



The Sizewell C Project

6.3 11H 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 the **Noise Mitigation Scheme** that SZC Co. shall implement and apply in respect of the construction and operation of the SZC Project.
- 1.1.2 It has been informed by the outcome of the noise assessments undertaken as reported in the Environmental Statements and Environmental Statement Addendums 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.
- 1.1.3 The application documents identify a range of measures that will 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(D)) and, for instance, the limits on HGV movements set out in the **Construction Traffic Management Plan** [\[REP2-054\]](#) 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 are to be applied in determining whether properties affected by the residual noise and vibration effects of the project qualify for an offer of insulation or an offer of temporary rehousing.
- 1.1.4 This **Noise Mitigation Scheme** complements and is 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. The PPSS 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.
- 1.1.5 SZC Co. will provide a telephone helpline service during the Construction Period (as defined in the **Deed of Obligation** (Doc Ref. 8.17(F))) to assist owners who have been contacted by SZC Co. in accordance with the **Noise Mitigation Scheme** with any queries they have in respect of the processes set out in Sections 1.2 to 1.8 of this document, and any other interested parties not contacted by SZC Co.
- 1.1.6 Wherever in this document, a plan or assessment is submitted to East Suffolk Council for its approval, ESC shall act reasonably, promptly and in accordance with Schedule 12 of the **Deed of Obligation** (Doc Ref. 8.17(F)). Where ESC does not approve the submitted document, plan or assessment within the time period set out in Schedule 12 of the **Deed of Obligation** (Doc

Ref. 8.17(F)), deemed approval shall not apply but the obligations on SZC Co. in respect of paragraph 1.3.21 of this **Noise Mitigation Scheme** shall not apply.

1.2 Refreshed Noise Assessments and Property Referencing

- 1.2.1 This section of the **Noise Mitigation Scheme** sets out the process that SZC Co. shall follow in carrying out the refreshed noise assessments needed to determine which properties will be eligible for insulation or temporary rehousing and in referencing such properties. In implementing this **Noise Mitigation Scheme**, SZC Co. shall undertake the following steps:

Stage 1: Refreshed noise assessment(s)

- 1.2.2 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 refreshed noise assessments carried out post Examination. These refreshed noise assessments will benefit from and take account of the detailed construction working methods for the Project to be developed with relevant contractors, so far as these are available at the time of the assessment. This will enable SZC Co. to identify eligible properties with more accurately-modelled noise or vibration levels. SZC Co shall carry out each of these refreshed noise assessments in advance of the start of the relevant noise generating activity.
- 1.2.3 SZC Co. shall submit a phasing plan setting out details of the proposed phases for the completion of the refreshed noise assessments to ESC for its approval. 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 or temporary rehousing under this **Noise Mitigation Scheme**.
- 1.2.4 SZC Co. shall include any Listed Buildings which have been identified as likely to be eligible for noise insulation through the assessments in the Environmental Statement and Environmental Statement Addendum in the first phase of the refreshed noise assessments. This will maximise the amount of time available to obtain any necessary Listed Building Consent and/or Planning Permission.
- 1.2.5 SZC Co. shall undertake the refreshed noise assessments in accordance with the approved phasing plan and in a manner consistent with the submitted noise assessments. Reports on each refreshed noise assessment shall be submitted to ESC for its approval. These reports must identify which Properties meet the criteria for insulation or temporary rehousing (as set out

in Sections 1.3 and 1.4 of this **Noise Mitigation Scheme**) and at what stage in the construction programme this is expected to arise.

- 1.2.6 No Property where Insulation has been provided by SZC Co. shall be eligible for a further offer in respect of Insulation under this **Noise Mitigation Scheme**, except in exceptional circumstances where a review undertaken under Section 1.5 demonstrates that the installed mitigation is insufficient to meet the purposes of this **Noise Mitigation Scheme**.

Stage 2: Property referencing

- 1.2.7 Following the identification of eligible properties as part of each refreshed noise assessment, SZC Co. shall carry out a referencing exercise to identify Property Owners and Occupiers and to ascertain the contact details for each, as they may differ.

