

Rachel Tibbetts

From: Neil Whitton
Sent: 05 May 2021 12:02
To: Rebekah Morgan
Cc: DC Support
Subject: 21/01224/OUT - Bicester Motion

Environmental Protection has the following response to this application as presented:

Noise:

Having read the noise report provided and having had discussions with the applicant prior to the submission of the proposed scheme, I would like to make the following comments:

The noise report does indicate that for the older noisier vehicles there would be a low to moderate impact on the nearby residential properties, with the correct mitigation this can be reduced to a low impact as defined by the NPPF. In fact it should be possible to improve the situation from the current unregulated use that has given rise to previous noise complaints to this department.

Therefore I agree that a condition should be placed on any permission granted that a noise management plan should be agreed with LPA prior to the first use of the development and this should be such that it can be continually reviewed and updated with Environmental Health Officers as the need arises. The plan should include (but not be limited to) such matters as numbers of days allowed for noisier vehicles use, hours of use, absolute noise limits set, actions taken when these are exceeded and communication with the local community.

In addition a condition should be in place stating that no use of the track will be allowed without the SPL Track Drive By System being in place. Should Bicester Motion wish to change supplier then any new monitoring system should be agreed with the LPA prior to its installation.

Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance

Contaminated Land:

Having read the report provided I am satisfied with its contents and agree with its findings. I agree that a phase 2 assessment of the Former Quarry area should be carried out and supplied to the LPA for agreement prior to the development of this area.

Air Quality:

Prior to the commencement of the development hereby permitted a detailed air quality impact assessment to identify the impact of the development on local air quality shall be submitted to and approved in writing by the Local Planning Authority. The assessment should include damage cost calculations where applicable along with a proposal for abatement measures that will be undertaken in addition to those already required from the developer. This shall have regard to the Cherwell District Council Air Quality Action Plan and no development shall take place until the Local Planning Authority has given its written approval that it is satisfied that the impact of the development on air quality has been adequately quantified.

The development(s) hereby permitted shall not be occupied until it has been provided with a system of electrical vehicle charging to serve those development(s) In addition ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

Odour: No comments

Light:

Prior to the first use of the development hereby approved details of the external [lighting/security lighting/floodlighting] including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

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.

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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