

DATE: 12 November 2024 **CONFIDENTIALITY:** Public

SUBJECT: Land South of Bedwell Road, Ugley - Approval of Reserved Matters Noise Comments

PROJECT: UK0033240.2467 AUTHOR: Toby Lewis

CHECKED: Robert Colder APPROVED: Toby Lewis

INTRODUCTION

The development site is located to the west of the M11 in Elsenham, Essex, in the administrative area of Uttlesford District Council (UDC).

Outline permission was granted for a residential development of up to 50 dwellings by the Planning Inspectorate (PINs) in June 2023 (UDC ref. UTT/20/2908/OP, Appeal ref. APP/C1570/W/22/3311069).

Condition 4 of the outline permission states:

'As part of any Reserved Matters application, a scheme detailing sound insulation measures shall be submitted for approval in writing by the local planning authority and the scheme shall include:

- i) details sufficient to demonstrate that the internal noise levels recommended in BS 8233:2014 will be achieved and for individual noise events to not normally exceed 45 dB L_{Amax,T} during the night-time. The scheme will include the internal configuration of rooms and the specification and reduction calculations for the external building fabric, glazing, mechanical ventilation, and acoustic barriers, and
- ii) details sufficient to demonstrate that a noise level not exceeding 55 dB L_{Aeq,16hour} in the outdoor amenity areas will be achieved, including the position, design, height and materials of any acoustic barrier proposed, along with calculations of the barrier attenuation.

The development shall be implemented in accordance with the approved scheme prior to the occupation of any dwelling and retained thereafter.'

The reserved matters application (PINs ref. S62A/2024/0049) was submitted in June 2024 and included a condition discharge acoustic report (WSP report ref. UK0033240.2467, dated 06 June 2024).

UDC was consulted and UDC Environmental Protection Officer (EPO) Sadie Stowell provided a consultation response on behalf of the UDC Environmental Health Department on 25 October 2024.

UDC EPO CONSULTATION RESPONSE

The UDC EPO consultation response acknowledged that the proposed development comprises a good acoustic design. However, it also requested the following additional information prior to permitting the discharge of condition 4.

- Confirmation with respect to data exclusions due to wind speed and precipitation during the WSP May 2024 noise survey.
- 2) A graph or table showing any sound level data excluded prior to analysis.
- 3) Detailed assessments of the internal night-time L_{Aeq,8h} sound levels with windows closed.
- 4) Noise mitigation proposals for all of the proposed building facades.
- 5) Detailed break-in calculation sheets for a small selection of the calculations.

WSP RESPONSE

The UDC EPO comments are addressed, in-order, below.

1) Data exclusions. No data were excluded prior to analysis for the reasons provided in point (2) below.



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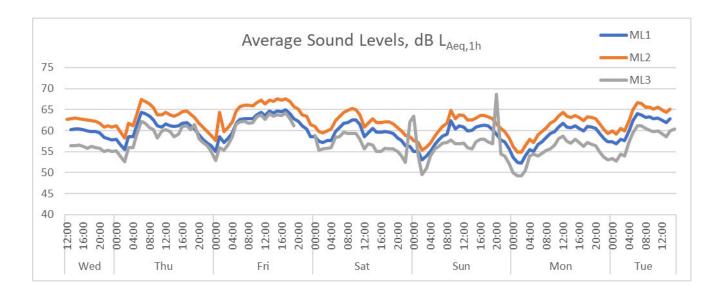
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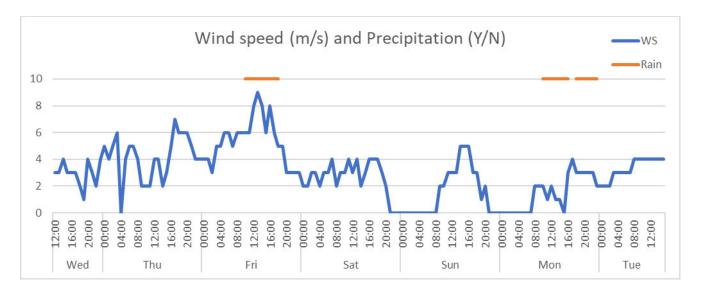
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2) **Graph of monitoring data**. The first graph below shows the average sound levels (dB L_{Aeq,1h}) logged at each of the three monitoring locations used in the May 2024 survey. The second graph shows the average wind speed and periods of precipitation logged at the MET Office observation station at Andrewsfield (around 10 miles to the east of the application site).

It is credible that the higher windspeeds and rainfall evident on the Friday (03 May 2024) led to slightly higher sound levels being logged than would otherwise be the case. However, the retention of these data during analysis could only have led to slightly elevated sound levels which would, in these circumstances, contribute to a precautionary assessment. For that reason, the removal of potentially weather affected data was considered unnecessary.







