

Rachel Tibbetts

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**From:** Amrik Bilkhu  
**Sent:** 15 September 2020 16:56  
**To:** DC Support  
**Cc:** Bob Neville  
**Subject:** Re: 20/02060/F - The Stables Caravan Part 1 Of OS Parcel 3873 North East Of Hillside House Street From Cropredy To Great Bourton Cropredy

This department has the following response to this application as presented: 20/02060/F application received for Mr James Doran re Change of use of land to a mixed use for the keeping of horses (existing) and as a residential caravan site for 4no gypsy families. Each with two caravans (including no more than 4no static caravans / mobile homes) together with the laying of hardcore. Location: The Stables, Main Street, Great Bourton, Cropredy, OX17 1QU

**Noise:** A noise impact assessment will be required 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, in this case the railway). 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:** 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:** No Comments

**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.

**Amrik Bilkhu**  
Environmental Protection Officer

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

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