1.3 Process for Insulating Properties

- 1.3.1 This section of the **Noise Mitigation Scheme** sets out the steps that SZC Co. shall follow to determine which Properties would be eligible for Insulation.

Stage 3A: Property identification

- 1.3.2 SZC Co. shall issue the Owners of eligible Properties with an application pack which shall include a scheme booklet, application form and process flow diagram to allow them an opportunity to apply to the scheme.
- 1.3.3 Where SZC Co. receives an application in accordance with the application pack, SZC Co. shall review this. Provided that this review confirms the potential eligibility of the Property for insulation, the Owner of the Property will be offered the opportunity to participate in the scheme via a formal letter (the 'Provisional Offer Letter'). The Provisional Offer Letter will confirm eligibility to participate in the scheme, with such eligibility and the scope and specification of any insulation works to be subject to survey. The Provisional Offer Letter will also highlight the Property Owner's responsibilities in relation to relevant consents, remedial building works etc. The Provisional Offer Letter will also state that the eligibility of any Listed Buildings will be subject to further assessment.
- 1.3.4 The Provisional Offer Letter will be conditional on the Owner of the 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 Insulation can be

assessed and agreed.¹ The Owner of the Property 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 Provisional Offer Letter.

- 1.3.5 If the Owner of the eligible Property declines the Provisional Offer Letter or does not provide its written acceptance to SZC Co. in accordance with any notification requirements contained in the Provisional Offer Letter, there will be no further obligation on SZC Co. in respect of that Property in connection with this **Noise Mitigation Scheme**, including in respect of paragraph 1.3.21. However, the Provisional Offer Letter will remain valid until the end of the Construction Period (as defined in the **Deed of Obligation** (Doc Ref. 8.17(F))), providing that there remains an occasion before the end of the Construction Period on which the noise that results in eligibility is anticipated to arise.
- 1.3.6 Where an eligible Property whose Owner has declined the Provisional Offer is sold or otherwise changes ownership, SZC Co. may remake the Provisional Offer to the new Owner but the obligations on SZC Co. in respect of paragraph 1.3.21 of this **Noise Mitigation Scheme** shall not apply.

Stage 4A: Survey of the affected Property

- 1.3.7 Following receipt of written acceptance of the Provisional Offer Letter, SZC Co. shall procure that the appointed building surveyors visit the Property and, subject to access being granted, carry out a survey to assess the suitability of the Property for Insulation and to understand the work involved. The Provisional Offer Letter shall include details of the proposed timing of the survey and any consequential findings or specifications, as may be appropriate.
- 1.3.8 The surveyor shall be instructed by SZC Co. to determine whether noise insulation can be practically installed and that the survey should also consider issues such as: whether the Property is a Listed Building, and therefore likely to require Listed Building Consent; what other works are likely to be required at the Property, for example remedial lintels or other structural supports; and any issues regarding access around the Property.
- 1.3.9 The surveyor shall provide SZC Co. with the findings of the survey for review. Where it is considered that noise insulation can be practically installed at the

¹ For the purposes of the Noise Mitigation Scheme, SZC Co. will appoint a bank of surveyors to carry out surveys, advise on relevant specifications of works etc.. Any surveyors appointed for these purposes must be qualified members of an appropriate professional organisation and must be drawn from a list of suitable firms agreed with East Suffolk Council.

Property, and where the Property does not already have glazing and/or ventilation that meets the Proposed Specification set out in paragraph 1.3.11, SZC Co. shall formulate the Proposed Specification in respect of the Property.

