

# Consultee Comment for planning application 24/00539/F

<b>Application Number</b>	<input type="text" value="24/00539/F"/>
<b>Location</b>	<input type="text" value="Land To The East Of Stratfield Brake And West Of Oxford Parkway Railway Station Oxford Road Kidlington"/>
<b>Proposal</b>	<input type="text" value="Erection of a stadium (Use Class F2) with flexible commercial and community facilities and uses including for conferences, exhibitions, education, and other events, club shop, public restaurant, bar, health and wellbeing facility/clinic, and gym (Use Class E/Sui Generis), hotel (Use Class C1), external concourse/fan-zone, car and cycle parking, access and highway works, utilities, public realm, landscaping and all associated and ancillary works and structures"/>
<b>Case Officer</b>	<input type="text" value="Laura Bell"/>
<b>Organisation</b>	<input type="text" value="Environmental Health (CDC)"/>
<b>Name</b>	<input type="text"/>
<b>Address</b>	<input type="text" value="Environmental Health Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
<b>Type of Comment</b>	<input type="text" value="Comment"/>
<b>Type</b>	<input type="text"/>
<b>Comments</b>	<p>Environmental Protection has the following response to this application as presented:</p> <p>General: Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential or other sensitive properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with the occupiers of those properties shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP.</p> <p>Noise: Having read the noise chapter of the ES I have the following comments to make:</p> <p>I have been unable to find the email sent to us on 29th September to agree the methodology for the noise survey, which was to begin the next day, however I am satisfied with the methodology of the noise report.</p> <p>With regards to the construction phase of the development I agree that this can be managed through the CEMP and using best practice on site to reduce noise impacts on the local area.</p> <p>With regards to the permanent residual effects of the development I am satisfied that the impacts will not be such as to cause a significant issue to the local area ? whilst noise may be heard from the stadium on occasion it will not be of level, frequency or duration to cause a significant impact.</p> <p>I would recommend that the following condition should be placed on any permission granted:</p> <p>All plant, machinery and equipment to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to ensure that the rating noise level from the equipment shall be:</p> <p>? Daytime (07:00-23:00) of 49 dB ? Night time (23:00-07:00) of 39 dB when measured at site boundary. Measurements and rating of noise for the purpose of this conditions shall be in accordance with BS 4142:2014:+A1:2019 Method for Rating and Assessing Industrial and Commercial Sound (or subsequent updates).</p> <p>Contaminated Land: Having read the report provided I am happy with the contents and agree with the findings</p>

and conclusions. I would recommend the following condition to placed on any permission granted:

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the local planning authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the local planning authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the local planning authority. These approved schemes shall be carried out before the development [or relevant phase of development] is resumed or continued.

**Air Quality:**

Having read the AQ section of the ES I am satisfied with its contents and findings and agree with the mitigation for the construction phase to be included in the CEMP.

**Odour:**

No comments

**Light:**

Having read the lighting chapter of the ES I have the following comments to make:

**Construction phase:**

I agree that the mitigation suggested should be included in the CEMP. It should be noted though that the recommended hours for construction work in Cherwell District finish at 18.00 and not 19.00 as stated in the report.

**Operational phase:**

I am satisfied with the contents and findings of the report however the final lighting design and light levels should be submitted to and approved by the LPA once they have been finalised and the mitigation laid out in this report has been implemented in the design of the lighting.

If you wish to deviate from the suggested conditions, then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Please note my working pattern below, I will only respond on the days appropriate to the email content

Mon ? Weds: Environmental Protection, Thurs ? Fri: Health Protection and Compliance

Neil Whitton BSC, MCIEH  
Environmental Health Officer

**Received Date**

18/03/2024 10:35:08

**Attachments**