

Planning Application Reference: 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.

Location: 270 London Road, Waterloooville, PO7 7HG

The Vine Acoustics Noise Impact Assessment (dated 8th April 2026) has been reviewed.

On balance, it is accepted that external plant, delivery noise to Tile Tardis, and daytime vehicular movements within the rear yard are not expected to result in significant adverse noise impact to future residents

However, the report concludes that SOAEL is likely to result from the waste collection and then provides contradictory information that noise from the waste collection shouldn't give rise to regular sleep disturbance.

Whilst other guidance should be used to provide context in determining impact, the use of LAmx criteria from ProPG and WHO guidance is questionable as this guidance primarily relates to incident noise from transport sources and does not account for noise characteristics such as tonality, impulsiveness or intermittency.

Despite the waste collection being of relatively short duration, concerns remain that sleep disturbance may be resultant and this is not acceptable even if it only occurs once per week, due to the impact to quality of life.

The identified risk of night-time sleep disturbance arises from an external activity outside the direct control of the applicant and cannot therefore be reliably addressed through planning conditions.

The report does not satisfactorily demonstrate that SOAEL shall be avoided, and on this basis Environmental Health objects to the proposals.

Any decision to approve would therefore be a matter of planning judgement rather than environmental acceptability.

Should permission be granted, a condition is recommended requiring a noise validation assessment prior to the occupation of any of the residential units to demonstrate that the mitigation scheme is effective.

Kind regards,

Craig Milligan

Environmental Health Officer

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