From: Aaron Morley <Aaron.Morley@huntingdonshire.gov.uk>
Sent: 29 August 2025 15:25:11 UTC+01:00
To: "DMAdmin" <Development.ManagementAdmin@huntingdonshire.gov.uk>; "Olivia Manton" <Olivia.Manton@huntingdonshire.gov.uk>
Subject: 25/00666/OUT Land North Of 2 High Street, Great Paxton

Hi Olivia

Planning Ref: 25/00666/OUT
Env Health Ref: 414450

Land North Of 2 High Street, Great Paxton
Outline Permission with All Matters Reserved for the Construction of two Dwellinghouses

I write with regard to the Environmental Noise Assessment written by Acoustic Associates (report reference SEM/J3861/18741, dated July 2025).

The proposed layout shows the gardens would be adequately shielded from road noise by the houses and that a 2m high acoustic fence would be required to shield the gardens from the rail noise. This is acceptable, however, confirmation of the plot and rooms layout would be required.

In order for internal noise levels to meet guidelines, windows would have to be closed. Therefore, an overheating assessment and ventilation strategy would need to be undertaken to ensure future occupiers are not exposed to unacceptable noise or subject to overheating during the hot weather.

The tenth highest maximum noise level during the night-time was determined to be 65-76dB $L_{Amax,\ 1min}$. Taking 15dB off for an open window, this would be between 50-61dB inside a bedroom. Sleep disturbance is likely if 45dB L_{Amax} is exceeded 10 times or more during the night, so the number of likely exceedances would be useful to see.

If you are minded to grant permission to this proposal, I recommend you set the following condition, or similar:

Condition: *A detailed Ventilation Scheme, and if necessary an overheating assessment, shall be submitted to the LPA with any reserve matters application. 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 approved scheme shall be fully implemented in the development and the ventilation measures shall thereafter be 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.*

Best regards,
Aaron

Huntingdonshire DISTRICT COUNCIL

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