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, Waterlooville, PO7 7HG

Noise Impact Assessment - Project: 270 London Road, Waterlooville – Rear Elevation

From an Environmental Health perspective, the noise impact assessment is not acceptable for the following reasons

- The report lacks clarity of presentation. Excessive repetition and extensive narrative discussion obscure key technical information, making it unnecessarily arduous to identify how conclusions have been derived.
- The assessment methodology appears to deviate from best practice to an extent that significant uncertainty is introduced to the findings. Uncertainty has not been considered or quantified, as required by BS4142.
- The report does not clearly quantify the level of noise impact to future occupiers (as is required by BS4142).
- It is unclear whether worst-case delivery noise has been considered as the objection letter on behalf of neighbouring business operators states that HGVs deliver in the courtyard. However, a medium sized van was assessed with half the delivery taking place on the street. A longer unloading period for an HGV would introduce a more significant noise source than that assessed and increase the noise impact; this has not been addressed. There are therefore concerns that the assessment is incomplete.
- It is unclear how often deliveries take place in the courtyard, frequency of deliveries contributes to perceived impact.
- The report relies upon review of limited CCTV footage to determine activity in the courtyard - this is not considered to be a robust method. It may be that the assessor reviewed a week's worth of footage, but if so (and it is unclear how

much footage was reviewed), that does not definitively demonstrate typical activity.

- It is unclear whether the FLT uses reversing alarms and whether a tonality penalty should have been applied.
- The report states that 'it is hoped' that the proposed glazing scheme would be adequate, indicating that the assessor is not fully confident in the noise mitigation scheme.
- There is concern that noise from the waste collection may cause regular sleep disturbance, which is indicative of SOAEL
- The mitigation strategy relies upon a third party re-scheduling the waste collections to accommodate the development; this does not align with the agent of change principle.
- Whilst further mitigation is implied by the inclusion of acoustic shutters, no information has been provided to quantify their effectiveness

The report contains a substantial amount of technical data and calculations, but fails to provide sufficient evidence to support clear and defensible conclusions regarding noise impact and SOAEL avoidance

The purpose of a noise impact assessment supporting a planning submission is to clearly and concisely demonstrate, through robust technical evidence, that all relevant noise sources have been adequately assessed and adverse impacts to amenity are minimised with SOAEL avoided.
Determination of noise related planning matters cannot be reliant upon unquantified assumptions regarding noise impact and hopes that mitigation schemes shall be effective.

To address outstanding noise concerns the following information should be provided:

- Identification of all noise sources and assessment of worst-case scenario delivery vehicle type and duration
- Details of frequency and times of deliveries
- Further assessment in accordance with BS4142, utilising good practice principles, to include attended direct measurements in the free-field of worst-

case noise sources, and consideration of the influence of reflective surfaces in the courtyard area and whether these influence noise impact

- Clear quantification of predicted noise internally and contextualisation of the level of impact before and after mitigation as per BS4142 (low/adverse/significant adverse)
- Quantification of all proposed mitigation measures, their acoustic performance and level of sound insulation provided
- Consideration and quantification of uncertainty factors (as listed in BS4142) and how these may influence the results
- Demonstration that mitigation measures will be sufficient with worst-case uncertainty factors applied
- Demonstration that noise can be successfully mitigated by the developer without reliance upon third party

The above information should be presented in a clear and concise manner, with key inputs, data, and conclusions clearly set out and directly supported by the technical evidence, without reliance upon extensive narrative explanation.

In the absence of the above information, Environmental Health recommends that the application be refused on noise grounds

Kind regards,

Craig Milligan

Environmental Health Officer

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