Our Ref: 24/80379/COND
Your Ref: Little Paxton Employment Land...

14 January 2025

Mr John Wilbraham
Bloor Homes Ltd
Bewick House
6 Cygnet Drive
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Dear Mr Wilbraham

HUNTINGDONSHIRE DISTRICT COUNCIL
Application for Discharge of planning condition(s)

Proposal: Discharge of Condition 18 (Noise mitigation scheme) of 22/01594/OUT.

Site address: Land At Riversfield Great North Road Little Paxton

Please find enclosed our formal decision notice relating to above application for approval of details relating to the above planning condition.

Yours sincerely

Clara Kerr
Chief Planning Officer

Pathfinder House, St Mary's Street
Huntingdon. PE29 3TN
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14th January 2025

Dear Mr Wilbraham

Town And Country Planning (Development Management Procedure) (England) Order 2015 (Amended).

Proposal: Discharge of Condition 18 (Noise mitigation scheme) of 22/01594/OUT.

Site address: Land At Riversfield Great North Road Little Paxton

I refer to your application above received on 31 October 2024 and the plans, drawings and documents which form part of the application as described below.

The following condition is APPROVED

Condition 18 - Noise mitigation scheme.
Condition reads as:
Notwithstanding the Environmental Noise Survey assessment prepared by noise.co.uk report reference 22141-1-R3 (revision 3) received by the Local Planning Authority on 21 March 2023, no development above slab level shall take place until full details of the Noise Mitigation Scheme have been submitted to and approved in writing by the Local Planning Authority. The Noise Mitigation Scheme shall be produced by a suitably qualified consultant to demonstrate that the layout, design and mitigation measures will ensure that internal sound levels from road traffic noise shall not exceed 35dB LAeq 07:00-23:00 in any habitable room or 30dB LAeq 23:00-07:00 and 45dB LAmax 23:00-07:00 inside any bedroom and that sound levels from road traffic noise in any outdoor amenity area shall not exceed 55dB LAeq(1 hour) within the first 5 metres from the building façade to which the amenity area relates.

Where it is not possible to achieve the aforementioned indoor sound levels with windows open a detailed Ventilation Scheme shall be submitted to and approved by the Local Planning Authority. The Ventilation Scheme shall demonstrate how adequate ventilation and cooling will be achieved for dwellings without undermining the performance of the Noise

Mitigation Scheme. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room.

The development shall be carried out in accordance with the approved details and no dwelling shall be occupied until the mitigation measures associated with that dwelling have been installed. The mitigation measures shall be installed and maintained in accordance with the manufacturer's instructions to minimise internal sound levels (for example with the use of acoustic matting and/or acoustic mounts to prevent vibration) and shall thereafter be maintained and retained in perpetuity.

Reason - To avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development, in accordance with Policy LP14 of Huntingdonshire's Local Plan to 2036.

Approved documents/ drawings:
.* Environmental Noise Survey prepared by noise.co.uk dated 12 December 2023 (report reference 22141-1-R3 revision 4), received on 31 October 2024.
* Noise Mitigation Plan, drawing reference SM05413-SL-200 dated April 2024, received on 20 December 2024.
* Noise Mitigation Specification Plan, drawing reference SM5143-EN-011 dated 8 February 2024, detailing the location and type of acoustic fence ("Jakoustic Reflective" by Jackson Fencing), received on 18 December 2024.
* Purge ventilation unit details, received on 18 December 2024.

Assessment:
HDC Environmental Health have reviewed the submitted details and confirmed that these are acceptable.

The Environmental Noise Survey confirms that windows must be closed to prevent excessive noise ingress, therefore a detailed Ventilation Scheme was required. The submitted Ventilation Scheme comprises the "Noise Mitigation Plan" showing the properties that require enhanced ventilation and the "Purge Ventilation Unit" which details the proposed ventilation system. This Ventilation Scheme is
considered to be acceptable.

The "Noise Mitigation Specification Plan" illustrates the proposed acoustic fence specification and location which is considered to be acceptable.

The glazing requirements as detailed within the Environmental Noise Survey together with the Noise Mitigation and Ventilation Scheme must be implemented prior to occupation of the dwellings.

Having regard to the consultee comments it is considered that the noise mitigation scheme details are acceptable.

Conclusion:
The details submitted relating to Condition 18 are acceptable to the Local Planning Authority and complies with the submission requirements of the condition. The development shall be undertaken in full accordance with the approved details and the mitigation measures associated with that dwelling shall been installed prior to occupation. Condition 18 can be considered discharged upon completion of the works in accordance with the approved details and maintained and retained in accordance with the manufacturer's instructions in perpetuity.

Yours sincerely



Clara Kerr
Chief Planning Officer
Date: 14 January 2025