From: Claire Braybrook <Claire.Braybrook@huntingdonshire.gov.uk>
Sent: 24 November 2025 17:50:14 UTC+00:00
To: "Hannah Guy" <Hannah.Guy@huntingdonshire.gov.uk>
Cc: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>
Subject: 25/00704/REM - Land North West Of Spittals Way And Ermine Street Great Stukeley

Hi Hannah,

Proposal: Reserved matters relating to appearance, landscaping, layout and scale for Phase B comprising 146 dwellings, public open space, internal access roads and associated works, pursuant to Outline Planning Permission 18/01918/OUT and the requirements of conditions nos. 5, 7, 8, 9B, 13, 21, 29, 30 and 36 thereof.
Location: Land North West Of Spittals Way And Ermine Street Great Stukeley
Planning Ref: 25/00704/REM
EH Ref: 408970

I write following discussions with yourself, the applicant and their noise consultant regarding Phase C. The applicant has now provided a Technical Note dated 19th November 2025 to cover the aspects previously highlighted, focussing on Phase B.

External Noise
The submitted information indicates that a small number of plots (plots 39, 48 and 66) will exceed the 55dB criterion for external amenity areas (in gardens). The applicant has advised that increasing fence heights from 1.8m to 2.4m in the most affected areas will reduce this impact as far as possible, with only plot 39 remaining above 55dB. Taking this all into consideration, as well as the other mitigating factors discussed in the Technical Note, I would advise this is sufficient in this case.

Internal Noise
The assessment confirms that internal noise levels will meet BS8233 and WHO guidelines **with windows closed**. However, should residents wish to open windows, internal guidelines will be exceeded in the majority of properties. As I have highlighted previously we are currently reviewing our internal sound level standards, but at present our benchmark remains 30dB within bedrooms, during the night.

Where this criterion is breached with windows partially open, alternative ventilation (providing the equivalent of 2-4 air changes per hour within the relevant habitable room) should be provided to give residents the choice of keeping windows closed to mitigate noise. Due to the history and the location etc, for this site you may consider it acceptable for the applicant to undertake an overheating assessment to identify which habitable rooms require alternative ventilation. From our perspective, this should apply to all properties where internal noise guidelines are breached with a partially open window (i.e. where façade levels are 45dB and above, based on a 15dB reduction

through a partially open window), rather than the 49dB threshold referenced in Building Regulations, which is a different regime.

It is important to note that an overheating assessment will identify which habitable rooms require additional ventilation to mitigate overheating, thereby reducing the need for residents to open windows and be exposed to elevated noise levels. Where a room does not qualify for alternative ventilation provision under the overheating criteria, residents will have no alternative but to open windows for ventilation. In such cases, internal noise levels are likely to exceed BS8233 and WHO guidelines. The Local Planning Authority will need to consider whether this is acceptable from an amenity perspective in this location. If this is the case, we will require a breakdown of the plots identifying which habitable rooms will need additional ventilation, along with details of the proposed ventilation provision. These must provide sufficient ventilation and must meet internal sound level criteria when operating.

Finally, I believe this parcel is located adjacent to a play area and I would therefore advise (as highlighted in previous correspondence) the Fields in Trust 'Guidance for Outdoor Sport and Play: Beyond the Six Acre Standard' buffer distances should be used as a minimum between active play areas and residential properties. Please could you confirm this has been achieved?

With regard to potential conditions I consider the replication of the relevant ones utilised on Phase C will ensure consistency:

Notwithstanding the development hereby approved, no works above slab level shall commence until details of the following have been submitted to and approved in writing by the Local Planning Authority:

- Plans to show which plots and habitable rooms will need additional ventilation – in line with the requirements highlighted within EHO email of 24/11/2025, unless otherwise agreed in writing with the LPA
- details of the proposed ventilation provision within the habitable rooms of identified plots

These must provide sufficient ventilation and must meet the internal sound level criteria of 30dB(A) when operating. Such provision shall be made prior to occupation and maintained for the lifetime of the development.

Reason: To avoid noise 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 the Huntingdonshire Local Plan to 2036.

The dwellings as identified in condition XX, shall not be occupied until a Verification/Validation Report prepared by a suitably qualified consultant demonstrating full compliance with the mitigation and alternative ventilation provision approved under

condition XX has been submitted to and approved in writing by the Local Planning Authority.

Reason: To ensure that the approved mitigation and alternative ventilation details to avoid noise from giving rise to a significant adverse impact on the health and quality of life of future users of the development have been correctly installed, in accordance with Policy LP14 of the Huntingdonshire Local Plan to 2036.

Notwithstanding any detail approved, a 2.4m close boarded fence shall be utilised on plots B39, B48 and B66 in order to minimise sound exposure within gardens in line with the 'Technical Note regarding elevated noise levels in gardens for Phase B Ermine Street, Huntingdon', dated 19th November 2025 and the plan within Figure 8 on page 17 of the Environmental Noise Survey, report number 22830-1-R5 dated 31st July 2025.
Such provision shall be made prior to occupation and maintained for the lifetime of the development.

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 the Huntingdonshire Local Plan to 2036

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

The approved Welcome Pack shall be made available to all occupiers prior to the first occupation of each dwelling.

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

Kind regards,

Claire.

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