

From: Neil Whitton
Sent: 08 November 2021 10:48
To: Caroline Ford
Cc: DC Support
Subject: 21/03558/OUT - Land On The North East Side Of, Gavray Drive, Bicester, Oxfordshire

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

Noise:

Having read the noise and vibration chapter of the ES (Chapter 10) I have the following comments to make: Paragraph 10.4.5 references the "London to Portsmouth via Basingstoke rail line" which seems like a copy and paste from another noise report and doesn't fill me with confidence. Notwithstanding this I have the following comments/conditions to make on the application should it be approved.

1. All Mitigation laid out in the noise chapter of the ES shall be installed and completed prior to the first occupation any of the proposed properties.
2. Paras 10.6.10 and 10.6.11 states that the calculations assume that a noise barrier will be installed to the north eastern boundary of the site therefore this should be installed and approved by the LPA prior to the first occupation of any residential property on the site.
3. 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.
4. Where proposed properties are in the high noise exposure category an ventilation/overheating assessment shall be carried out and the properties should achieve a good standard means of alternative ventilation. This report shall be approved by the LPA prior to construction. In addition future residents should be made aware of this form of ventilation as an alternative to opening windows.
5. Having reviewed the report with regards to the industrial noise coming from the nearby industrial units I have concerns that although it wasn't found to be audible during the assessment, the noise has been witnessed by officers and we regularly receive complaints about it from residents who will be living further away. We currently have an open case on this matter however I feel that further investigation and assessment prior to any approval should be undertaken by the applicant and provided to the LPA for approval prior the approval of this application.

Overall, we have concerns about this site being suitable for residential development due to the noise climate and that we will receive further complaints from future residents of the proposed site once it has been occupied and further work should be done by the applicant to reduce this risk.

Contaminated Land: The full phased contaminated land planning conditions should be placed on granted planning permission.

Air Quality: Having read the AQ section of the ES I am satisfied with its findings and mitigation which should be followed by the developer. In addition I recommend that the following condition should be placed on any permission granted:

1. The dwelling(s) hereby permitted shall not be occupied until it/they has/have been provided with a system of electrical vehicle charging to serve that dwelling.

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 provided to and 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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