



# The Sizewell C Project

## 6.3 Volume 2 Main Development Site Chapter 11 Noise and Vibration Appendix 11H of the Environmental Statement: Noise Mitigation Scheme

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## PLATES

None provided.

## FIGURES

None provided.

## 1. NOISE MITIGATION SCHEME

### 1.1 Introduction

1.1.1 This document sets out in draft the principles of a Noise Mitigation Scheme that would apply during the construction and operation of the SZC Project. It has been informed by the outcome of the noise assessments undertaken as reported in the Environmental Statements for the main development site and the associated development sites and it includes mitigation for road, rail and construction noise, as well as operational noise. It also covers vibration effects. Once settled, compliance with this **Noise Mitigation Scheme** would be secured through the Deed of Obligation.

1.1.2 The application documents identify a range of measures that would contribute to limiting and mitigating noise and vibration effects – particularly the controls over the construction process set out in the **Code of Construction Practice** (Doc Ref. 8.11(B)) and, for instance, the limits on HGV movements set out in the **Construction Traffic Management Plan** (Doc Ref. 8.7(A)) or rail movements set out in the **Rail Noise Mitigation Strategy** [AS-258]. This document does not duplicate those controls, instead it is concerned with the criteria that would be applied in determining whether those affected by the residual noise and vibration effects of the project qualify for an offer of noise mitigation or an offer of temporary rehousing.

1.1.3 The **Noise Mitigation Scheme** (NMS) would complement and be separate from the SZC Property Price Support Scheme (PPSS) which is a scheme originally launched by SZC Co. in November 2019 and then relaunched in October 2020 which offers to make up the difference in value for properties sold within defined areas close to the DCO application boundary, based on the difference between the with and without Sizewell C valuations.

### 1.2 Process for Insulating Properties

1.2.1 This document sets out the process for determining which properties would be eligible for insulation or temporary rehousing, in terms that are legally enforceable. In short summary, the steps proposed are as follows:

*Stage 1: Refreshed noise assessment(s)*

- whilst the Environmental Statement and Environmental Statement Addendum assess the likely significant noise and vibration effects of the project, SZC Co. will base noise insulation and temporary housing

offers on a refreshed noise assessment carried out post the grant of DCO and in advance of the noise generating activity so that the measures can be more accurately targeted at appropriate properties with the benefit of assessments that take account of detailed construction working methods, which will be worked up with contractors;

- that assessment would be agreed with East Suffolk Council (ESC) and it would identify which properties would meet the stated criteria for insulation or temporary rehousing – and at what stage in the construction programme that was expected to arise;
- it is anticipated that the refreshed noise assessments will be provided in phases broadly matching the order in which those elements of the SZC project are expected to give rise to eligibility for noise insulation. The number of phases of refreshed noise assessment will be discussed with ESC early in the process to seek agreement to the number of phases of assessment;

#### *Stage 2: Property referencing*

- following the identification of eligible properties as part of a refreshed noise assessment, a referencing exercise will be carried out to identify property owners and ascertain contact details of the owner which may differ from the occupier;

#### *Stage 3: Property identification*

- the owners of eligible properties will be issued with an application pack including a scheme booklet, application form and process flow diagram to allow them an opportunity to apply to the scheme;
- following a review of the application to confirm eligibility, the property owner will be offered the opportunity to participate in the scheme via a formal letter (the 'Provisional Offer Letter') to confirm eligibility subject to survey, stating that this would be for an appropriate specification, subject to survey, of works to achieve an appropriate level of noise insulation, highlighting the owner's responsibilities in relation to relevant consents, remedial building works etc. Listed Buildings will be subject to further assessment;
- the Provisional Offer Letter will be conditional on the owner of the eligible property confirming that they wish to proceed in principle and

agreeing to allow survey access to their property by the scheme's appointed building surveyors, so that a specification to achieve an appropriate level of noise insulation can be assessed and agreed. The homeowner will be required to sign and return a copy of the Provisional Offer Letter within a period of 28 days of the date of the letter;

- if the owner of the eligible property declines the Provisional Offer, there will be no further obligation on SZC Co in connection with this scheme.

