

Consultation Response from: KC Environmental Health (Pollution & Noise Control)
2026/90460 - Land off, Hermitage Park, Lepton

Discharge of details reserved by conditions 27 (BEMP), 31 (Noise), 32 (Travel Plan), 39 (Cycle Storage) on previous permission 2025/90105 for variation of conditions 6 (PROW), 9 (boundary treatment), 38 (bin collection), 40 (car parking), 41 (access) on previous outline permission 2022/91735 (with access and layout) for the erection of 80 dwellings and associated work

Date Responded:
Monday, 30 March 2026
Responding Officer:
Hannah Kent
Responding Ref:
WK/202605579

Thank you for consulting Environmental Health on the above discharge of conditions application. Our response relates to condition 31, which states:

Prior to the installation of windows, a ventilation scheme for rooms where windows need to be kept closed to prevent excessive noise levels, as detailed within the Acoustic Planning Report (Lighthouse Acoustics, ref 0752/APR1, rev 2, 30/09/2022), shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall provide the following information:

- Identify which rooms of which plots referenced back to the approved Noise Assessment require a ventilation system; and
- The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded
- The ventilation scheme must demonstrate that the air intake is located away from the sources of noise and/or poor air quality.

All works which form part of the approved scheme shall be completed prior to occupation of that dwelling and retained and maintained thereafter.

COMMENTS

The applicant has submitted the following for the discharge of condition 31:

- Proposed Residential Development Noise Impact Assessment, Ref: 403.065678.00001, dated 18 November 2024, prepared by SLR Consulting Limited
- Part O Dynamic Thermal Modelling Report, no ref, dated 20/06/2025, prepared by Energy & Design.

Noise Impact Assessment, Ref: 403.065678.00001 introduces the purpose of the assessment states that:

Miller Homes Limited has appointed SLR Consulting Limited (SLR) to undertake a noise impact assessment for a proposed residential development on Land off Hermitage Park, Lepton, Huddersfield, HD8 0JU (the Site).

This document has been prepared to support a reserved matters planning application with Kirklees Council (CC) for the creation of 80 No. new residential dwellings. Outline planning permission was previously granted by KC on 10th November 2023 under Application Number: 2022/60/91735/W, for the following development at the Site:

“Outline application, with access and layout, for the erection of 80 dwellings and associated work”

The above-listed planning approval included Conditions 13 and 31 comprising noise-related requirements for glazing and ventilation, pertinent to this assessment. These have been provided within corresponding detail and reasons as below.

“13. The development, specifically the installation of windows, shall be undertaken in accordance with the specifications detailed within section 6.7 of the hereby approved Acoustic Planning Report, ref. “0752/APR1 Rev. 2”. The windows so installed shall thereafter be retained.

Reason: In the interest of amenity, to mitigate harmful noise pollution, in accordance with, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan.”

“31. Prior to the installation of windows, a ventilation scheme for rooms where windows need to be kept closed to prevent excessive noise levels, as detailed within Acoustic Planning Report, ref. “0752/APR1 Rev. 2”, shall be submitted to and approved in writing by the Local Planning Authority. The ventilation scheme shall provide the following information:

- Identify which rooms of which plots referenced back to the approved Noise Assessment require a ventilation system*
- The acoustic specification of the proposed ventilation system demonstrating that when operated it will not cause indoor noise target levels to be exceeded*
- The ventilation scheme must demonstrate that the air intake is located away from the sources of noise and/or poor air quality.*

All works which form part of the approved scheme shall be completed prior to occupation of that dwelling and retained and maintained thereafter.

Reason: To protect the amenity of occupiers of the proposed development from noise or disturbance from nearby noise pollution, to accord with the aims of Policies LP24 and LP52 of the Kirklees Local Plan.”

The above-listed conditions have referenced a specific report¹ (herein “the outline noise assessment”) that included data from a site-based survey undertaken in September 2020. Given the significant time elapsed since the original site work was carried out, this report has posed no reliance upon the outline noise assessment. A new survey has been undertaken on which compliance with Conditions 13 and 31 of approval 2022/60/91735/W have been further appraised herein.

