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Having reviewed Castledine Environmental's Phase I Land Contamination Risk Assessment (ref.: 3583D P1 Cullen – West Bersted, dated June 2025), it is noted that radon protective measures will be required, however no assessment is proposed to clarify the required extent of such protective measures. In addition, it is unclear how the site's classification of low to moderate risk has been translated into a 'watching brief' recommendation. Consequently, EH is currently unable to recommend discharge of Condition 9 of BE/77/25/NMA.

Having reviewed Clarke Saunders Acoustics' Sound Impact Assessment (ref.: AS13082.250619.R1, dated July 2025) submitted in relation to the above site, EH cannot recommend discharge of Condition 12 of BE/77/25/NMA. This is because the submission only assesses potential noise generated by commercial vehicle movements and other than a brief mention in section 8.0 'Mitigation', does not consider any other potential noise sources.

Having reviewed DFL's Technical Report (document ref.: 3994DFL-ELG-XX-RP-EO-13001, dated July 2025) submitted in relation to the above site, EH is satisfied that Condition 16 (lighting) of BE/77/25/NMA can be discharged for the commercial phase of the development. Please note that EH cannot comment in relation to Condition 6 (Bat friendly lighting plan).

Many thanks,

Kate.

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