

From: Trevor Dixon  
Sent: 15 June 2022 19:42  
To: David Lowin  
Cc: DC Support  
Subject: 22/01144/F - OS Parcel 5700 South West Of Grange Farm, Chesterton

David,

Based on the information in the submitted Environmental Statement March 2022 my comments are as follows:

#### **Air Quality (Chapter 6)**

The methodology and findings of the assessment are accepted. However, we had asked for Damage Cost Calculations to be included as part of the assessment. There is mention that this has been submitted as a separate report and not part of the ES but unless I've overlooked it I couldn't find anything in the submitted documents. A damage cost assessment along with appropriate off-setting measures based on the outcome of the assessment will need to be submitted.

I couldn't see anything in the ES 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 (Chapter 7)**

The methodology and findings of the assessment are accepted.

##### **Operational Phase**

The predicted rating levels of the proposals would be below background levels at sensitive receptors except at Church Lane where the predicted night-time level of 42dB(A) is 1dB(A) above the background level (Table 7.25), although this is not significant. 42dB(A) was the highest predicted rating level and to ensure this is achieved it is recommended that the following condition be attached to any consent granted:

*Condition 1 - All plant, machinery and equipment to be used by reason of the granting of this permission shall be so installed, maintained and operated so as to ensure that the rating noise level from the site does not exceed 42dB<sub>LAeq 5 min</sub> when measured at the boundary of any noise sensitive receptor. Measurement and rating of noise for the purposes of this condition shall be in accordance with BS4142:2014+A1:2019 Methods for rating and assessing industrial and commercial sound.*

##### **Construction Phase**

The Construction Environmental Management Plan (CEMP) submitted in Appendix 2.1 of the ES is satisfactory. To ensure the development is carried out in accordance with the submitted CEMP it is recommended that the following condition (or similar wording) be attached to any consent granted:

*Condition 2 - The development shall be carried out in accordance with approved Construction Environmental Management Plan V[\*] and dated [\*\*\*\*] 2022.*

#### **Land Contamination (Chapter 12)**

The methodology and findings in Chapter 12 Ground Conditions and Soils of the ES and also in the Preliminary Risk Assessment Report referenced TE1585-TE-00-XX-RP-GE-001-V02 (ES Appendix 12.1) are accepted. Further intrusive investigation is however required as recommended in section 12.9 of the ES and section 6 of the Preliminary Risk Assessment Report, and it is therefore recommended that the following conditions be attached to any consent granted:

##### **Condition 3 - 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 4 - 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 5- 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 6 - 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.

**Light**

The methodology and findings in in the External Lighting Design Report referenced 2094/REP005 (ES Appendix 9.8) are accepted.

**Trevor Dixon**

**Environmental Protection & Enforcement Manager**

**Regulatory Services and Community Safety**

**Cherwell District Council**

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