

Lynne Baldwin

From: Jim Guest
Sent: 03 February 2022 10:14
To: Sarfaraz Khan
Cc: DC Support
Subject: 21/04201/Q56

This department has the following response to this application as presented:

Noise: The proposed residential dwelling is in close proximity to a working farm, which carries a risk of noise nuisance to the occupants. Prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

Contaminated Land: Due to the previous use of the land and the sensitive nature of the development, we'd like to see information provided at the planning stage which demonstrates the development proposal is not adversely affected by land contamination, or can be made suitable through remedial works. Our preference is to receive this at the application stage although this could be provided through the standard phased contaminated land planning conditions (J12 - J16)

Air Quality: Measures should be in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. Ideally we would like to see EV charging points in place to allow for the uptake of EV's by visitors and residents to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

Odour: No comments

Light: No comments

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.

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NORTH OXFORDSHIRE**

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