*An additional environmental noise survey was undertaken between Monday 4th and Wednesday 6th November 2024. The results of the environmental noise survey were used to build a noise model identifying the facade noise levels *to show exposure for each plot of the development with the scheme ‘as proposed’*. This has included the development building with facade evaluation tool highlighting exposure by colours on building façades, generally aligning with the risk hierarchy of ProPG.*

Figure E: Noise Exposure Per Building Façade – Ground Floor Day

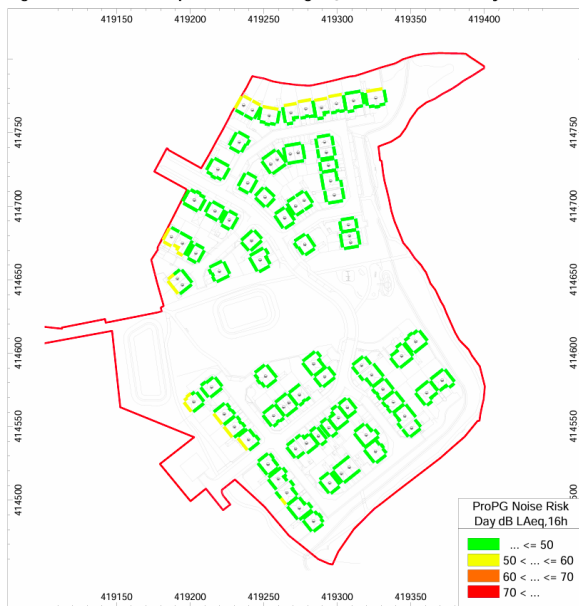
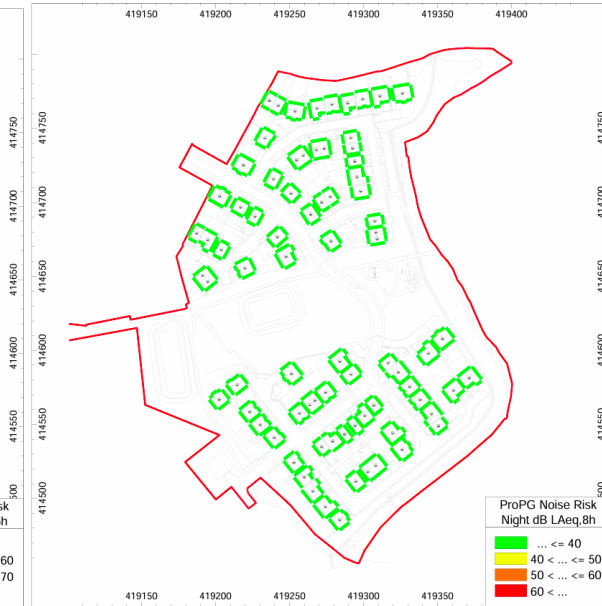


Figure F: Noise Exposure Per Building Façade – First Floor Night



The results of the initial assessment are presented (above), and the report states:

The development has been considered to fall within ‘low risk’ noise levels, where ProPG notes that:

“At low noise levels, the site is likely to be acceptable from a noise perspective provided that a good acoustic design process is followed and is demonstrated in an ADS which confirms how the adverse impacts of noise will be mitigated and minimised in the finished development”.

The report concludes that:

A scheme of transportation noise control has been provided for all plots of the development, further to Conditions 13 and 31 of outline approval, as including:

- *Any building ventilation strategy, according to Part F of the Building Regulations.

 - *Note this is not critical to environmental noise break-in to any plot.*
 - *Ventilation paths ideally south facing for northern most plots.**
- *A standard scheme of façade insulation for habitable living rooms and bedrooms, per Table H and Figure H, as encompassing basic acoustic specifications for glazing and trickle ventilators.

 - *The quantity of trickle ventilators in a façade must be controlled per Table H or updated if greater than 2 No.**
- *No additional provisions for overheating ventilation in bedrooms, per Figure I, where partial or fully open bedroom windows would remain acceptable at night.*

Further information from the updated environmental survey has been provided with respect to the proposed pumping (booster) station to the southwest of the proposed scheme. Adverse impacts from this source would not be expected given commensurate control of the plant to accord with rating sound level limits according with BS 4142 per Table J.

On the basis that design guidance within this report has been adopted, it follows that any significant adverse noise impacts will be avoided in the finished development as to accord with overarching national and local planning requirements for new residential development.

The submitted report satisfies the requirements of condition 31, and confirms as detailed above, that a standard scheme of façade insulation for habitable living rooms and bedrooms is suitable and that no additional provisions for overheating ventilation is necessary, such that partially or fully open bedroom windows would remain acceptable at night.

RECOMMENDATION

The submitted report satisfies the requirements of condition 31 which may now be discharged.