

I note the objection from the Environmental Health Officer and would like to provide the following comments to address concerns.

The comments relate to the lack of information in accordance with the conditions set out in the Appeal Decision, notably conditions 4, 17 and 18, these are summarised below:

Condition 4 – development hereby permitted shall not exceed 300 dwellings and shall be carried out in **general accordanc** with the plans [...] Acoustic Barrier/Noise Bund P14 4899 03.

Applicant's Response: As the condition states "**general accordanc**" there is no requirement for the acoustic barrier/bund to be designed as set out in the relevant plan.

Condition 17 – **no development shall take** place until details of an acoustic barrier as shown on the plan with associated tree and shrub planting has been submitted to and approved in writing by the LPA.

Applicant's Response: The condition states "**no development**" this means there is not a requirement for this information to be submitted at this stage and can be conditioned if needed. We will however, be providing details of tree and shrub planting that will be incorporated on the bund to address this condition. These details will be part of the outstanding planting plans.

The site plan, subject to this reserved matters application has been revised and includes changes to the layout along the southern boundary. The noise mitigation strategy has evolved to address the new arrangement as the permitted scheme is no longer appropriate. The bund was proposed as a mitigation measure to reduce the noise levels in the gardens, and not the dwellings. The dwellings now face onto the green buffer with the gardens on the northern side of the building. The dwellings consist mainly of semi-detached and terrace housing which act as a barrier and allow for protection of the gardens, the gaps in between the buildings will be defined by a 1.8m high fence to act as a barrier to the noise which can be experienced between the buildings.

A noise barrier will be provided along the southern boundary which has been considered acceptable for this development. The gardens will be screened by the relevant houses and fencing and the specific acoustic glazing and acoustically treated ventilation will be incorporated in each house as set out in the noise assessment.

Condition 18 – the dwellings along the southern and eastern boundaries adjacent to the acoustic barrier **shall not be occupied** until post validation testing has been undertaken [...]

Applicant's response: It is to our understanding that as the condition relates to tests that need to be done **prior to occupation** and therefore can be conditioned. This testing will be undertaken in accordance with the condition.

I trust this addresses the concerns raised and hope that the objection can be overcome.