**From:** Nicky Wells
**Sent:** 06 November 2015 13:13
**To:** Andrew Lewis
**Subject:** FW: Land to the North East of Skimmingdish Lane, Bicester - Application Reference: 15/01012/OUT

Hi Andrew

Further to my comments of 22 October 2015; the layout and density of distribution units as proposed in relation to the Care Home creates the potential for noise disturbance to the Care Home residents particularly from reversing bleepers, docking and loading operations particularly during the night time period when other ambient noise levels reduce. The layout currently proposed is such that the buildings and the noisier aspects of their operation will not be shielded from the care home without substantial acoustic shielding. (This point is made within the Cole Jarman September 2015 Noise Report 15/0240/R1, Introduction Para 1.4 and 1.5 ) The shielding and remediation proposed would have to deliver a high level of noise control and does not deal with potential for breakout of noise via non direct pathways.

The noise report does not provide detail of the noise sensitive aspects of the Care Home so I have had to research this. The Care Home has garden areas for outside use by residents on all facades that face the development, glazing provided is I believe standard double glazing rather than acoustic and the internal noise levels within the care home would be expected to be low with a need to prevent sleep disturbance at night and annoyance during the day.

A different layout or mix of uses such that  less noise is produced and the buildings themselves provide their own acoustic shielding in relation to the Care Home (and potential housing to be developed close by) would reduce potential for noise nuisance, particularly that generated from the external operations associated with the distribution units.

Please note that this email should be read in conjunction with my comments dated 12/8/15, 19/10/15 and 22/10/15 which remain relevant

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