

From: Neil Whitton  
Sent: 22 April 2022 14:27  
To: Andrew Lewis  
Cc: DC Support <DC.Support@cherwell-dc.gov.uk>  
Subject: 21/04289/OUT - Os Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of, Camp Road, Upper Heyford, Oxfordshire

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

Noise: Having read the noise report provided I am satisfied with the contents and findings. I would however request that the condition below is placed on any permission granted:

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 properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents 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

Contaminated Land:

Having read the phase 1 report provided I agree with the recommendation that a Phase 2 ground investigation be carried out, Therefore the conditions below should be attached to any permission granted:

Prior to the commencement of the development, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

If contamination is found by undertaking the work carried out under condition [\*\*], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.

If remedial works have been identified in condition [\*\*], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [\*\*]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.

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 noise report provided I am satisfied with the contents and findings. I would however request that the condition below is placed on any permission granted:

The dwelling(s) hereby permitted shall not be occupied until it/they has/have been provided with a system of electrical vehicle charging to serve that dwelling.

Odour: No comments

Light: No comments

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