

Rachel Tibbetts

From: Jim Guest
Sent: 09 March 2020 12:24
To: Caroline Ford
Cc: DC Support
Subject: 20/00293/OUT

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

Noise: Prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

Contaminated Land: The full contaminated land conditions (J12 – J16) will need to be applied to any approved permission

Air Quality: Due to the proximity of the development to the Bicester Queens End/Kings Avenue AQMA, and the likelihood of increased traffic flow from the development into the AQMA, an Air Quality Impact Assessment should be submitted for approval prior to commencement of the development. This should include a damage/cost calculation and any proposed mitigation measures where applicable.

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 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: There is currently a chicken farm adjacent to the site which could have the potential to cause nuisance, if operational. I understand that the chicken farm is either closing, or has already closed, however, should there be a period after completion of any of the proposed development where the chicken farm was still in use, an odour impact assessment would be required.

Light: Full details of the lighting scheme should be submitted for approval by the LPA prior to commencement of the development.

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.

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NORTH OXFORDSHIRE**

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