

Rachel Tibbetts

From: Clare Whitehead
Sent: 23 December 2019 08:14
To: DC Support
Subject: FW: 19/02550/F - Land West Of M40 Adj To A4095 Kirtlington Road Chesterton

Updated comments from Environmental Protection please register thanks

Kind regards,

Clare Whitehead MRTPI
Principal Planning Officer

Direct Dial: 01295 221650
clare.whitehead@cherwell-dc.gov.uk

Please note my working days are Monday, Tuesday and Wednesday

-----Original Message-----

From: Neil Whitton <Neil.Whitton@Cherwell-DC.gov.uk>
Sent: 19 December 2019 10:13
To: Clare Whitehead <Clare.Whitehead@Cherwell-DC.gov.uk>
Subject: RE: 19/02550/F - Land West Of M40 Adj To A4095 Kirtlington Road Chesterton

Hi Clare,

I have read the reports now and they state that the lighting as planned will be within the ILP guidance and not at a level to cause a nuisance. It seems to be a well thought out and sensitive scheme whilst providing the required lighting levels for a development of this size which will always require a significant amount of lighting.

Based on the documents provided I have no further comments.

Kind Regards

Neil Whitton BSC, MCIEH
Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council
Tel - 01295 221623
Email - Neil.Whitton@cherwell-dc.gov.uk

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-----Original Message-----

From: Clare Whitehead <Clare.Whitehead@Cherwell-DC.gov.uk>
Sent: 18 December 2019 15:00
To: Neil Whitton <Neil.Whitton@Cherwell-DC.gov.uk>
Subject: RE: 19/02550/F - Land West Of M40 Adj To A4095 Kirtlington Road Chesterton

Hi Neil

Thank you for your comments regards the above application. I just wanted to check that you had had sight of the lighting design documents prior to commenting? They are available to view on the documents tab of the planning register as:

- Exterior lighting baseline survey Nov 19
- Exterior lighting concepts part 1 Nov 19
- Exterior lighting concepts part 2 Nov 19

Let me know if you need electronic copies of the files sending via email and if you need to make updated comments.

Kind regards,

Clare Whitehead MRTPI
Principal Planning Officer

Direct Dial: 01295 221650
clare.whitehead@cherwell-dc.gov.uk

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-----Original Message-----

From: Neil Whitton <Neil.Whitton@Cherwell-DC.gov.uk>
Sent: 12 December 2019 10:39
To: Clare Whitehead <Clare.Whitehead@Cherwell-DC.gov.uk>
Cc: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: 19/02550/F - Land West Of M40 Adj To A4095 Kirtlington Road Chesterton

Environmental Protection has the following response to this application as presented:

Noise: Having studied the noise report provided I would like to suggest the following condition on any planning permission that is approved:

Noise from fixed mechanical plant at the boundary of the nearest residential locations (Vicarage Farm and Stableford House) should achieve the levels set out at table 8.12 in the noise report produced by WSP dated Nov 2019 provided as part of the application.

With regards to the CEMP my only comments are that I would like to see the Saturday finish time match the recommend hours published by the council by ending at 12.30. Obviously the full CEMP will be produced and agreed once the contractors have been appointed so the CEMP will need to be submitted and approved before any works start on site and adhered to after that. The draft CMP is a good starting base for that to be completed.

Contaminated Land: Based on the information provided in ES I would recommend that the full contaminated land conditions (J12 – J16) will need to be applied to any approved permission.

Air Quality: We are satisfied with the findings of the report provided as part of the ES and are pleased to see the commitment to providing EV charge points to 10% of the total parking space. I would also think that it would be prudent to install ducting to the remaining parking spaces at this stage so that further EV charge points can be installed at a later time as and when more EV's are brought into use in line with Governments drive towards zero emissions vehicles.

Odour: No comments

Light: Full details of the lighting scheme will need to be provided to and approved by the LPA prior to the first use.

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.

Kind Regards

Neil Whitton BSC, MCIEH
Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council
Tel - 01295 221623
Email - Neil.Whitton@cherwell-dc.gov.uk

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