- 1.3.10 Where the Property is a Listed Building, SZC Co. shall instruct the surveyor to, where possible, gather relevant additional information required to inform the draft scope of works (i.e. the Proposed Specification) in respect of the Property.
- 1.3.11 This Proposed Specification shall include, but not necessarily be limited to, a glazing system with a sound reduction performance of at least 35dB R_w and if appropriate in the opinion of the surveyor (acting reasonably), a ventilation system that complies with Approved Document F issued in respect of the Building Regulations 2010. Other measures may form part of the Proposed Specification, where the surveyor advises that such measures would be appropriate, practical and beneficial to noise levels at the Property.
- 1.3.12 Where the Property is a Listed Building, SZC Co. may inform the Owner that further information or supporting documents are required to develop the Proposed Specification.
- 1.3.13 The surveyor shall act reasonably at all times and in accordance with the requirements of their professional body. All relevant records pertaining to the survey shall be retained for audit purposes and made available for review if required by a written request from ESC to SZC Co.
- 1.3.14 SZC Co. shall provide the Owner of the Property with: the Proposed Specification and a list of approved installers to carry out the Proposed Specification.
- 1.3.15 The Owner will be entitled, at their discretion, to accept or decline the Proposed Specification, in whole or in part, and SZC Co. will be under no obligation in respect of those declined elements for that Property in connection with this **Noise Mitigation Scheme**, including in respect of paragraph 1.3.21.
- 1.3.16 The Owner of the Property will be required to seek at least two quotations from approved installers for the Proposed Specification and must provide copies of these to SZC Co. within four weeks of receipt of the Proposed Specification from SZC Co. SZC Co. will select one of the quotations provided by the Owner of the Property, unless SZC Co. agrees otherwise with the Owner of the Property.

- 1.3.17 If the Owner of the eligible Property does not provide copies of these quotations within the four week period, the obligations on SZC Co. in paragraph 1.3.21 of this **Noise Mitigation Scheme** shall not apply but the eligible Property will remain eligible and the quotations may be provided by the Owner at a later date providing that date is within the Construction Period (as defined in the **Deed of Obligation** (Doc Ref. 8.17(F))).

Stage 5A: Confirmation of offer and approved supplier

- 1.3.18 SZC Co. shall review the quotations received from the Owner to confirm that these relate only to the Proposed Specification. Following this review, SZC Co. will confirm the sum that it shall provide to deliver the Proposed Specification. SZC Co. shall not provide funding towards any cosmetic or aesthetic enhancements or remedial works required in respect of existing structural defects at the Property or any other works requested by the Owner to be carried out in addition to the Proposed Specification.
- 1.3.19 SZC Co. will provide the Owner with a scheme agreement containing confirmation of the works to be undertaken (a "**Scheme Agreement**"). The Scheme Agreement will set out the Owner's responsibilities in respect of the works, including:
- obtaining any necessary consents such as: planning permission, Listed Building Consent, 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.
- 1.3.20 SZC Co. shall not make applications for Listed Building Consent or planning permission on behalf of Owners with but shall offer Owners reasonable support and assistance upon request. The form of the assistance provided by SZC Co. may vary, but is likely to include identification of documentation to support applications for planning permission or listed building consents, pro forma examples of completed applications, and liaison with the relevant authorities. SZC Co. will meet all reasonable costs in respect of making an application for listed building consent or planning permission, which shall be agreed by SZC Co. in advance.
- 1.3.21 SZC Co. shall not commence the phase of the construction works identified in the relevant refreshed noise assessment as giving rise to the eligibility for noise insulation until three months after the date of SZC Co. providing the Scheme Agreement to the Owner.

Stage 6A: Implementation, sign-off and payment

- 1.3.22 Within 14 days of receipt of the signed Scheme Agreement from the Owner, SZC Co. will confirm to the Owner that the Owner can instruct the installer to carry out the works. The date of the works shall be a matter to be agreed between Owner and installer.
- 1.3.23 The financial responsibility for the funding for all works covered by the Scheme Agreement will remain with SZC Co. and the Owner will not be liable for any costs associated with the works covered by the Scheme Agreement.
- 1.3.24 Responsibility for obtaining and complying with any necessary consents in respect of the works will remain with the Owner, unless the owner has agreed with the installer that the installer shall have responsibility. The Owner will also remain responsible for the rectification of building defects revealed, and for costs in relation to asbestos.

1.4 Process for Temporary Rehousing

- 1.4.1 Where the approved refreshed noise assessment identifies that Occupiers of a Property are considered likely to be eligible for temporary rehousing, the following steps shall apply.

