

Andrew Wynne

From: Neil Whitton
Sent: 06 October 2020 13:30
To: Bernadette Owens
Cc: DC Support
Subject: 20/02469/SCOP - Land On The North East Side Of Gavray Drive Bicester

Dear Bernadette,

Having studied the report I note that Noise, Air quality and Ground Conditions have been "scoped out" of the EIA. Please see my comments below:

Noise

I believe that noise has the potential to have a serious adverse impact on the development. The railway lines and link bordering the site are already noisy and the upgrade of the line to Milton Keynes and beyond as part of the East West Rail project will only increase the number of trains passing the site on a 24 hour basis, 365 days a year. The "the link" line to the Chiltern Mainline is raised above the site increasing the potential for noise disturbance. Coupled with this there is noise coming from the industrial units across the railway line that will need to be assessed.

As I said in my response to the pre-app, a detailed noise report will be required considering a number of standards and guidelines which I believe will lead to comprehensive and costly mitigation to achieved the noise levels required both inside and outside the proposed homes.

Air Quality

Whilst I understand the reasoning behind scoping AQ out of the EIA we will still need an Air Quality Assessment including a damage/cost calculation and proposed mitigation measures. In addition we are requesting by condition that all new residential properties are provided with an Electric Vehicle Charging point.

Ground Conditions

I agree that this has been scoped out but we will contaminated land reports for the site at the full application stage.

NB: Please note my new working pattern below, I will only respond on the days appropriate to the email content
Mon – Weds: Environmental Protection, Thurs – Fri: Health Protection and Compliance

Kind Regards

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