

I have reviewed the Appeal Decision dated 26 January 2026 referenced APP/W1715/W/25/3363580 and attached.

Our previous comments focused on the need for further information and did not state or imply that the site would be unsuitable in principle due to noise.

The noise report submitted in support of the application lacks key information that is essential to inform appropriate acoustic design, identify suitable mitigation measures, and minimise the potential for future noise nuisance complaints. In particular, we remain concerned about the potential impact arising from the operation of the adjacent public house, specially nighttime music events and the use of the external children's play area.

While the Appeal Decision includes statements suggesting that features such as native hedging may positively influence the perception of noise, such measures would not provide adequate mitigation for noise associated with amplified music and late-night activities and should technically not even be considered. Without robust and properly evidenced mitigation, there is a clear risk of future noise complaints, which would require investigation by the Council. In this context, the principles of the Agent of Change should be fully considered.

We acknowledge and accept the conclusions of the Appeal Decision in respect of the low risk of vibration associated with railway operations; however, it should be noted that vibration was not raised as a concern in our original consultation response.

Taking the above into account, and notwithstanding the concerns identified within our comments, we do not object to the application on noise grounds, subject to the imposition of appropriate planning conditions as set out below.

- *“Prior to commencement of development, a detailed Noise Impact Assessment shall be submitted to and approved in writing by the Local Planning Authority; the assessment shall be prepared by a suitably qualified acoustic consultant in accordance with BS 8233:2014 or any other required criteria. The report shall evaluate in detail the impact of existing noise sources on the site, including noise arising from the adjacent public house and its associated activities such as amplified music, live events, patron noise and servicing, with baseline monitoring undertaken during representative and worst-case periods including evenings and weekends; the assessment shall identify predicted internal and external noise levels and specify any detailed mitigation measures required to achieve acceptable noise standards, and the development shall thereafter be carried out in full accordance with the*

*approved details with all mitigation measures retained for the lifetime of the development"*

- *"Prior to first occupation of the development, a post-completion Noise Verification Report shall be submitted to and approved in writing by the Local Planning Authority; the report shall be prepared by a suitably qualified acoustic consultant and shall include on-site measurements to verify that the completed development achieves the internal and external noise levels including amplified music, live events and patron noise; where the approved noise criteria are not met, the report shall identify additional mitigation measures, and these measures shall be implemented and verified prior to occupation and retained thereafter"*