Stage 3B: Issuance of Provisional Temporary Rehousing Offer Letter

- 1.4.2 SZC Co. shall contact the Occupiers of any identified Property at least three months before the activity giving rise to the eligibility is due to take place.
- 1.4.3 SZC Co. shall issue the Occupiers of Properties eligible for temporary rehousing with an application pack, which shall include a scheme booklet, application form and process flow diagram to allow them an opportunity to apply to the scheme.
- 1.4.4 The scheme booklet shall confirm that an offer of temporary rehousing shall include the following:
- Temporary alternative accommodation.
 - Removals.
 - Storage and insurance of personal effects.
 - Insurance for the vacated house.

- Where appropriate, placing pets into kennels, catteries etc.
- Where agreed between Occupier and SZC Co., the disconnection and later reconnection of gas, water, electricity etc.

1.4.5 The scheme booklet shall confirm that, alternatively, the Occupier can choose to make these arrangements themselves. In such circumstances, the Occupier will be supplied by SZC Co. with information and guidance on all the matters listed above, to enable them to make the arrangements themselves; the Occupier will be offered help so that incurred reasonable costs can be agreed between the Occupier and SZC Co. and then paid by SZC Co. as soon as practicable. The information and guidance provided by SZC Co. will be governed by what is available at the time and the Occupier's reasonable requirements.

1.4.6 The application form will be conditional on the Occupier of the Property confirming that they wish to proceed in principle.

1.4.7 Where the temporary rehousing offer is accepted in accordance with the terms of the application form, which shall require the Occupier to confirm whether it wishes to proceed in principle within 28 days of the receipt of the scheme booklet and shall require the Occupier to confirm whether it wishes to make the temporary rehousing arrangements itself, SZC Co. shall issue a Temporary Rehousing Offer to the Occupier.

1.4.8 In the event that the Occupier does not submit the application within 28 days of the receipt of the scheme booklet, the offer for temporary rehousing shall remain available for acceptance but there shall be no obligation upon SZC Co. not to commence the works anticipated to give rise to the eligibility until temporary rehousing has been provided.

Stage 4B: Terms of the Temporary Rehousing Offer

1.4.9 The Temporary Rehousing Offer made by SZC Co. will include the terms of the offer of temporary rehousing for the Occupier of the Property.

1.4.10 The provision of or payment in respect of temporary rehousing by SZC Co. shall be conditional upon the Occupier's written acceptance of the Temporary Rehousing Offer and provision of the same to SZC Co. The Temporary Rehousing Offer shall set out the date by which the offer must be accepted.

1.4.11 Irrespective of whether SZC Co. or the Occupier is to make the temporary rehousing arrangements, SZC Co. will bear (or reimburse) the reasonable costs associated with the temporary rehousing. SZC Co. will also bear any

increased costs of maintaining or insuring the affected Property resulting from the temporary relocation. These include any additional council tax liability which is due on the Property whilst it is unoccupied.

- 1.4.12 If there are pre-existing obligations to maintain the Property on a regular basis under the terms of any lease or as a result of statutory requirements, SZC Co. will ensure that suitable access is maintained to the affected Property, where reasonably practicable, so that such obligations can be maintained during the period of temporary rehousing.
- 1.4.13 However, the acceptance of any offer of temporary re-housing is discretionary. The Occupier does not have to move if they do not wish to, but if the Occupier does decide to stay, compensation for disruption due to the noise of the works cannot be claimed.
- 1.4.14 If the Occupier is a tenant and is offered temporary rehousing during the construction works, the Occupier will still be responsible for the rent, bills and other outgoings at the affected Property and will remain a tenant. The offer of temporary rehousing will include the additional cost of the relocation accommodation. The Occupier will be free to visit and use the affected Property as they wish during the relocation, subject to the terms of their existing tenancy. If the tenancy agreement expires during the relocation, the Occupier should renew it with their landlord in the normal way, if they wish to. If the Occupier chooses not to renew their tenancy, any grants to meet the cost of the alternative accommodation will cease when the tenancy expires.
- 1.4.15 For the landlord, the tenant will remain the tenant and remain liable to pay rent in accordance with the landlord's agreement with them.
- 1.4.16 The type of rehousing offered will depend on the duration of the relocation. For short durations hotel accommodation may be appropriate. For longer periods, alternative rented accommodation would be more suitable. In all cases account will be taken of the Occupier's existing accommodation as far as possible.
- 1.4.17 The accommodation offered will be governed by what is available at the time and the Occupier's reasonable requirements. Some Occupiers may be prepared to move to another area on a temporary basis if they would be nearer friends, family or work. Other Occupiers may need to stay in the same area. Each application and Provisional Temporary Rehousing Offer Letter will be based on the individual criteria of the applicant Occupier.
- 1.4.18 A Property may be eligible to receive both Insulation and temporary rehousing, but this will depend on the circumstances. The noise generated

