TECHNICAL NOTE

noise.co.uk Ltd
The Haybarn
Newnham Grounds
Kings Newnham Lane
Bretford
CV23 0JU

19th November 2025

FAO: Joe Walker-Marriott (Senior Architectural Technician)
Bloor Homes (South Midlands)
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RE: Elevated Noise levels in gardens for Phase B Ermine St, Huntingdon

Further to ongoing discussions regarding the elevated noise levels in gardens for the Phase B development, it is understood that the design of the housing layout has evolved following extensive consultation between the Local Planning Authority and the Huntingdonshire District Council Urban Design Officer. At the outline planning stage, an approved Masterplan and Design Code were established as key documents guiding the residential design principles for this phase.

The noise assessment (Ref: 22830-2-R5, dated 31st July 2025) was based on the layout information provided at the time of assessment and demonstrates that the recommended acoustic mitigation measures were developed with full consideration of the proposed site design. The assessment considers the location and orientation of dwellings, distances to noise sources, and the use of screening and façade specifications to reduce external and internal noise exposure where required.

It is acknowledged that a small number of gardens are predicted to exceed the guideline values of 50-55 dB $L_{Aeq,T}$ (See appendix). In line with BS 8233:2014 and World Health Organisation (WHO) Guidelines, such exceedances should be minimised as far as practicable through design and mitigation; however, development should not be prohibited where noise levels have been reduced to the lowest practicable level and the overall site design has been optimised.

In this case, the client intends to install 1.8m and 2.4m fences to the worst-affected garden areas to further reduce the sound pressure levels from road traffic. Furthermore, given the site's proximity to the A14 road, part of the strategic road network, and the broader planning objective of making efficient use of land to meet housing and development needs, it is considered reasonable to accept a degree of compromise with respect to elevated noise levels.

This approach is consistent with BS8233:2014, which supports a balanced judgement, recognising that in some locations — particularly those near transport infrastructure — the guideline values may not be achievable. In such cases, other planning benefits, such as the convenience of the location and the need to optimise land use, may justify a relaxation of external noise criteria.

Havens in private gardens were considered but they prove difficult to retain, as once a home owner moves in they are likely to take any screens down to make the garden space more useable. There are a number of parks and open spaces within the development which are further away from the higher noise sources such as the pocket park on the northern edge of the adjoining phase C and the sizeable central open area which contains the NEAP that are generally within 5 minutes from the most noise affected properties.

In terms of internal noise levels and good acoustic design, the layout within the reserved matters must follow the principles set out within the outline documents including the approved 'Indicative Masterplan' which gave a clear indication on how the dwellings should be laid out within the various phases and the 'Design Code' which gave further clarity on layout and design criteria. This included plots facing out towards the main noise sources as they overlook the open space and provide an active frontage to the development which is standard practice from an urban design and crime and safety perspective. The dwellings themselves have all been set back away from the main noise sources behind landscaped buffers to further help reduce internal noise levels and where possible the house designs for this site include bedrooms or secondary windows on quieter façades, oriented away from the main noise source (the road), providing occupants with access to a quieter environment. An example layout is provided in the Appendix.

In terms of the acoustic barrier on the site boundary, this was considered but given the design implications and the fact the noise modelling showed that suitable mitigation could be implemented the idea was discounted.

This letter is provided to clarify the context of the acoustic design in relation to the approved masterplan and available layout information. It should be read in conjunction with the full Noise.co.uk Acoustic Assessment (Ref: 22830-2-R5, dated 31st July 2025). The comments contained herein are based solely on the information available at the time of reporting and do not extend to any consultation responses (Environmental health officer consultation on 23rd May 2025 and 4th August 2025) or documentation not provided for review.



Shaun Sloan BSc, MIOA
Acoustic Consultant

Appendix

Note: Very few areas of the gardens exceed 55 dB $L_{Aeq,T}$, as shown in Figures 7 and 8 on Pages 16 and 17 of the Noise.co.uk Acoustic Assessment (Ref: 22830-2-R5, dated 31st July 2025).

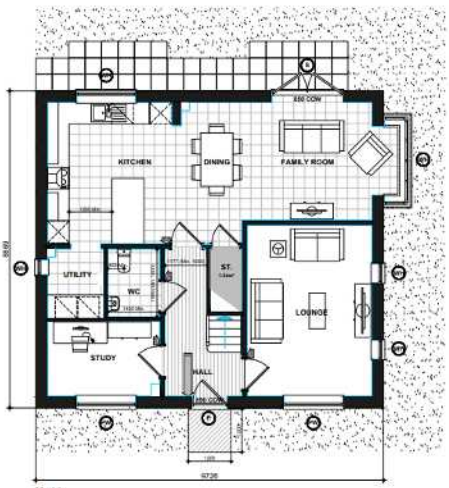


Figure 7 – Noise contour plot showing the propagations of sound across the site during the daytime



Figure 8 – Noise contour plot showing the propagations of sound across the site during the daytime

Internal layout



M496
GROUND FLOOR PLAN



M496
FIRST FLOOR PLAN

DEVELOPMENT
HUNTINGDON

PLOT NUMBER
AS: C12, C69
OPP: C53

DOVER
FLOOR PLANS
M496.PL-04

DATE: **JULY 2023** REV:
SCALE: **1:100 @ A3**

DRAWN: **JG** 152.26m²
CHECKED: **GPM** 1639ft²

BLOOR HOMES