

From: Jim Guest
Sent: 11 August 2020 17:25
To: George Smith
Cc: DC Support
Subject: 20/01902/Q56

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

Noise: There is a potential for noise nuisance from farming activities in close proximity to the proposed development. Therefore, 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: Due to the previous use of the land and the sensitive nature of the development (residential) the full contaminated land conditions (J12 – J16) will need to be applied to any approved permission

Air Quality: Measures should be in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. We would like to see EV charge points to allow for the future uptake of EV's by 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.

Jim Guest
Environmental Protection Officer

Regulatory Services & Community Safety
Cherwell District Council