#### *Stage 4: Survey of the affected property*

- following acceptance of the Provisional Offer, a survey will be undertaken by the appointed building surveyors to assess the suitability of the property for noise insulation and to understand the work involved;
- it will need to be determined whether noise insulation will provide an appropriate improvement, and the survey will also consider issues such as; whether the building is listed, and therefore likely to require Listed Building Consent; what other works are likely to be required, for example remedial lintels or other structural supports; access around the property etc.
- the findings of the survey will be reviewed and discussed by the SZC Co. team before sharing with the homeowner in order that an appropriate scope of works can be formulated by SZC Co. in draft before it is submitted to the owner for agreement;
- where it is found that a property will benefit from noise insulation and / or ventilation, the homeowner will be provided with a Proposed Specification and a list of approved installers and the homeowner will be required within a period of four weeks to seek at least two quotations for the works, which will need to be copied to SZC Co.;

#### *Stage 5: Confirmation of offer and approved supplier*

- the quotation will be reviewed to understand whether there are enhancements or other works the homeowner has requested. SZC Co. will confirm the sum to contribute to the works, which will be for the level of work required to deliver the Proposed Specification , not

for cosmetic or aesthetic enhancements or remedial works required in respect of existing structural defects;

- the homeowner will be provided with a scheme agreement containing a formal financial offer based on the Proposed Specification. This agreement will set out the homeowner's responsibilities, including obtaining any necessary consents such as building regulations approval or obtaining a FENSA certificate etc and arranging for any remedial works in respect of existing structural defects that may be required. SZC Co. will not be able to make applications for Listed Building Consent or planning permission on behalf of homeowners but will offer support and assistance as required (see section 1.3);
- the works identified that give rise to the eligibility will not commence until a period of three months has passed from the date that the scheme agreement is issued

#### *Stage 6: Implementation, sign-off and payment*

- upon receipt of the signed agreement, SZC Co. will confirm that the homeowner can instruct the installer;
- on completion of the works and receipt of an invoice the appointed building surveyors will verify that the works have been completed as agreed. The financial contribution will then be forwarded to the homeowner;

#### *Stage 7: Review of eligible properties*

- the list of eligible of properties may be reviewed at any time should there be, for example, changes to the construction methods or programme or in response to monitoring information. The review can consider a group of properties or a specific property, and will be undertaken upon request by ESC, or at the discretion of SZC Co.
- insulation will be provided to any properties identified as eligible under the review process as quickly as possible. However, it will not be possible to delay the works consented under the DCO pending full implementation of the noise insulation works.

1.2.2 SZC Co. will provide a helpline service to assist homeowners with any queries that arise during any part of the NMS process.

## 1.3 Listed Buildings

- 1.3.1 Listed Buildings identified as likely to be eligible for noise insulation will be grouped into the first phase of the NMS to maximise the amount of time available to obtain any necessary listed building consent and/or planning permission.
- 1.3.2 Where possible, information required for the application process will be gathered during the property's initial survey by SZC Co.'s Building Surveyors. Additional information or supporting documents required for the application process will be identified and confirmed to the property owner by SZC Co.
- 1.3.3 SZC Co. will assist the homeowners where Listed Building Consent and/or planning permission is required. The form of this assistance may vary, but is likely to include identification of documentation to support applications, pro forma examples of completed applications, and liaison with the relevant authorities.

## 1.4 General

- 1.4.1 Responsibility for Listed Building Consent, planning permission and compliance with Building Regulations will remain with the homeowner and / or installer as agreed between the homeowner and the installer.
- 1.4.2 A standard NMS Homeowner Agreement will set out the relationship between supplier, homeowner and SZC Co.
- 1.4.3 The homeowner will remain responsible for the noise insulation works, rectification of building defects revealed, and for costs in relation to asbestos.

## 1.5 Process for Temporary Relhousing

- 1.5.1 The refreshed assessments that will inform offers of insulation will also consider the criteria for temporary rehousing as a result of noise or vibration from construction works.
- 1.5.2 Properties that are considered likely to be eligible for temporary rehousing will be agreed with ESC at the same as agreeing the properties to be offered insulation. In those circumstances:
- the relevant occupiers would be contacted at least 3 months before the activity giving rise to the offer is due to take place.

- the nature of the offer would depend on the forecast duration of the activity and would take the form of funding for alternative property or hotel accommodation for the duration of the activity, including the costs of temporary placement of pets or other animals.

## 1.6 Criteria

### 1.6.1 The criteria for eligibility for insulation or temporary rehousing are set out in **Table 1.1**.

**Table 1.1 Criteria for eligibility for insulation or temporary rehousing**

Category	Eligibility
Insulation for road traffic noise	<p>For properties within 300m of a new or altered highway:</p> <p>an offer of insulation means all of the following, when measured 1m from the external façade of any Eligible Room:</p> <p>(i)(a) the Future (Road) Noise Levels exceed façade noise levels of 68dB <math>L_{A10,18hrs}</math> during the hours of 06:00 to 24:00 or 58dB <math>L_{Aeq,8hrs}</math> during the hours of 23:00 to 07:00;</p> <p>(b) the Future (Road) Noise Levels are at least 1dB higher than the Existing (Road) Noise Levels as a result of the use of the new or amended road associated with the Development; and</p> <p>(c) the contribution from the new or amended road associated with the Development to the Future (Road) Noise Levels at the façade is at least 1dB.</p> <p>The same criteria would also apply to the impact of construction or operational traffic on existing roads.</p>
Insulation for rail noise	<p>means one of the following, when measured 1m from the external façade of any Eligible Room:</p> <p>Two qualifying criteria:</p> <p>A. an offer for noise insulation based on averaging rail noise over the day and night time periods, which is consistent with the national Rail Noise Regulations.</p> <p>(i)(a) the Future (Rail) Noise Levels exceed façade noise levels of 69dB <math>L_{Aeq,16hrs}</math> during the hours of 07:00 to 23:00 or 58dB <math>L_{Aeq,8hrs}</math> during the hours of 23:00 to 07:00;</p> <p>(b) the Future (Rail) Noise Levels are at least 1dB higher than the Existing (Rail) Noise Levels as a result of the use of the new or amended railway line associated with the Development; and</p> <p>(c) the contribution from the new or amended railway line associated with the Development to the Future (Rail) Noise Levels at the façade is at least 1dB; or</p> <p>B. an offer for noise insulation based on the max noise level</p>



