

Rachel Tibbetts

From: Neil Whitton
Sent: 08 November 2021 12:24
To: David Lowin
Cc: DC Support
Subject: 21/03268/OUT - Os Parcel 2636 Nw Of Baynards House, Ardley, Oxfordshire

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

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.

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.

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.

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

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 a watching brief should be maintained on potential hotspots on the site. Should contamination be found then a remediation strategy should be supplied to and agreed with the LPA before further work is carried out.

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 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: Full details of the lighting scheme should be approved by the LPA prior to installation.

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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