[redacted]

From: Claire Braybrook
Sent: 11 June 2025 14:46
To: Lucy Pateman
Cc: DMAdmin
Subject: RE: 25/80135/COND - Land North Of 16 The Bank Somersham

Hi Lucy,

Proposal: Discharge of Conditions 18 (Noise Mitigation Scheme), 20 (Welcome Pack) and 21 (Acoustic Barrier) for 23/00369/REM
Location: Land North Of 16 The Bank Somersham
Planning Ref: 25/80135/COND
EH Ref: 409827

Further to my email below and subsequent information received from the applicant via emails dated 9th June 2025 and 10th June 2025 I can confirm that the information supplied is sufficient to discharge conditions 18, 20 and 21, with the maintenance and retention requirements etc to remain valid.

If you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

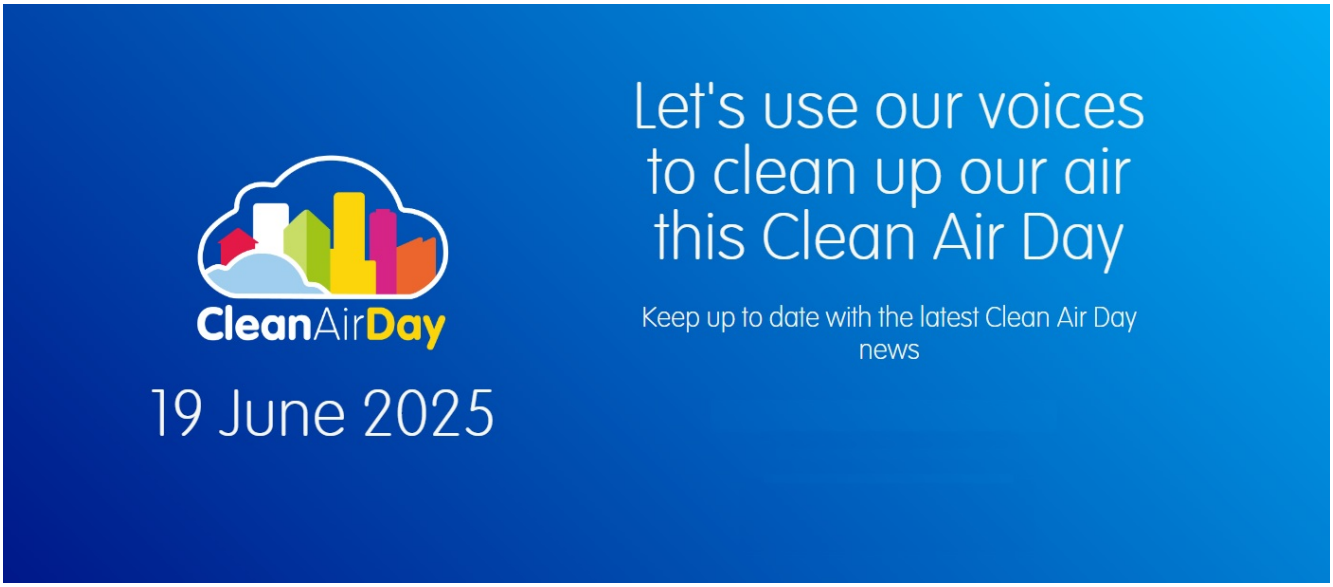
Claire.

Huntingdonshire DISTRICT COUNCIL

Claire Braybrook
Environmental Health Officer (Public Protection - Environmental H
MCIEH, CEnvH, Dip (IoA)

Phone 01480 388 284
[redacted]

CEnvH
Chartered Environmental Health Practitioner



Any comments represent the informal opinion of an officer of Huntingdonshire District Council. These comments are made on a without prejudice basis.

From: Claire Braybrook
Sent: 06 June 2025 14:47
To: Lucy Pateman <Lucy.Pateman@huntingdonshire.gov.uk>
Cc: DMAdmin <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 25/80135/COND - Land North Of 16 The Bank Somersham

Hi Lucy,

Proposal: Discharge of Conditions 18 (Noise Mitigation Scheme), 20 (Welcome Pack) and 21 (Acoustic Barrier) for 23/00369/REM
Location: Land North Of 16 The Bank Somersham
Planning Ref: 25/80135/COND
EH Ref: 409827

I write further to my email of 4th June. Please see below for comments in relation to each condition.

