

## Matthew Swinford

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**From:** Jim Guest  
**Sent:** 26 September 2019 10:44  
**To:** Samantha Taylor  
**Cc:** DC Support  
**Subject:** 19/01705/OUT

This department has the following response to this application as presented:

**Noise:** The Noise Assessment referenced 101539 submitted by Miller Goodall has been reviewed and assessed. This establishes that the noise in habitable rooms within the dwellings will achieve the noise levels specified in BS:8233:2014.

**Contaminated Land:** Given the size of the development, it's sensitive nature (residential) and the previous use of the land for agriculture, I would recommend that the full contaminated land conditions J12 – J16 are placed on any permission granted.

**Air Quality:** The Air Quality Assessment referenced 101540-2 submitted by Miller Goodall identifies a moderate impact at some receptor locations including Church Street and Bloxham Hill. An environmental damage cost calculation has been undertaken and the total damage cost for the development has been estimated to be £53,120. The mitigation measures to off-set the impact on air quality will need to be agreed with the LPA and also OCC, but this funding should not be used towards measures such as travel plans that would be a standard requirement for all such developments should planning consent be granted.

In addition to this, measures should be in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. Ideally we would like to see ducting in place to allow for the future uptake of EV's by all residents to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

**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,

Jim

**Jim Guest**  
**Environmental Protection Officer**

**Regulatory Services & Community Safety**  
**Cherwell District Council**

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