From: Goodier, Melanie
Sent:17 Aug 2026 12:16:24 +0100
To: Godson, Rebecca
Cc: Development
Subject:AVA/2026/0285 - Change of use to short-term holiday let etc. at Flaxholme Farm, 105 Derby Road, Duffield (Our Ref. 26/10607/PL01)
Attachments:2026 08 10_chasing.msg, Site Block Plans.pdf, Visualisation.pdf, Proposed Plans and Elevations.pdf, Proposed GA Plan.pdf, ASHP spec.pdf

Hello Rebecca,

The application proposes the conversion of barns with a small extension into a 1-bed short-term holiday let adjoining the applicant's house.

Noise from guests

I note that an objection raises the potential for noise from guest arrivals/departures, vehicles and outdoor socialising to adversely affect the living conditions of existing premises. Whilst the absence of a Design and Access Statement or operational scheme makes it difficult to assess the likely impact of the proposed change of use, as the applicant's premises adjoins the holiday let it seems reasonable to assume that they would be available to address any issues arising from the guests, and they themselves would be liable any consequent enforcement action by this team. The size, location and residential nature of the proposed development suggest that it wouldn't be considered incompatible with the surrounding residential uses so there are no sustainable grounds for objection.

Chimney

It's not clear if the chimney shown on the attached drawings is part of the proposed development or what it serves; however, it appears to be too low, relative to the roof ridge height, to allow the effective dispersion of combustion products.

Air Source Heat Pump (ASHP)

The development includes a 4kW ASHP on the south-east elevation of the new extension. 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
- 'Domestic Air Source Heat Pumps - Professional Advice Note (2026)' (Institute of Acoustics & Chartered Institute of Environmental Health, 2026) available at https://www.ioa.org.uk/news/air-source-heat-pumps-professional-guidance--noise-and-planning-2026-update.

The Professional Advice Note (2026) sets out clear guidance on noise assessment approaches to support planning applications. It 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:

	Method	When to apply
PDR+ Installer led	MCS 020a	Where PDR is unavailable for non-acoustic reasons and no greater caution needed, the installer shall submit a calculation following MCS 020a.
Level 1 SQA led	Desktop calculations	Where PDR+ indicates a minor exceedance, compliance with the Level 1 37 dB(criterion can be demonstrated through appropriate sound propagation model carried out by an SQA. Reporting should include a clear site plan, photos, calculatio assumptions and diagrams as supporting evidence.
Level 2 Full Assessment SQA led	Survey and predictions	Use Level 2 in exceptional circumstances only, e.g. designated tranquil areas[1] quiet areas,[2] or where there are multiple units with significant risk of cumula impact. The BS 4142 methodology may be used to ensure the adverse impacts minimised as far as is reasonable.[3]

None of the above assessment approaches have been submitted in support of the application. Although the dimensions stated on the drawings (H 900 x W1100 x D360mm) don't match any of the outdoor units in the attached specification, I've assumed that the sound emission data for the 4kW unit are correct (58dB L_W and 44dB L_{PA} at 1m from the unit). I've used this data in the MCS 020a) Calculation Tool myself, which indicates a level of 37.1dB(A) at the nearest noise-sensitive receptor, a negligible exceedance of the 37dB(A) noise limit. The Professional Advice Note suggests that, for 'PDR+' / 'Level 1' installations, the following condition is appropriate:

Condition

a) The sound pressure level emitted from the approved air source heat pump shall not exceed 37dB $L_{Aeq,15min}$ free-field equivalent, 1m in front of the window or door to a habitable room of a neighbouring property. Where it is not possible to measure at the assessment location, appropriate corrections shall be applied to data measured at an alternative location. Measurements shall be made under normal operating conditions in the temperature range 7-25°C;

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

c) If the Local Planning Authority considers it necessary and justifiable, an assessment of noise emissions in-situ shall be submitted to confirm compliance with part a).

Regards,

Melanie Goodier | **Principal Pollution Officer**

Amber Valley **Borough Council**
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From: development@ambervalley.gov.uk <development@ambervalley.gov.uk>
Sent: 16 June 2026 18:30
To: Goodier, Melanie <Melanie.Goodier@ambervalley.gov.uk>
Subject: Planning Consultation - AVA/2026/0285

Dear Sir/Madam

Consultee Type: EH Pollution Control (Noise/Nuisance)
Our Ref: AVA/2026/0285

Proposal:
Change of use of existing barn space with single storey extension and associated external alterations to form short-term holiday let (Use Class C3)

Development Type:
Change of use

Location:

Flaxholme Farm 105 Derby Road Duffield Belper Derbyshire DE56 4FQ

Applicant:
Mrs S Newman
Flaxholme Farm 105 Derby Road Duffield Belper Derbyshire DE56 4FQ

Agent:
Mr Lee Smith
Flaxholme Farm 105 Derby Road Duffield Belper Derbyshire DE56 4FQ

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-2026-0285

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

Sarah Brooks
Planning Manager