by the works will vary over the course of the project. In some areas, the noise may give rise to eligibility for temporary rehousing for one phase of construction, and Insulation only for a different phase. In these circumstances a temporary rehousing offer may be made during works in one phase and a Insulation offer for the other phase. In other areas, a Property may qualify for temporary rehousing for a given period, but outside that period the noise may not trigger a separate offer for Insulation. In such a case, a temporary rehousing offer only would be made and Insulation would not be offered.

- 1.4.19 Where a Property qualifies for temporary rehousing but not Insulation, the Occupier may at its discretion request Insulation to be provided instead. In such circumstances, SZC Co. will make clear the shortfall in sound insulation performance of the Insulation in relation to the thresholds presented in Table 1.4 and that the degree of disturbance could be high even with the Insulation in place.
- 1.4.20 Any Occupier that fails to complete the application form in time or declines an offer of temporary rehousing may request reconsideration in the event that the works progress and they change their mind as a result. While SZC Co. will not be obliged to make the offer again, SZC Co. will review the circumstances and at its discretion may reconfirm the offer. SZC Co. would take into account the performance of any Insulation provided in place of temporary rehousing in considering any later request.
- 1.4.21 Any declined offer of Insulation in respect of a Property will not affect eligibility for rehousing in respect of that Property.

1.5 Review of eligible properties

- 1.5.1 SZC Co. may at its discretion decide to review the list of eligible Properties at any time in response to changes to the construction methods or programme or to the receipt of monitoring information. This review may consider a group of Properties or a specific Property.
- 1.5.2 During the construction period, ESC may (acting reasonably) request SZC Co. to carry out a review considering a specific Property or group of Properties in response to changes to the construction methods or programme or on the receipt of monitoring information or as a result of a complaint. SZC Co. shall comply with any such request.
- 1.5.3 Where a review identifies Properties as eligible for insulation or temporary rehousing in accordance with the criteria which were not previously identified in the relevant refreshed noise assessment, SZC Co. shall carry out the process in Section 1.3 as quickly as practicable. However, SZC Co. may commence or continue any construction works identified as giving rise to the

eligibility at any time and the development authorised by the DCO shall not be delayed pending full implementation of the noise insulation works or temporary rehousing.

1.5.4 Should any review identify that a Property previously eligible for Insulation is no longer eligible, any installed insulation works shall remain in-situ and any insulation works that are commenced shall be completed as if the Property remained eligible. Any offer in respect of insulation works that have not yet been commenced shall be automatically withdrawn.

1.5.5 Should any review identify that a Property previously eligible for temporary rehousing is no longer eligible, any temporary rehousing which has already commenced shall be unaffected, subject to SZC Co.'s ability in such a case to terminate the temporary rehousing with one month's notice. Any offer in respect of temporary rehousing that has not yet commenced shall be automatically withdrawn.

1.5.6 No Property where Insulation has been provided by SZC Co. shall be eligible for a further offer in respect of Insulation under this **Noise Mitigation Scheme**.

