

Lynne Baldwin

From: Neil Whitton
Sent: 20 January 2022 10:19
To: Caroline Ford
Cc: DC Support
Subject: 21/04275/OUT - Part Os Parcel 8149 Adj Lords Lane And Se Of Hawkwell Farm, Lords Lane, Bicester, Oxfordshire

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

Noise:

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. It should be noted that the councils recommended working hours for construction sites are Monday to Friday - 7:30am to 6:00pm, Saturday - 8:00am to 12:30pm, Sunday - No noisy work, Public / Bank Holidays - No noisy work rather than the hours mentioned in para 7.6.1 of the ES.

Having read the rest of the noise section of the ES I am satisfied with its findings though we will need further noise reports to ensure that the noise created by the commercial aspects of the development do not adversely impact the proposed residential properties, though I am sure this will be dealt with at the reserved matters stage.

Contaminated Land: Having read this chapter of the Es and the associated Phase 1 Contaminated Land Report I am satisfied with its contents and agree that a phase 2 ground investigation is required across the site should permission be granted.

Air Quality: Having read the Air Quality Chapter of the ES I am satisfied with its findings. We would expect the following conditions to be placed on any permission granted either at outline or reserved matters:

Residential Dwellings: 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.

Commercial Premises: 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).

Odour: Odour control may be required for the commercial units on the site such as the commercial kitchens at the pub, nursing home etc. These can be dealt with at the reserved matters stage.

Light: Full details of the lighting scheme can be dealt with at the reserved matter stage.

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.

Kind Regards

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