

Dear Jennie,

Planning Application: APP/25/00987

Description: Part retention and reconfiguration of ground floor commercial area; conversion of upper floors and part ground floor from commercial and 1no. self-contained flat, to residential use comprising 4no. Studio flats and 10 bedroom Co-Living apartment, to include construction of additional storey to rear and associated alterations.

Site Address: 270 London Road, Waterloooville, PO7 7HG

The above application has been reviewed by Environmental Health (pollution).

Noise - external assessment

The Vine Acoustics report entitled '*VINE ACOUSTICS LIMITED – NOISE IMPACT ASSESSMENT | Project: 270 London Road, Waterloooville*' (dated 22 October 2025) has been reviewed. While the report references appropriate guidance and proposes mitigation measures, there are concerns regarding the robustness of the assessment:

- The 24-hour survey was undertaken over a weekend (18–19 October), when bus services and commercial activity are likely reduced compared to weekdays. This may underrepresent typical noise levels.
- Noise levels at the rear façade were derived from front façade measurements with an assumed screening correction. This approach presumes London Road buses are the dominant source and does not account for other potential sources, such as adjacent commercial premises. For example, mapping indicates a restaurant (Poppins Waterloooville) with a kitchen extract approximately 6.5m from the rear façade, which has not been assessed.

Despite these limitations, the report demonstrates that acceptable internal noise levels can be achieved with appropriate mitigation (e.g., acoustic glazing, trickle vents, MVHR). Therefore, it is recommended that a condition be imposed requiring submission of a noise mitigation scheme and post-completion verification testing to demonstrate compliance with BS8233:2014 internal noise criteria prior to occupation.

Internal Noise Assessment

The Vine Acoustics report entitled '*Back to Fitness: Internal Noise Assessment*' (dated 22nd October) has been reviewed. The report includes specifications for partitioning floor and ceiling between the ground floor gym and the first-floor residential units. With the mitigation measures implemented, the report states that Noise Curve NR18 shall be achieved.

A condition is recommended requiring compliance with the report and sound validation testing prior to occupation.

Odour

There are concerns that a commercial kitchen extraction exhaust terminates at first floor level near the rear of the development site.

No information has been provided assessing the potential odour impact from the nearby Commercial kitchen exhaust. I therefore recommend that the applicant should be requested to provide further information assessing the potential odour impact at the development site location, the odour assessment should be in accordance with methodology detailed in IAQM document 'Guidance on the assessment of odour for planning, July 2018 – appendix 2 (box 4).'

The following conditions are recommended, should permission be granted.

Noise validation testing

Prior to the occupation of any dwelling, a noise validation report shall be submitted to and approved in writing by the Local Planning Authority. The report shall demonstrate compliance with the following internal noise criteria:

- i. Bedrooms: An 8-hour LAeq (23:00–07:00) of ≤ 30 dB(A)
- ii. Living rooms and bedrooms: A 16-hour LAeq (07:00–23:00) of ≤ 35 dB(A)
- iii. Bedrooms: LAmax,F shall not exceed 45 dB(A) more than 10 times between 23:00–07:00

Validation testing shall include representative samples from habitable rooms at both the front and rear of the development. Testing shall be conducted with windows open for ventilation unless mechanical ventilation has been provided, in which case tests shall be performed with such mechanical ventilation operating.

The approved noise protection measures shall thereafter be retained, maintained, and operated in accordance with the approved scheme for the lifetime of the development.

Sound Insulation

The development shall be constructed in accordance with the specifications and mitigation measures detailed in the Vine Acoustics report 'Back to Fitness: Internal Noise Assessment' (dated 27 October 2025). Post-completion sound insulation testing shall be carried out to demonstrate compliance with the predicted performance (Noise Rating Curve NR18) prior to occupation of the residential units. Results shall be submitted to and approved by the Local Planning Authority.

Music Noise Limiter

Prior to occupation of any of the approved dwelling units, a noise limiter shall be installed and set to ensure that amplified music levels within the gym do not exceed 70 dB LAeq at source. The limiter shall be calibrated and secured to prevent alteration by unauthorised persons. The limiter shall remain in operation at all times when amplified music is played within the premises. Evidence of installation and calibration shall be submitted to and approved by the Local Planning Authority prior to occupation of the residential units above.

Informative Notes

Asbestos

Prior to any demolition, redevelopment or refurbishment works taking place an appropriate Asbestos Survey should be undertaken by an asbestos licensed/authorised company/person and any recommendations implemented. For pre-demolition assessment the asbestos survey is fully intrusive and will involve a destructive inspection, as necessary, to gain access to all areas. Where presence of asbestos is suspected the Health and Safety Executive (HSE) and Environment Agency must be notified and special waste regulations complied with; asbestos removal activities fall under the remit of the HSE.

Construction hours

To reduce the likelihood of local residents being subjected to adverse levels of noise annoyance during construction, work on site should not occur outside the following hours: -

Monday – Friday 7.30 a.m. – 6.00 p.m.

Saturday 8.30 a.m. – 1.00 p.m.

NO WORK ON SUNDAYS & BANK HOLIDAYS.

If work at other times is required permission should be obtained from the local planning authority

Kind regards,

Craig Milligan

Environmental Health Officer

Environmental Health , Havant Borough Council, Public Service Plaza,
Civic Centre Road, Havant, PO9 2AX