1.6 Eligibility Criteria

1.6.1 The criteria for eligibility for Insulation are set out in **Table 1.1**.

Table 1.1 Criteria for eligibility for insulation

Category	Eligibility
Insulation for road traffic noise	<p>A Property within 300m of a new or altered highway shall be eligible for an offer of insulation where the Property is predicted to experience all of the following, when measured 1m from the external façade of any Eligible Room:</p> <p>(a) the Future (Road) Noise Levels exceed façade noise levels of 68dB $L_{A10,18hrs}$ during the hours of 06:00 to 24:00 or 58dB $L_{Aeq,8hrs}$ 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 use of the new or amended road associated with the Development to the Future (Road) Noise Levels at the façade is at least 1dB.</p> <p>A Property within 300m of an existing road or highway shall be eligible for an offer of insulation where the Property is predicted to experience all of the following, when measured 1m from the external façade of any Eligible Room:</p>

Category	Eligibility
	<p>(a) the Future (Road) Noise Levels exceed façade noise levels of 68dB $L_{A10,18hrs}$ during the hours of 06:00 to 24:00 or 58dB $L_{Aeq,8hrs}$ during the hours of 23:00 to 07:00;</p> <p>(b) the Future (Road) Noise Levels are at least 3dB higher than the Existing (Road) Noise Levels as a result of the use of existing roads; and</p> <p>(c) the contribution from the use of existing roads to the Future (Road) Noise Levels at the façade is at least 3dB.</p>
Insulation for rail noise	<p>Eligibility will require one of the following two criteria (A or B) to be established, when measured 1m from the external façade of any Eligible Room:</p> <p>A. A Property shall be eligible for an offer for noise insulation based on averaging rail noise over the day and night time periods, where:</p> <p>(a) the Future (Rail) Noise Levels exceed façade noise levels of 69dB $L_{Aeq,16hrs}$ during the hours of 07:00 to 23:00 or 58dB $L_{Aeq,8hrs}$ during the hours of 23:00 to 07:00; and</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 use of 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. A Property shall be eligible for an offer for noise insulation based on the maximum noise level created at night where the predicted maximum sound level as a result of the use of the new or amended railway line associated with the Development is L_{AFmax} 73dB between 23:00 and 07:00 hours.</p> <p>The same criteria will also apply to noise impacts from construction rail traffic on the existing East Suffolk line between Westerfield Junction and the junction between the East Suffolk line and the Saxmundham to Leiston branch line.</p>
Insulation for construction noise	<p>A Property shall be eligible for an offer of insulation where the Property is predicted to experience the following when measured 1m from the external façade of any Eligible Room:</p> <p>(1) a construction noise level which exceeds the higher of either</p> <p>(a) the noise insulation trigger levels set out in Table 1.3 for the corresponding times of the day; or</p> <p>(b) the existing Baseline Ambient Sound Level for the corresponding times of the day; and</p>

Category	Eligibility
	<p>(2) an exceedance of (1) where:</p> <p>(a) the exceedance is predicted to occur on 10 or more days of working in any 15 consecutive days or on a total number of days exceeding 40 in any 6 consecutive months; or</p> <p>(b) where the exceedance occurs only on a Saturday or Sunday, it is predicted to occur on 2 weekends, or part thereof, in any 15 consecutive days or on 6 weekends, or part thereof, in any 6 consecutive months.</p>
Insulation for operational plant noise	<p>A Property shall be eligible for an offer for insulation where the total noise from fixed plant or machinery associated with the use of the Development (including any Associated Development Site) exceeds any of the following levels, when measured 1m from the external façade of any Eligible Room:</p> <p>(i) 63dB $L_{Aeq,16hrs}$ between 07:00 and 23:00 hours; or</p> <p>(ii) 58dB $L_{Aeq,8hrs}$ between 23:00 and 07:00 hours.</p>
Insulation for operational activity noise	<p>A Property shall be eligible for an offer for insulation where the total noise from operational activities at an Associated Development Site excluding fixed plant or machinery exceeds any of the following levels, when measured 1m from the external façade of any Eligible Room:</p> <p>(1) (a) 63dB $L_{Aeq,16hrs}$ between 07:00 and 23:00 hours; or</p> <p>(b) 58dB $L_{Aeq,8hrs}$ between 23:00 and 07:00 hours; or</p> <p>(c) maximum sound level L_{AFmax} 70dB between 23:00 and 07:00 hours; and</p> <p>(2) any exceedance of the levels in (1):</p> <p>(a) is predicted to occur on 10 or more days of working in any 15 consecutive days or on a total number of days exceeding 40 in any 6 consecutive months; or</p> <p>(b) where the exceedance occurs only on a Saturday or Sunday, it is predicted to occur on 2 weekends, or part thereof, in any 15 consecutive days or on 6 weekends, or part thereof, in any 6 consecutive months.</p>

