

Ref: PJB10026/24150

Date: 21 July 2026



Luke Davis
Wheatley Group Developments Limited
Wheatley House
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Letchworth
SG6 1BE

Dear Luke

**25/01871/FP GLEBE ROAD INDUSTRIAL ESTATE, LETCHWORTH - PLANNING CONDITION 10 -
FURTHER COMMENTS ON SCHEME OF NOISE PROTECTION**

As you know, Spectrum prepared a letter setting out the individual measures to be implemented at the above development toward satisfying the requirements of Condition 10. That letter (PJB9984/24150, dated 28/4/2026) was submitted to the Local Planning Authority, North Herts District Council, to discharge Planning Condition 10. On 15 June, you received correspondence from the LPA saying:

The following has come from the EH officer:

The acoustic strategy proposed in the submitted information does not match the recommendations in the original report. The original report states that noise levels affecting plots 1, 2 and 3 are adverse and it was suggested that MVHR was installed to these plots, something that Wheatley Homes had agreed to. There is no mention of this in the acoustic strategy. Additionally, I would expect to see acoustic trickle vents on the windows also (facing the commercial areas to the south and east).

Can we obtain an updated report reflecting the original proposals?

This letter provides further information describing the rationale behind the submitted strategy.

1. CONTENTS OF THE APRIL LETTER (SCHEME OF NOISE PROTECTION)

The April letter set out the requirements of the planning condition, which are:

10. *No development shall take place until a scheme for protecting the proposed dwellings from noise has been submitted to and approved in writing by the local planning authority. None of the dwellings shall be occupied until such a scheme has been implemented in accordance with the approved details and it shall be retained in accordance with those details thereafter.*

It then described the surrounding noise environment, the development proposals and referenced the Noise Impact Assessment prepared in July, 2025 (the Spectrum NIA).

It summarised the relevant guidance and standards and repeated the predictions for indoor noise level in the Spectrum NIA. It set out the acoustic specification for the building façade elements required to meet these indoor noise levels as well as descriptions of the building products that would achieve them.

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Finally, it described the predicted private amenity area noise levels and the specifications of the site boundary barrier to provide this.

All of the predicted noise levels were substantially within the guideline levels set out in the Spectrum NIA.

2. REQUIREMENTS OF THE PLANNING CONDITION

Planning Condition 10 for this development does not specify numerical noise levels to be achieved, specific guidance or standards to be followed and is not prescriptive about the types of measures it requires to discharge the condition. It does not refer to the Spectrum NIA nor the noise mitigation measures described in that report.

Accordingly, Wheatley Homes took the opportunity to review what was acoustically acceptable as well as what was suitable for the development overall. It considered that achieving acceptable indoor noise levels and garden amenity area noise levels, in accordance with BS8233, would provide appropriate acoustic conditions for residents.

3. INDOOR NOISE LEVELS

The Spectrum NIA provided generic information regarding the window and trickle vent type. Firm product proposals have now been identified for these elements, which are:

Windows: uPVC windows with 4mm glass, 20mm argon filled cavity and 4mm glass. These units achieve R_w 33 dB, R_w+C_{tr} 28 dB.
Trickle Vents: 4000 Glazpart Link Vent. These units achieve $D_{n,e,w}$ 33 dB, $D_{n,e,w}+C_{tr}$ 32 dB.

Manufacturer's Product data for vent unit is attached. Using this updated design information, predicted internal noise levels with vents open and windows closed are as shown below. Note that predicted daytime levels include components of both industrial noise and road traffic noise.

Location	Criterion 07:00 to 23:00	Predicted level (Margin of Compliance)	Criterion 23:00 to 07:00	Predicted level (Margin of Compliance)
Living room	35 dB $L_{Aeq,16hr}$	23 dB (12 dB)	-	-
Bedroom	-	26 dB (9 dB)	30 dB $L_{Aeq,8hr}$	21 dB (9 dB)
	-	-	45 dB $L_{AFmax,typ}$	38 dB (7 dB)

Table 1: Predicted margin of compliance for habitable rooms as recommended in BS8233:2014

These predicted levels comply with the noise guidelines by a very significant margin. In particular, no uprating of the acoustic performance of trickle vents is necessary for these levels to be achieved.

4. USE OF MVHR

Wheatley Homes have identified a number of downsides to the installation of MVHR, as described below.

4.1 Number of rooms affected

The Spectrum NIA includes the floor layouts and elevations of the proposed development. Further, it shows that there is only one habitable room window in Plots 1, 2 and 3 that have an adverse impact from industrial noise, according to the BS4142 assessment. The other bedroom windows face toward Glebe Road and the living room windows are substantially protected from industrial noise by the screening of the site boundary noise barrier.

If MVHR were to be installed, it would have to serve the whole dwelling, requiring ducting across three floors and a substantial-sized MVHR unit. This was considered out of proportion to the scale of the problem.

4.2 Cost and Maintenance

The size of the unit, the complexity of the installation and adapting standard house patterns to suit are a significant cost. In addition, there would be regular maintenance cost for residents, to replace filters and maintain fans.

This cost was not viewed as proportionate, given the good levels of indoor noise levels.

4.3 Other considerations

Wheatley Homes consider that statutory requirements such as Approved Documents F and O (Ventilation and Overheating, respectively) of the Building Regulations can be met without the use of MVHR.

5. SUMMARY

Wheatley Homes recognise that the scheme of protection from noise that is proposed to discharge this condition is different to that included within the Spectrum NIA. However, given that:

- There was no explicit or implicit requirement in the wording of Condition 10 to use MVHR
- Wholly acceptable indoor noise levels are achieved with the proposed scheme
- Acoustic trickle vents are not necessary to achieve these indoor noise levels
- There are practical and cost difficulties associated with the use of MVHR
- The scheme is acceptable in other respects

The proposed scheme is considered to provide acceptable acoustic conditions for residents.

At this stage, I would recommend that this note, along with Spectrum's April letter, be provided to the planning authority toward discharging the requirements of this condition. If you have any questions or want to discuss, please get in touch.

Yours sincerely



Phill Banks
Principal Consultant

Link Vent 4000

4000 VENT

Equivalent Area 4000mm ² EQA	Free Area TBC mm ²	Acoustic D _{n,e,w} (C; C _{tr}) dB- vent open 33 (0;-1)	Acoustic D _{n,e,w} (C; C _{tr}) dB- vent closed 42 (0;0)
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Draft acoustic data, to be finalised.

Internal				External								Ventilator			
Ventilator				Canopy				Grille (Timber, Sliding door, Sash)							
H (mm)	L (mm)	D (mm)	Weight (gram)	H (mm)	L (mm)	D (mm)	Weight (gram)	H (mm)	L (mm)	D (mm)	Weight (gram)	Attachment type	Rout H (mm)	Rout L (mm)	Stand W (mm)
18.5	380	15	21.32	18.5	380	25	39.90	20	383	5.8	9.84	Clip or Screw	13	348	14

EQUIVALENT AREA – 4000EQA

AIR LEAKAGE – 4000 vent **TBC** m³/h **TBC** L/s

WATERTIGHTNESS TEST TO BS EN 13141-1 – 5000 vent – Resistant to water penetration using method 1A meeting Class 9A requirement up to and at **TBC** pa in BS EN 12208

DB RATING – Airbourne sound insulation to BS EN ISO 10140-1:2016 Annex E and BS EN ISO 10140-2:2010 and single number calculated in accordance with BS EN ISO 717-1:2013