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3) **Detailed break-in calculations**. These were not undertaken for each and every proposed façade, with windows closed, in the WSP assessment, as these were not necessary. The detailed break-in calculations were undertaken for the most exposed habitable rooms and were sufficient to confirm that 'standard' thermal double glazing (with an assumed minimum acoustic performance of 27 dB R_W+C_{tr}) would be sufficient to achieve the specified internal acoustic criteria in all of the proposed habitable rooms with windows closed.

To allay the concerns of the EPO, however, detailed break-in calculations have been undertaken for a larger sample of the proposed units, to demonstrate the magnitude of the predicted compliance under closed window conditions. The results are set out in Table 1 below.



Table 1 - Break-in Calculation Results

Unit number	Floor	Room	Façade	Period	Calculated noise level at façade (free- field) dB(A)	Internal noise level with window closed, dB(A)	Target criterion, dB(A)	Criterion met dB(A)
Apartment 5	Second	Bedroom	East	Daytime	52	19	35	Yes
	Second	Bedroom	East	Night-time	51	18	30	Yes
Apartment 2	Second	Bedroom	East	Daytime	55	23	35	Yes
	Second	Bedroom	East	Night-time	54	21	30	Yes
Apartment 3	Second	Bedroom	East	Daytime	56	22	35	Yes
	Second	Bedroom	East	Night-time	54	21	30	Yes
Apartment 4	Second	Bedroom	East	Daytime	54	20	35	Yes
	Second	Bedroom	East	Night-time	52	19	30	Yes
Apartment 7	Second	Bedroom	East	Daytime	61	32	35	Yes
	Second	Bedroom	East	Night-time	59	29	30	Yes
	Ground	Living Room	East	Daytime	61	26	35	Yes
	Second	Living Room	East	Night-time	59	23	30	Yes
Apartment 8	Second	Bedroom	East	Daytime	53	19	35	Yes
	Second	Bedroom	East	Night-time	51	18	30	Yes
Unit 18	First	Bedroom	South	Daytime	54	20	35	Yes
	First	Bedroom	South	Night-time	52	19	30	Yes
Unit 30	First	Bedroom	East	Daytime	56	22	35	Yes



Unit number	Floor	Room	Façade	Period	Calculated noise level at façade (free- field) dB(A)	Internal noise level with window closed, dB(A)	Target criterion, dB(A)	Criterion met dB(A)
	First	Bedroom	East	Night-time	54	21	30	Yes
Unit 8	First	Bedroom	East	Daytime	50	16	35	Yes
	First	Bedroom	East	Night-time	49	16	30	Yes
Unit 28	First	Bedroom	South	Daytime	56	22	35	Yes
	First	Bedroom	South	Night-time	54	21	30	Yes
Unit 2	First	Bedroom	South	Daytime	55	21	35	Yes
	First	Bedroom	South	Night-time	53	20	30	Yes



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- 4) **Noise mitigation proposals for all of the proposed building facades.** The noise mitigation measures proposed in the WSP report (specifications at Table 4-3 and Appendix E) are all that are necessary, for the following reasons:
 - Some building elevations (including the most noise exposed elevations) do not have habitable rooms, so there are no applicable internal acoustic criteria and, therefore, no requirement for mitigation.
 - b) ADF System 1 ventilation is specified for elevations where there are habitable rooms and the free-field night-time sound levels are above 50 dB L_{Aeq,8h}. This is appropriate as:
 - i) ADO¹, at paragraph 3.3, only suggests that windows are likely to be closed where external sound levels are above 55 dB L_{Aeq,8h}.
 - ii) The AVOG² specifies, at Table B-3, an external noise limit of 53 dB L_{Aeq,8h} is applicable where standard double glazing and trickle vents.
 - iii) The relaxed BS 82333 criterion (Table 4, Note 7) will be met with windows open.
 - c) Typical external night-time maxima in excess of 60 dB L_{Amax} only occur in proximity to facades with habitable rooms where ADF System 1 ventilation is already specified based on the L_{Aeq,8h}.
- 5) **Example detailed break-in calculation sheets.** Four example break-in calculation sheets are presented in Appendix A below.

CONCLUSION

This technical note has provided the additional information requested to address the concerns raised by the UDC EPO and the reserved matters application can be approved on noise grounds.

¹ The Building Regulations 2000, Overheating – Approved Document O. 2021.

² Acoustics Ventilation and Overheating - Residential Design Guide. ANC & IoA January 2020.

³ BS 8233:2014. Guidance on sound insulation and reduction in buildings.

APPENDIX A - EXAMPLE BREAK-IN CALC SHEETS

