Technical Note

To:	Eastleigh Borough Council	Author:	Eddy Goldsmith – Technical Director
Project Name:	One Horton Heath		
Project No.	332612639	Date:	2nd February 2026

Reference: 332612639-XX-XX-TN-Y-2001-P02 – One Horton Heath, The Holme and The Homestal

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 Holme and The Homestal 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 relevant comments from EBC are provided below, together with the Stantec responses.

Pollution Control comment:

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?

Stantec response:

All calculations are based on the house types and apartment types drawing packs provided by the project architect (APLB), 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.