

PROJECT NAME: M40 J10 – EASTERN SITE OUTLINE PLANNING APPLICATION

STATUTORY CONSULTATION PROCESS – SCHEDULE OF APPLICANT’S RESPONSES TO COMMENTS RECEIVED

DATE ISSUED: 21 MARCH 2022

COMMENTS RECEIVED FROM:	Cherwell District Council Environmental Protection	FORMAT:	Email	DATE RECEIVED:	05/11/2021
SUBJECT:	Various				

ID	ISSUE	COMMENT	RESPONSE
1.	Noise	Having read the noise chapter of the ES I believe that as much as possible should be done to limit the noise impact of the nearby residential properties. I would therefore recommend that both the noise barrier in para 10.7.25 and the low noise road surfacing to achieve a further noise reduction of 3dB in para 10.7.29 be implemented should the scheme be granted permission by condition. In addition further mitigation developed as part of the final design should be supplied to and approved by the LPA prior to development commencing.	<p>Noted. The Applicant is willing to accept a condition(s) for the Western Site development requiring the noise barrier and low road surfacing as well as further mitigation developed as part of the final design to be submitted to and approved by the Local Planning Authority.</p> <p>The identified noise mitigation is only required to mitigate the noise impacts of the combined (eastern and western site developments) and the western development (independently). In the event that planning permission is only granted for the Eastern Site development, the proposed noise barrier / low road surfacing would not be necessary.</p> <p>It is therefore not appropriate for a condition to be attached to the eastern development planning permission (if granted) requiring a noise barrier and low road surfacing to be provided.</p> <p>If considered necessary, further noise modelling will be undertaken at Reserved Matters Stage for both sites.</p>
2.	Noise	The travel plan designed to mitigate the impact on residential receptors should be supplied to and approved by the LPA prior to the commencement of the development	<p>Noted. The Applicant is willing to accept a condition requiring the submission of the travel plan.</p> <p>The proposed travel plan will mitigate the operational impact of the proposed development on residential receptors. The plan is not relevant to the construction phase of the development and it is therefore not necessary for it to be provided prior to the commencement of development. The proposed requirement to submit the travel plan prior to the commencement of</p>

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			development is onerous and should be changed to prior to the occupation of the development.
3.	Construction Environmental Management Plan	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	Noted. The Applicant is willing to accept a condition (subject to the exact wording being agreed at a later point) requiring the submission of a CEMP to the Council for approval
4.	Construction working hours	I would advise now that the council's recommend hours for construction work are set out below and differ from those proposed in para 6.5.2 of the ES: Monday to Friday - 7:30am to 6:00pm Saturday - 8:00am to 12:30pm Sunday - No noisy work Public / Bank Holidays - No noisy work	Noted. The applicant is willing to accept a condition that limits construction hours to the times suggested.
5.	Contaminated Land	Having read the report provided I am satisfied with its findings and agree that consideration should be given to a supplementary investigation once the proposed layouts are finalised and watching brief should be maintained on potential hotspots on the site. Should contamination be found them a remediation strategy should be supplied to and agreed with the LPA before further work is carried out.	Noted.
6.	Air Quality	Having read the AQ chapter of the Es I am satisfied with the contents and am pleased to see a commitment to "Active and Passive EV Parking" in line with OCC standards. To ensure this I would like to see the following condition on any permission granted: 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	Noted. The Applicant is willing to accept the condition suggested.

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		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).	
7.	Light	Full details of the lighting scheme should be approved by the LPA prior to installation.	Noted. The Applicant is willing to accept a condition requiring details of the lighting scheme to be submitted to and approved by the LPA prior to installation.