

Submitted on behalf of the Emmbrook Residents Association

NOISE

Although abatement of the noise from the adjacent A329(M), and a lesser extent the Toutley Depot, is not a subject of this reserved matters application, approval is being sought for a 2 metre high bund with a fabricated 3m high noise barrier mounted on top which is to be sited on the eastern half of the site's northern boundary. This bund/barrier would presumably provide the basis of the noise attenuation measures that will be brought forward in the reserved matters applications for Phases 2 and 3. However, the applicant has not provided any data to show that the bund/barrier will be adequate to fulfil this function.

This issue is further confounded by the Noise Impact Assessment submitted in the outline application (ref 211777). This assessment was based on the preliminary scheme layout for the development with a 5m high bund/barrier sited along the whole length of the site's northern boundary and on the northern section of its western boundary. This assessment showed that the proposed full length bund/barrier failed to fully protect the then proposed development from the traffic noise, particularly at first and second floor levels. This does call into question the performance of the reduced length bund/barrier, as it will leave the western section of the site exposed to the full volume of the A329(M) traffic noise.

In view of the above it is submitted that, although the applicant has provided details of the bund/barrier's construction, they have failed to provide any evidence that it will "protect residents from noise from the A329(M)" as required by Clause 13 of the outline application (ref 211777) decision notice and MDD Policy CC06.

PROVISION FOR AN OUTDOOR COMMUNIAL AREA

We consider the proposed development would benefit significantly from an outdoor communal area with seating and tables. We recognise the detail of this would be for a subsequent phase of the development. However, as one potential location for a communal area would be the green area around the retention basin (also noting proximity to the connection across the Ashridge Stream), we consider Phase 1 layout in this area should consider making allowance for such a communal facility."