1.6.2 The criteria for eligibility for temporary rehousing are set out in **Table 1.2**.

Table 1.2 Criteria for eligibility for temporary rehousing

Category	Eligibility
Temporary rehousing for construction noise	<p>An occupier of a Property shall be eligible for an offer of temporary rehousing where a Property is predicted to experience:</p> <p>(1) a construction noise level which exceeds the higher of either:</p>

Category	Eligibility
	<p>(a) the temporary rehousing trigger levels set out in Table 1.4 for the corresponding times of the day; or</p> <p>(b) the existing Baseline Ambient Sound Level by 10dB for the corresponding times of the day; and</p> <p>(2) an exceedance of (1):</p> <p>(a) that is predicted to occur on 10 or more days of working in any 15 consecutive days or on a total number of days exceeding 40 in any 6 consecutive months; or</p> <p>(b) where the exceedance occurs only on a Saturday or Sunday, it is predicted to occur on 2 weekends, or part thereof, in any 15 consecutive days or on 6 weekends, or part thereof, in any 6 consecutive months.</p>
Temporary rehousing for construction vibration	<p>An occupier of a Property shall be eligible for an offer of temporary rehousing where the Property is predicted to experience intermittent or continuous construction vibration of 10mm/s or more (peak particle velocity) on two or more consecutive days, or on any 40 days within a period of 6 consecutive months. Intermittent or continuous vibration shall have the meaning set out in Annex F of BS5228-2: 2009+A1: 2014.</p>

1.7 Construction Noise Thresholds

1.7.1 SZC Co. shall follow the guidance set out in British Standard 5228: Part 1: 2009+A1: 2014 (refer to **Table 1.3**) in carrying out its refreshed noise assessments of construction noise levels for insulating properties.

Table 1.3 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

Day	Time	Averaging Period, T	Noise Insulation Trigger Value dB $L_{Aeq,T}$
	23:00 to 07:00	1 hr	55
Sunday and Public Holidays	07:00 to 23:00	1 hr	65
	23:00 to 07:00	1 hr	55

- 1.7.2 SZC Co. shall follow the guidance set out in British Standard 5228: Part 1: 2009+A1: 2014 (refer to **Table 1.4**) in carrying out its refreshed noise assessments of construction noise levels for temporary rehousing.

Table 1.4 Construction noise temporary rehousing trigger values

Day	Time	Averaging Period, T	Temporary Rehousing Trigger Value dB $L_{Aeq,T}$
Monday to Friday	07:00 to 08:00	1 hr	80
	08:00 to 18:00	10 hr	85
	18:00 to 19:00	1 hr	80
	19:00 to 23:00	4 hr	75
	23:00 to 07:00	1 hr	65
Saturday	07:00 to 08:00	1 hr	80
	08:00 to 13:00	5 hr	85
	13:00 to 14:00	1 hr	80
	14:00 to 23:00	1 hr	75
	23:00 to 07:00	1 hr	65
Sunday and Public Holidays	07:00 to 23:00	1 hr	75
	23:00 to 07:00	1 hr	65

1.8 Exceptional Circumstances

Houseboats

- 1.8.1 Where the external superstructure of houseboats in the Woodbridge or Melton area are demonstrated to have a sound reduction performance of less than 25dB R'_w when all windows, portholes and other openings are closed, SZC Co. may at its discretion extend to the Owner or Occupier of any such houseboat an offer of insulation works or temporary rehousing in line with the

terms set out in Sections 1.3 and 1.4, but on the basis of alternative eligibility criteria to those in Section 1.6 and notwithstanding that the eligibility criteria in Section 1.6 are not met.

- 1.8.2 In such circumstances, SZC Co. may only exercise this discretion to reduce (and not to raise) the eligibility criteria.
- 1.8.3 Offers of insulation and ventilation for houseboats will include measures appropriate to the houseboat under consideration, and will not be limited to the insulation/ventilation specification set out in paragraph set out in 1.3.11.

