

From: Trevor Dixon
Sent: 16 June 2022 14:37
To: Andrew Lewis
Cc: DC Support
Subject: 22/00747/OUT - Land At Bicester Road, Kidlington

Andy,

Based on the information submitted with the application my comments are as follows:

Land Contamination

The methodology and findings in the Geo-Environmental Phase 1 Desk Study referenced 10669 DS01 Rv1 are accepted. Further intrusive investigation is however required as recommended in section 11.7 of the report and it is therefore recommended that the following conditions be attached to any consent granted:

Condition 1 - Land Contamination Intrusive Investigation

Prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present, the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Condition 2 - Land Contamination Remediation Scheme

*If contamination is found by undertaking the work carried out under condition [**], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.*

Condition 3- Land Contamination Remediation Works

*If remedial works have been identified in condition [**], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [**]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.*

Condition 4 - Unexpected Land Contamination

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the relevant phase of development is resumed or continued.

Air Quality

The methodology of the Air Quality assessment referenced 10669 AQ01 are accepted. However, we would still expect to see Damage Cost Calculations to be included as part of the assessment along with appropriate off-setting measures based on the outcome of the assessment.

Dust mitigation measures during the construction phase as outlined in table 6-1 can be conditioned as part of an approved Construction Environmental Management Plan

I couldn't see anything about the provision of EV charging points although from the 15 June 2022 this will be a requirement under Part S of the Building Regulations so no longer needs to be conditioned.

Noise and Vibration

Further assessment required. The Noise Assessment referenced 10669NA01 identified traffic noise from the A34 as the dominant noise source and has only considered the impact of this on the proposed development site. The impact of noise from the railway line and also the Hanson aggregate handling facility on the other side of the A34 also needs to be assessed. The assessment of the aggregate handling facility will need to be in accordance with BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.

Satisfactory internal noise levels in some dwellings can only be achieved with windows closed. If this is acceptable then an overheating assessment will be required to ensure that suitable living conditions can be achieved with windows closed and alternative means of ventilation provided. The overheating assessment should include details of the alternative means of ventilation that will be required to ensure a satisfactory internal living environment can be achieved.

With a 6m barrier external levels in some areas will exceed 55dB(A). The assessment should include modelling and noise contours with higher barriers in place to demonstrate if a level of 55dB(A) or lower can be achieved in all areas. The assessment should also consider external amenity areas in the Southern area of the site.

Construction Phase

Noise and dust mitigation during the construction phase can be dealt with through an approved Environmental Management Plan (CEMP). It is therefore recommended that the following condition (or similar wording) be attached to any consent granted:

Condition 5 - 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.

Trevor Dixon

**Environmental Protection & Enforcement Manager
Regulatory Services and Community Safety
Cherwell District Council**

Direct dial: 01295 227948

Mobile: 07725 781321

Visit us online www.cherwell.gov.uk

Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter @Cherwell Council



This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail(and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..