From: Goodier, Melanie
Sent:4 Jun 2026 10:47:55 +0100
To: Godson, Rebecca
Cc: Development
Subject:AVA/2025/0824 - Self-build detached dwelling at land to rear of 175 Far Laund, Belper (Our Ref. 26/10202/PL01)
Attachments: Proposed Block Plan.pdf, Proposed plans and elevations.pdf

Hello Rebecca,

We have no record of any relevant previous complaints about, or in the immediate vicinity of, the application site that would suggest the living conditions of future occupants would be adversely affected.

I note that the □Design, Access and Heritage Statement□ refers to the installation of an air source heat pump (ASHP); however, the submission doesn□t appear to include any further information about its location of noise emissions. Heat pumps generate noise and vibration, and can operate during the night and day. As a result, they have the potential to significantly impact the living conditions of neighbours. It is therefore important that these potential impacts are considered early in the design and before installation as, if the proposed location is considered unsuitable due to noise/vibration, relocation can have significant implications for the whole heating system and the internal layout of the building.

Guidance on the potential noise and vibration impacts of heat pumps is provided in the following Briefing Notes:

- 'Heat Pumps - guide for potential purchasers' (Institute of Acoustics & Chartered Institute of Environmental Health, November 2022) available at https://www.ioa.org.uk/briefing-notes/heat-pumps-guide-for-potential-purchasers; and
- 'Air Source Heat Pumps - Professional Advice Note' (Institute of Acoustics & Chartered Institute of Environmental Health, 02 February 2026) available at https://www.ioa.org.uk/news/ASHP-Guidance-on-Noise-for-Consultation.

The Professional Advice Note (2026) provides assessment options for proposed ASHP installations to which Permitted Development Rights do not apply and provides Local Planning Authorities, Environmental Health Practitioners (EHPs) and installers with defined pathways and simple compliance criteria for the majority of situations. Complex situations or sensitive locations may require more detailed assessments. It is for a Suitably Qualified Acoustician (SQA) to identify and justify their choice of pathway, and for an EHP to agree or not, with the evidence-based justification:

	Method	When to apply
PDR+	MCS 020a	Where PDR is unavailable for non-acoustic reasons and no greater caution is needed the installer may offer a calculation to the MCS 020a for consideration by the EHP[1].
Level 1	Desktop Calculations	Compliance with 37 dBA* criterion demonstrated through appropriate calculations carried out by an SQA.
Level 2 Full Assessment	Survey and predictions	Use Level 2 in exceptional circumstances only e.g., tranquil areas, or multiple units with significant risk of cumulative impact. The BS 4142 methodology may be used to ensure the adverse impacts are minimised as far as reasonable.

**The sound level threshold of 37 dB(A) is an incident sound pressure level[2], calculated at 1 m in front of the centre of a window or door to a habitable room as described in MCS 020a.*

In the absence of a definitive location, technical specification including noise emission data, or an environmental noise assessment, I am unable to comment on the likely impact of noise emissions on noise-sensitive receptors in the vicinity of the application site. I would therefore advise that further information is provided before determination (for the reasons given above) or the following condition attached:

Condition □ Heat pump noise and vibration

a) Prior to the installation of any air source heat pump, noise emissions shall be assessed in accordance with the guidance in 'Air Source Heat Pumps - Professional Advice Note' (Institute of Acoustics & Chartered Institute of Environmental Health, 02 February 2026), or subsequent revision. The pathway and compliance criteria (noise emission level) in all cycles/modes/operating conditions shall be identified and supported by an evidence-based justification from a Suitably Qualified Acoustician (SQA) and agreed by the Local Planning Authority and Environmental Health Practitioner.

b) Where noise mitigation measures are required to achieve the agreed compliance criteria, a scheme shall be submitted to, and approved by, the Local Planning Authority. The approved scheme shall be implemented and maintained thereafter.

c) The air source heat pump(s) shall be fitted with vibration isolation mounts and pipe connections, as necessary, to prevent structure-borne transmission via walls and floors.

d) If the Local Planning Authority considers it necessary and justifiable, an assessment of noise emissions in-situ shall be submitted to confirm that the compliance criteria agreed prior to installation have been achieved.

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley **Borough Council**
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 03 June 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2025/0824

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2025/0824

Proposal:
Self-build detached dwelling

Development Type:
Dwellings 9 or less

Location:
Land To The Rear Of 175 Far Laund Belper Derbyshire

Applicant:
Mr And Mrs Mcphearson
175 Far Laund Belper Derbyshire DE56 1FP

Agent:
Mr Richard Keighley
175 Far Laund Belper Derbyshire DE56 1FP

Case Officer Details:
Name: Rebecca Godson
Telephone: 01773 841599
E Mail: rebecca.smith@ambervalley.gov.uk

I enclose details of this application and would be pleased to receive any comments you may have within the next 21 days.

The Application should be available to view on our website within the next 24 hours.

There is a comments button that you can click on to make comments regarding an application (please see the link below that will take you directly to this planning application) or alternatively you can send a direct email to development@ambervalley.gov.uk

https://www.ambervalley.gov.uk/planning/development-management/view-a-planning-application/?appnumber=AVA-2025-0824

Please let the case officer know if you cannot reply by then.

Sarah Brooks
Planning Manager