Medical, Clinical or Disability Need

- 1.8.4 Where there is a proven medical, clinical or disability need involving a particular sensitivity to noise, SZC Co. may at its discretion make an offer of insulation works or temporary rehousing in line with the terms set out in Sections 1.3 and 1.4, but on the basis of alternative eligibility criteria to those in Section 1.6 and notwithstanding that the eligibility criteria in Section 1.6 are not met. In such cases, the Owner or Occupier of the Property will be required to provide evidence to SZC Co. as to any relevant medical, clinical or disability need.
- 1.8.5 In such circumstances, SZC Co. may only exercise this discretion to reduce (and not to raise) the eligibility criteria.

Residential Park Homes

- 1.8.6 Where the external building fabric of residential park homes or other static homes are demonstrated to have a sound reduction performance of less than 25dB R_w when all windows, doors and other openings are closed, SZC Co. may at its discretion make an offer of insulation works or temporary rehousing in line with the terms set out in Sections 1.3 and 1.4, but on the basis of alternative eligibility criteria to those in Section 1.6 and notwithstanding that the eligibility criteria in Section 1.6 are not met.
- 1.8.7 In such circumstances, SZC Co. may only exercise this discretion to reduce (and not to raise) the eligibility criteria.

1.9 Glossary

1.9.1 Where the following words and terms are used in this **Noise Mitigation Scheme**, they shall have the following meanings:

Table 1.5 Glossary

Ventilation	means the provision of a system to enable the provisions of Approved Document F to be achieved.
Approved Document F	means the document approved by the Secretary of State to provide practical guidance on ways of complying with the requirements in Part F of Schedule 1 to, and regulations 39, 42 and 44 (in so far as it relates to fixed systems for mechanical ventilation) of, the Building Regulations 2010 (SI 2010/2214) for England and Wales, and regulations 20(1) and 20(6) (in so far as it relates to fixed systems for mechanical ventilation) of the Building (Approved Inspectors etc) Regulations 2010 (SI 2010/2215) for England and Wales.
Development	means the development of the Sizewell C power station project pursuant to the Sizewell C (Nuclear Generating Station) Order.
Associated Development Sites	means: <ul style="list-style-type: none"> (i) the Sizewell link road (ii) the two village bypass (iii) the Yoxford roundabout and other highways improvements (iv) the northern park and ride site (v) the southern park and ride site (vi) the green rail route (vii) the freight management facility
Eligible Room	means a living room or a bedroom in a Property but does not mean a kitchen or bathroom.
Baseline Ambient Sound Level	means the equivalent continuous A-weighted sound pressure level of the totally encompassing sound in a given situation at a given time, usually from many sources near and far, at a location over a given time interval, T.
Future (Rail) Noise Levels	means the level of noise generated by SZC Co.'s freight services and other non-SZC Co. freight and passenger services using: <ul style="list-style-type: none"> (i) the East Suffolk line between Westerfield Junction and the junction with the Saxmundham to Leiston branch line; or (ii) the Saxmundham to Leiston branch line; or (iii) the amended rail line accessing Land East of Eastlands Industrial Estate; or (iv) the green rail route.
Existing (Rail) Noise Levels	means the level of noise generated by non-SZC Co. freight and passenger services using: <ul style="list-style-type: none"> (i) the East Suffolk line between Westerfield Junction and the junction with the Saxmundham to Leiston branch line; or (ii) the Saxmundham to Leiston branch line; or

	(iii) the amended rail line accessing Land East of Eastlands Industrial Estate; or (iv) the green rail route.
Future (Road) Noise Levels	means the level of noise generated by road traffic including vehicles associated with the Development or traffic using new or amended roads constructed for the Development.
Existing (Road) Noise Levels	means the level of noise generated by road traffic in the absence of the Development.
Occupier	means a person lawfully residing at the Property.
Owner	means a person with a freehold interest in the Property and/or a person with a leasehold interest in the Property (as relevant).
Property	means a building lawfully consented as a dwelling house (Use Class C3) or house in multiple occupation (Use Class C4) prior to the grant of the Development Consent Order.