

Dear Tina,

Planning Application: APP/25/01015

Description: Part retention of ground floor commercial unit (Class E); conversion of remainder of ground floor and first floor to form 8 x 1 bed flats (Class C3); construction of 2nd floor with recessed 3rd floor mansard roof to form 12 bed Shared Living Property (HMO - Sui Generis); with associated parking, refuse and landscaping.

Site Address: 212-218 London Road, Waterloooville, PO7 7AJ

Thank you for consulting Environmental Health (pollution) regarding the above application.

The construction phase of the development has potential to impacts the amenity of occupiers of neighbouring premises, as such a condition requiring a Construction Environmental Management Plan would be required, to include details of best practical means / best practice measure to control noise and dust.

The Vine Acoustics Noise Impact Assessment (18th December 2025) has been reviewed. The report has considered appropriate guidance for transport noise, and the methodology is broadly reliable. However, there are some elements of the report that require clarification and/or further information.

Noise from the petrol filling station (PFS) appears to have been assessed as a continuous transport noise source. The PFS is a commercial noise source and should be assessed using BS4142 methodology with the noise rating level of varying noise sources assessed against the background noise level. A mapping review indicates that there is also a Wickes depot adjacent to the PFS which may potentially introduce further commercial noise sources.

There is some inconsistency regarding how the sound insulation requirements for glazing at the side / rear facade is presented which introduces confusion. Section 7.3 indicates that a sound reduction of 35dB is required at the side facade, however section 8 and 9.6 indicate that a reduction of 30dB would be required. Moreover, the report and Design and Access Statement include that no glazing is proposed on the side facade.

No calculation has been provided to determine noise levels in the external amenity areas. The table in section 6.1 infers that noise levels at the rear facade are 64dB - however it is presumed this is a typo as measurements were stated to be made at the side facade with rear facade levels calculated.

The determination of noise levels at the rear facade are not considered reliable as the only reference is in section 7.7 which presumes London Road as an exclusive noise source at the front facade and applies a screening factor -15dB. There is no consideration of other potential noise sources to the rear of the building, nor to directional propagation from the road (line source) or geometry, ground adsorption and reflective surfaces. Without noise modelling to account for these factors, a further environmental noise survey is required to determine noise levels at the rear of the building.

The following further information is required.

- BS4142 assessment of noise from all nearby commercial noise sources including the petrol filling station, Wickes and Topps Tiles to include
 - A sound source inventory (compressors, refrigeration/condensers on shop roof/walls, air lines, tanker off-loads, deliveries etc), confirm hours and worst-case operating combinations.
 - Measurement (or justified proxy data) of specific sound levels for those items at the northern façade representative positions, and measured typical LA90, T background noise level
 - Acoustic feature corrections (tonal/impulsive/intermittency) and a rating vs background at the nearest sensitive rooms (especially bedrooms at the rear facade
 - Commentary on delivery/tanker times (e.g., early morning) and whether any out-of-hours or start-up events occur that could drive adverse effects.
 - Review of recommended mitigation measures to ensure they are still expected to be effective
- Clear and reliable predicted noise levels at the rear facade. To be determined through noise modelling software with all noise sources in the local area entered as input data, or further noise measurements carried out.
- Clarification as to sound insulation requirements for glazing at the rear facade
- Calculations to determine predicted noise levels in external amenity areas

The additional information requested is necessary to ensure the development can achieve an acceptable acoustic environment for future occupiers and comply with national planning guidance and BS8233/ProPG principles. The current Noise Impact Assessment contains inconsistencies and assumptions that introduce uncertainty.

Without this information, it is not possible to confirm that the proposed mitigation measures will be effective or that the scheme will provide a reasonable level of amenity. Requesting this clarification prior to determination avoids the risk of approving a design that cannot practically achieve compliance post completion.

Kind regards

Craig Milligan

Environmental Health Officer