**NOT PROTECTIVELY MARKED**

Category	Eligibility
	<p>created at night:</p> <p>(ii) maximum sound level <math>L_{AFmax}</math> 73dB between 23:00 and 07:00 hours.</p> <p>The same criteria would also apply to the impact of construction rail traffic on existing lines.</p>
Insulation for construction noise	<p>An offer of insulation means a property which is predicted to experience a construction noise level which exceeds either:</p> <p>(1) (a) the noise insulation trigger levels set out in Table 1.2 for the corresponding times of the day; or            (b) the existing Baseline Ambient Sound Level for the corresponding times of the day;            whichever is the higher; and</p> <p>(2) any exceedance of (1) is predicted to last for a period of 10 or more days of working in any 15 consecutive days or for a total number of days exceeding 40 in any 6 consecutive months.</p>
Temporary rehousing for construction noise	<p>An offer of temporary rehousing means a property which is predicted to experience a construction noise level which exceeds either:</p> <p>(1) a level 10dB higher than the noise insulation trigger levels set out in Table 1.2 for the corresponding times of the day; or</p> <p>the existing Baseline Ambient Sound Level by 10dB for the corresponding times of the day;</p> <p>whichever is the higher; and</p> <p>(2) any exceedance of (1) is predicted to last for a period of 10 or more days of working in any 15 consecutive days or for a total number of days exceeding 40 in any 6 consecutive months.</p>
Temporary rehousing for construction vibration	<p>An offer of temporary rehousing means a property which:</p> <p>(1) is predicted to experience a construction vibration level of 10mm/s or more;</p> <p>(2) any exceedance of (1) is predicted to last for a period of more than one day.</p>
Insulation for operational plant	<p>means an offer for insulation based on total noise from fixed plant or machinery associated with the Development and/or its</p>

Category	Eligibility
noise	Associated Development Sites that exceeds any of the following levels, when measured 1m from the external façade of any Eligible Room: (i) 63dB $L_{Aeq,16hrs}$ between 07:00 and 23:00 hours; or (ii) 58dB $L_{Aeq,8hrs}$ between 23:00 and 07:00 hours.
Insulation for operational activity noise	means an offer for insulation based on total noise from operational activities at the Development and/or at its Associated Development Sites excluding fixed plant or machinery that exceeds any of the following levels, when measured 1m from the external façade of any Eligible Room: (1) (i) 63dB $L_{Aeq,16hrs}$ between 07:00 and 23:00 hours; or (ii) 58dB $L_{Aeq,8hrs}$ between 23:00 and 07:00 hours; or (iii) maximum sound level $L_{AFmax}$ 70dB between 23:00 and 07:00 hours; and. (2) any exceedance of (1) is predicted to occur for at least 10 or more days or nights in any 15 consecutive days or nights, or for a total number of days/nights exceeding 40 in any 6 consecutive months.

## 1.7 Construction Phase Thresholds

### 1.7.1 Assessment of construction noise levels to follow the guidance set out in British Standard 5228: Part 1: 2009+A1: 2014 (refer to **Table 1.2**).

**Table 1.2 Construction noise insulation trigger values**

Day	Time	Averaging Period, T	Noise Insulation Trigger Value dB $L_{Aeq,T}$
Monday to Friday	07:00 to 08:00	1 hr	70
	08:00 to 18:00	10 hr	75
	18:00 to 19:00	1 hr	70
	19:00 to 23:00	4 hr	65
	23:00 to 07:00	1 hr	55
Saturday	07:00 to 08:00	1 hr	70
	08:00 to 13:00	5 hr	75
	13:00 to 14:00	1 hr	70
	14:00 to 23:00	1 hr	65
	23:00 to 07:00	1 hr	55
Sunday and	07:00 to 23:00	1 hr	65

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Day	Time	Averaging Period, T	Noise Insulation Trigger Value dB $L_{Aeq,T}$
Public Holidays	23:00 to 07:00	1 hr	55