

Rachel Tibbetts

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**From:** Bernadette Owens  
**Sent:** 07 October 2021 11:48  
**To:** DC Support  
**Subject:** 21/02467/F - adjacent M40 J11 Banbury - Banbury 15

Please log etc on DEF

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**From:** Trevor Dixon <Trevor.Dixon@Cherwell-DC.gov.uk>  
**Sent:** 07 October 2021 10:31  
**To:** Bernadette Owens <Bernadette.Owens@Cherwell-DC.gov.uk>  
**Subject:** RE: 21/02467/F - adjacent M40 J11 Banbury - Banbury 15

Hi Bernadette,

I wasn't aware of this consultation until your email as its not logged on our system. This might have occurred when we switched from using Uniform to our new data base Idox cloud and it got missed. I've now reviewed the application and my comments are below.

**Contaminated Land**

The Preliminary Site Assessment dated 18 January 2019 confirms that the presence of contamination is unlikely although cannot be discounted. The Qualitative Risk Assessments for soil, groundwater quality and ground gases will be the same as the proposed end use is still commercial use. The report recommends that additional investigation is required and the additional works detailed in section 6 Conclusions & Recommendations of the report will still need to be completed for this proposal.

**Air Quality**

The Air Quality Assessment dated July 2021 has been updated to reflect the proposals (hotel, office use, hot food drive throughs) of this development. This includes the damage cost assessment (section 7 of the report) which has been calculated at £305,526.

The proposals include EV charging points. The Design and Access Statement states 20 and the Air Quality Assessment 24. I don't know what the standard is for EV charging points but the number seems low for the size of the development. I would also expect the hotel and office buildings to be provided with their own dedicated EV points.

**Noise**

A noise impact assessment should be submitted to demonstrate that satisfactory internal levels will be achieved for the hotel and office uses.

**Trevor Dixon**

**Environmental Protection & Enforcement Manager**

**Regulatory Services and Community Safety**

**Cherwell District Council**

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