Planning Application Reference: 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.

Location: 212-218 London Road, Waterlooville, PO7 7AJ

The Vine Acoustics Noise Impact Assessment (dated 19th February 2026) has been reviewed.

The report, methodology and findings are broadly reliable, however the following information appears to have been omitted from the report.

Section 7.7 of the report includes that "*calculated internal levels at all facades and other screened facades (rear facades) with the windows open are also shown below*", however no rear facade data is presented, only a table with front facade data is included.

Section 7.13 of the report discusses outside amenity area, however despite proposed mitigation measures, no noise information is provided to inform of noise levels in the areas discussed or the mitigation performance of the proposed 2m high acoustic fencing or screening from noise sources.

Section 8 advises that deliveries at the PFS can occur between 0600-0700. The assessment then uses the lowest measured background noise level of 44dB LA90 between 2200-2300. The following calculations using time and distance corrected source data all correct for 1 hour, however if deliveries occur between 0600-0700 then the reference period should be 15 mins. The assessment therefore does not adequately assess noise impacts between 0600-0700 in accordance with BS4142 with the concluding impacts being underrepresented.

Despite the underrepresented noise impact, there is enough confidence in the background measurement data and commercial noise source calculations to infer that the proposed mitigation measures are sufficient to mitigate commercial noise sources.

There are, however, significant concerns regarding the LAmax measurement data at ML2. The assessment appears to rely on LAmax,15min values, which is an excessively long reference period for determining incident maximum noise levels. This introduces uncertainty and reduces confidence in the robustness of the assessment of rear façade impacts.

Furthermore, several high LAmax values (exceeding 80 dB LAmax,15min) were recorded at ML2 throughout both daytime and night-time periods, suggesting the presence of an unidentified intermittent noise source. Review of the ML1 dataset also shows multiple occurrences where LAmax over 3-minute periods exceeded 100 dB during the 24hr survey, further indicating the potential for significant short-duration noise events that have not been accounted for in the assessment.

Of particular concern, the ML2 raw data shows significantly elevated noise levels at approximately 05:30 hrs on the 10th and 12th of February, with the 12th February measurement showing an exceptionally high LAeq,15min of 69 dB and LAmax,15min of 103 dB, with no explanation provided in the report.

The LAmax assessment for the rear façade is therefore unacceptable.

The following further information is required:

- Rear façade assessment (road traffic noise):

Provide a clear and complete assessment of rear façade noise levels from road traffic.

- Incident LAmax assessment:

Appropriately assess incident LAmax levels rather than LAmax averaged over extended time periods.

- Unexplained LAmax occurrences:

Explain the apparent regular high-level LAmax events occurring in the vicinity of the development, including the significant noise events recorded at approximately 05:30 on the 10th and 12th of February.

- External amenity areas:

Submit noise data to support the report's conclusions regarding external amenity noise levels and the effectiveness of proposed mitigation.

The above information must be provided to fully address the outstanding noise concerns.

Kind regards,

Craig Milligan

Environmental Health Officer

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