

Lynne Baldwin

From: Neil Whitton
Sent: 04 November 2021 11:58
To: Caroline Ford
Cc: DC Support
Subject: 21/03177/F - Axis J9 Phase 3, Howes Lane, Bicester, Oxfordshire

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

Noise: Having read the report provided with the EIA I am satisfied with its findings and agree the noise limits suggested for plant on site in the operational phase. The following conditions should be applied to any permission given:

Any mitigation required in the noise report produced as part of the EIA by Quod (ref Q210470 dated Sep 21) should be installed prior to the first occupation of the buildings hereby permitted

Any operational plant should not exceed the limits laid down in Table 9.12 in the noise report produced as part of the EIA by Quod (ref Q210470 dated Sep 21).

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 with approved CEMP.

Contaminated Land: : At the scoping stage it was requested that whilst we were happy for CL not to be in Scope for the EIA we would like to see an CL Report with the full application. As this was not provided we recommend that the full 4 phase contaminated land conditions be placed on any permission granted.

Air Quality: At the scoping stage it was requested that whilst we were happy for AQ not to be in Scope for the EIA we would like to see an AQ Report with the full application. As this was not provided we recommend that the following conditions be placed on any permission granted:

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).

Reason – To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

Odour: No comments

Light: Prior to the erection, installation, fixing, placement and/or operation of any external lighting on the site (including on the building itself), details of such external lighting shall be submitted to and approved in writing by the Local Planning Authority. Such details shall include the equipment and supporting structures, positions, sizes, heights, type, luminance/light intensity, direction and cowling of all external lights to the [building(s)] [structure(s)] and other parts of the application site and the hours at which such lighting is to be operated. This scheme shall ensure that light trespass into the windows of any light sensitive premises shall not have a Vertical Illuminance greater than [2, 5, 10 or 25] Lux (in accordance with the Institution of Lighting Professionals Guidance Notes for the Reduction of Obtrusive Light GN01/20).

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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