18. Condition.
Noise mitigation scheme
Notwithstanding the Acoustics and Overheating Assessment prepared by MEC report reference 26184-ENV-0401 Rev E received on 4 April 2024 and the Noise Report Addendum received on 2 May 2024, no development above slab level shall take place until full details of the proposed glazing, passive and mechanical ventilation units for the noise mitigation and alternative ventilation provision for plots 1-5, 43-46, 51-52, 59-67 and rooms identified within Appendix I and K of the NIA Acoustics and overheating Assessment have been submitted to and approved in writing by the Local Planning Authority in order to demonstrate that the internal sound level and ventilation requirements of condition 28 on outline permission 19/01790/OUT will be met. 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.

No reference to plots 1-5.

20. Condition.
Welcome pack
Prior to occupation of the first residential dwelling, details of a Welcome Pack to be provided to all new residents, detailing the sound attenuation and mechanical ventilation measures incorporated within the dwellings as agreed under condition 18, including their function, care and maintenance, shall be submitted to and approved in writing by the Local Planning Authority. The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling

I couldn't see any information to clarify which documents will actually form part of this? Is it the 'Zehnder Purge Ventilation' document and/or 'Bruksanvisning Directions for use' document?

21. Condition.
Acoustic barrier
Notwithstanding the approved Acoustics and Overheating Assessment prepared by MEC report reference 26184-ENV-0401 Rev E received on 4 April 2024 and the Noise Report Addendum received on 2 May 2024, no development above slab level shall take place until full details of the proposed 3m high acoustic fence to serve as a barrier between the housing and eastern boundary with Dews Coaches have been submitted to and approved in writing by the Local Planning Authority. Plots 43-46, 51-55 and 59-67 shall not be occupied until the agreed acoustic barrier has been fully installed in accordance with the approved details. The acoustic barrier shall thereafter be maintained and retained in accordance with the approved scheme in perpetuity.

Information received considered sufficient for discharge of condition. Occupancy, maintenance and retention aspects to remain a requirement.

If you have any queries or wish to discuss this matter further please don't hesitate to contact me.

Kind regards,

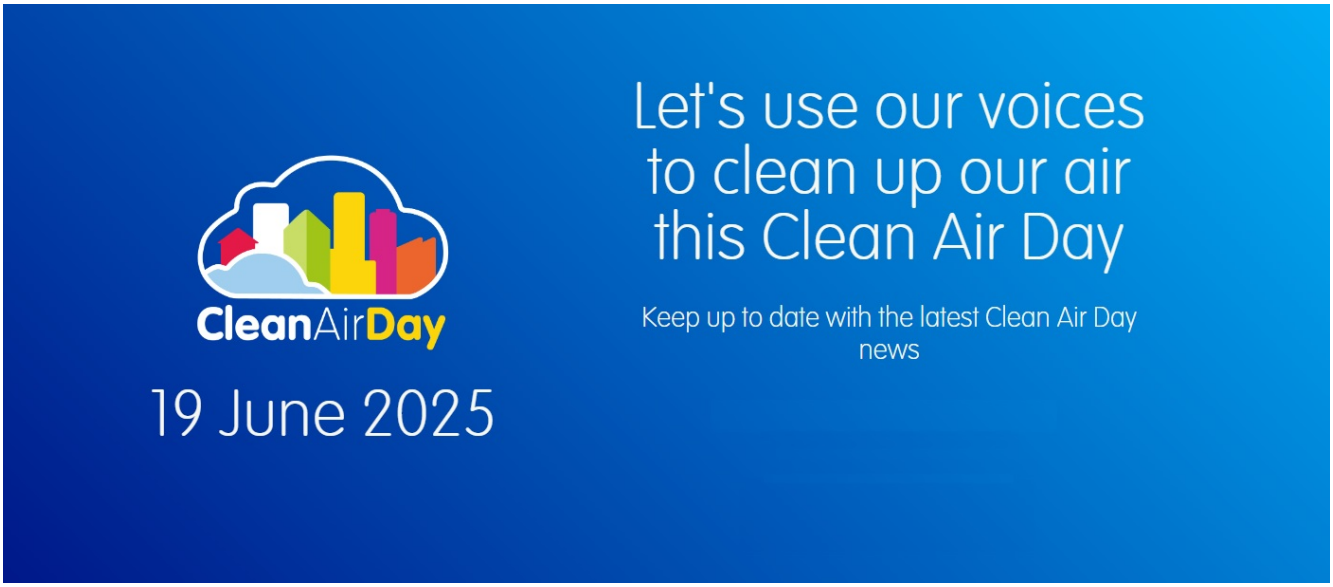
Claire.

Huntingdonshire DISTRICT COUNCIL

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