[redacted]

From: Aaron Morley
Sent: 16 June 2025 15:27
To: DMAdmin; Charlotte Dew
Cc: Claire Braybrook
Subject: RE: Planning consultation notification 25/00966/PIP

Hi Charlotte

Planning Ref: 25/00966/PIP
Env Health Ref: 411285

Land West Of Grove Cottage, Malting Lane, Ellington
Permission in principle for a minimum of seven and a maximum of nine dwellings, not to exceed a total GIA of 999m2

This site lies between 30 and 40 metres south of the A14 duel carriageway, and as such, we are concerned about noise and air quality.

We have reviewed the following reports submitted in support of the proposal:

- "*Noise Impact Assessment Report*" written by Anglia Consultants (report reference A1763, dated May 2025)
- "*Air Quality Assessment*" written by Haze Environmental (report reference 0132, dated May 2025)

The Noise Impact Assessment suggests that noise guidelines cannot be met inside dwellings unless acoustic glazing and ventilation are fitted. However, it is important that windows to noise sensitive habitable rooms are capable of being opened to prevent overheating whilst still meeting the noise guidelines. It will therefore be necessary to consider a good acoustic design (with reference to ProPG), including the location, orientation and internal room layout, before considering other options such as plenum windows and mechanical ventilation in order to meet the guidelines. A suitable ventilation system would achieve between 2 to 4 air changes per hour for each noise sensitive habitable room.

The Noise Impact Assessment also suggests that, even with a 2m high acoustic fence, noise guidelines would be exceeded in the garden areas. Again, it would be possible to meet the guidelines with good acoustic design. Acoustic havens may also be considered when other avenues have been exhausted. On this occasion, as the A14 is easily accessible, we would allow a maximum outdoor design limit of 55dBA.

Noise should therefore not prevent development of this site, providing a good acoustic design is provided.

My colleague has reviewed the air quality assessment and has the following comment:

I have read the Air Quality Impact Assessment, reference 0132 Thrapston Road AQA, dated May 2025, which concludes the impact of the proposed development will not cause, or be subject to, a significant adverse impact in regard to air quality. I agree with Sections 5.3.4 and 5.3.11 regarding the incorporation of good practice design measures and the promotion of sustainable transport measures, such as cycle parking, electric vehicle (EV) charging infrastructure, pedestrian-friendly layouts and green infrastructure which would all be beneficial with regard to local air quality resilience. I also agree with the advised mitigation measures within Table 6.1 and Section 6.2.1 and would advise these are utilised where possible.

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

Best regards,
Aaron

Aaron Morley BSc(Hons) MSc(EngGeol) MSc(EnvHealth) PGDip(Acous) FGS MCIEH CEnvH EHRB REnvH AFPH

Environmental Health Officer
Phone 01480 388360
[redacted]

-----Original Message-----
From: Dmadmin@huntingdonshire.gov.uk <Dmadmin@huntingdonshire.gov.uk>
Sent: 11 June 2025 12:03
To: Environmental Health <Environmental.Health@huntingdonshire.gov.uk>
Subject: Planning consultation notification 25/00966/PIP

Dear Sir/Madam

Please find correspondence from Development Management at Huntingdonshire District Council attached to this email in relation to the following application for Permission in Principle.

Proposal: Permission in principle for a minimum of seven and a maximum of nine dwellings, not to exceed a total GIA of 999m2

Site address: Land West Of Grove Cottage Malting Lane Ellington

Reference: 25/00966/PIP

Huntingdonshire DC Development Management