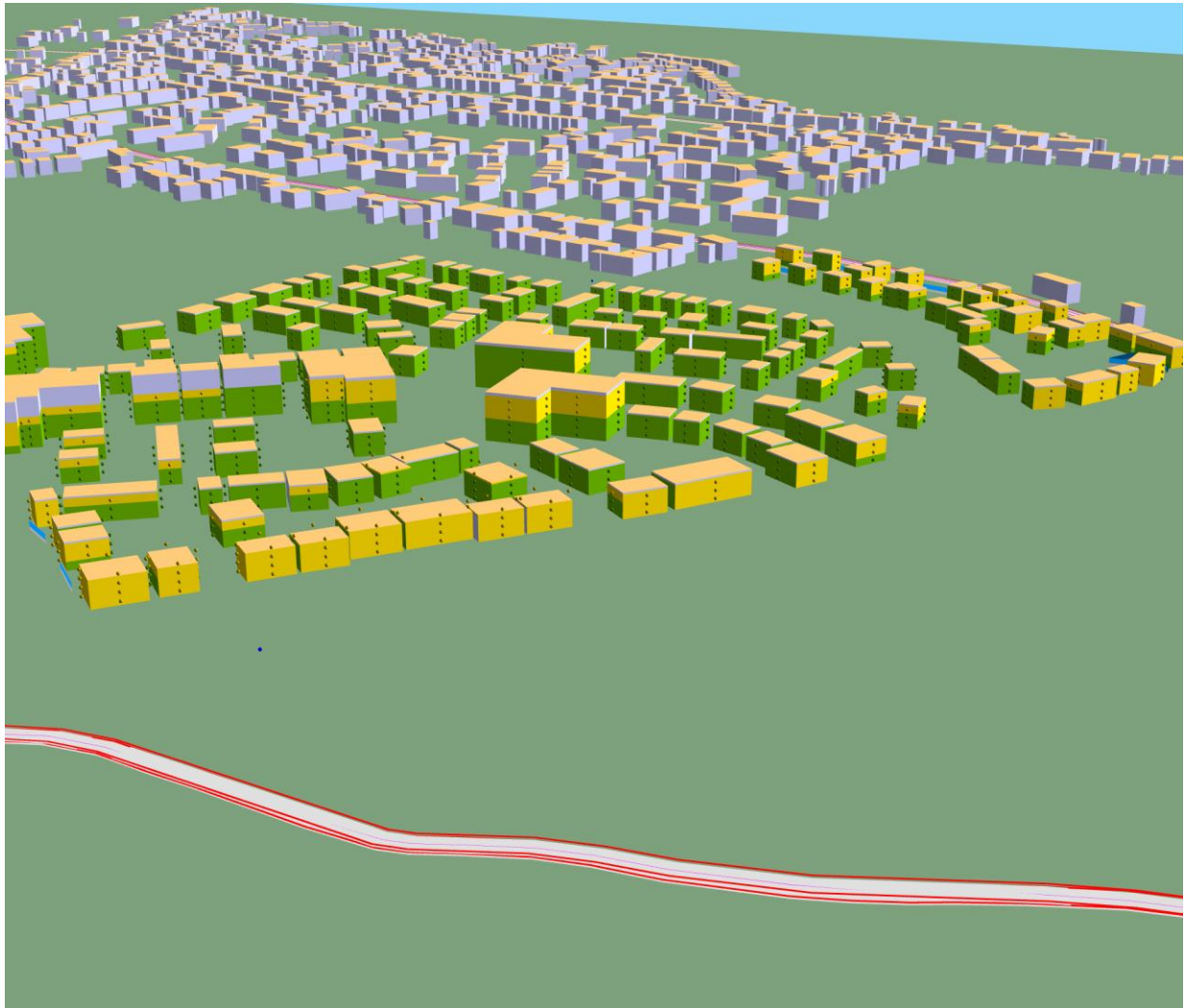


Figure 2 Upper Acre site view from west

Pollution Control comment:

This phase of the site is just opposite to Chalcroft Solar Farm. The report says: "There was no noise associated with Chalcroft Solar Farm.". Having some experience around solar and BESS sites and having in mind that solar equipment noise depends on operation duty there is a risk when the solar farm is operating in full duty (summer time) the noise changes considerable. I would like to see a relation between the original planning noise report from the solar farm and this scheme to make sure this matter is look in to properly.

Stantec response:

Upon review of the solar farm, there appears to be only a single transformer on the site, located approximately 150m from the nearest proposed residential building. Over this distance, noise from this equipment is likely to be reduced to an insignificant level in comparison to the existing and future road traffic noise.

Reference: Burntwood

Additionally, we have carried out several attended and unattended surveys across the wider One Horton Heath site since 2020, including at Upper Acre and Quobleigh Breach sites. During survey works, or during retrospective analysis of data and audio recordings, noise from the solar farm has not been identified to be present at these sites.