

From: Trevor Dixon
Sent: 12 July 2022 16:54
To: Samantha Taylor
Cc: DC Support
Subject: 22/01488/OUT - OS Parcel 5616 South West Of Huscote Farm And East Of, Daventry Road, Banbury

Samantha,

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

Air Quality (Chapter 10)

The methodology and findings of the assessment are accepted.

Paragraph 10.5.3 of the report recommends that offsetting measures should be considered. A Damage Cost Calculations Assessment, to put in to monetary terms the impact of the proposed development on air quality, should therefore be submitted which should include details of the appropriate off-setting measures based on the outcome of the assessment.

Noise (Chapter 11)

The methodology and findings of the assessment are generally accepted, although further clarification/assessment is required.

Operational Phase

Potential noise sources are considered in Appendix 11.6 , however it is not clear if all potential noise sources associated with B8 use have been considered, for example reversing beepers as the site will operate 24/7. The last paragraph on page 3 of Appendix 11.6 references Tables 7.6-2 through Table 7.6-4, I'm assuming this is a typo and should read 11-6.4?

Construction Phase

The control of noise and dust to be in accordance with an approved Construction Environmental Management Plan (CEMP). It is recommended that the following condition (or similar wording) be attached to any consent granted:

Condition 1 - 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

Land Contamination

The methodology and findings of the Preliminary Geo-Environmental Risk Assessment are accepted. Further intrusive investigation is however required as recommended in section 4.0 Conclusions & Recommendations, and it is therefore recommended that the following conditions be attached to any consent granted:

Condition 2 - 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 3 - 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 4- 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 5 - 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

No assessment has been submitted but will be required. This could be submitted prior to approval or conditioned on any consent granted.

Trevor Dixon

Environmental Protection & Enforcement Manager

Regulatory Services and Community Safety

Cherwell District Council

Direct dial: 01295 227948

Mobile: 07725 781321

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