

From: Amrik Bilkhu
Sent: 26 February 2020 12:05
To: DC Support
Cc: Nathanael Stock
Subject: Re: 20/00174/Q56 application received for Mr K Bishop re Change of Use and conversion of 1no agricultural building into 1no self-contained dwelling house (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)

This department has the following response to this application as presented: 20/00174/Q56 application received for Mr K Bishop re Change of Use and conversion of 1no agricultural building into 1no self-contained dwelling house (Use Class C3) including associated operational development under Part 3 Class Q (a) and (b)

Noise: No comments

Contaminated Land: I recommend the full contaminated land conditions are applied as the site is potentially contaminative due to its previous use. I would like to see information provided which demonstrates land contamination has been adequately considered and the site is safe (or can be made so through remedial works) and assessments have been undertaken to adequately consider whether this development proposal will be affected land contamination. As such, I recommend applying conditions J12-16 requiring the phased assessment of land contamination in line with current best practise, initially starting with a desk study and site walkover undertaken to assess this risk.

Air Quality: 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 an EV charge point for the residential unit to allow for the future uptake of EV's by the 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.

Regards

Amrik Bilkhu
Environmental Protection Officer

Regulatory Services and Community Safety
Cherwell District Council

Cherwell District Council Direct dial: 01295 221625
amrik.bilkhu@cherwell-dc.gov.uk

www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter @Cherwellcouncil

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..