

David Lowin

From: Neil Whitton
Sent: 21 June 2022 11:50
To: David Lowin
Cc: DC Support
Subject: 22/01340/OUT - Os Parcel 6124 East Of Baynards Green Farm, Baynards Green, Oxfordshire

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

Noise:

Having read the framework CEMP this needs to be finalised and agreed with the LPA prior to works commencing on site. Therefore the following condition should be placed on any permission granted:

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

Having read the noise chapter of the Es I am satisfied with the methodology and it's findings. I note that this is based on an indicative layout and should the final layout change then the noise report would need to be updated and submitted to the LPA for approval. All plant will need to be selected and installed so it does not exceed the noise levels predicted in the noise report and therefore details of plant will need to be submitted to and approved by the LPA prior to installation.

Finally I am concerned that the noise levels at night-time for Lone Barn are not below the current background level which ideally is what we would like to see for a development such as this - I would like to see further mitigation discussed for the residents of Lone Barn should the proposal be approved.

Contaminated Land:

Having read the contaminated land chapter of the Es I agree that further investigation will be required prior to construction. I would therefore recommend that the standard phased contaminated land conditions are placed on any permission granted.

Air Quality:

Having read the Air Quality Chapter of the ES I am satisfied with the methodology and findings. I would recommend the following condition be placed on any permission granted:

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: No comments

Light:

Prior to the first use of the development hereby approved details of the external [lighting/security lighting/floodlighting] including the design, position, orientation and any screening of the lighting shall be submitted to and approved in writing by the Local Planning Authority. Prior to the first use of the development hereby approved the lighting shall be installed and operated in accordance with the approved scheme at all times thereafter.

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

Neil Whitton BSC, MCIEH
Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council
Tel - 01295 221623
Email - Neil.Whitton@cherwell-dc.gov.uk

<http://www.cherwell.gov.uk/>
Find us on Facebook www.facebook.com/cherwelldistrictcouncil

Follow us on Twitter @Cherwellcouncil

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.

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..