

**From:** Emma Jones  
**Sent:** 15 February 2023 14:57  
**To:** Wayne Campbell  
**Cc:** DC Support  
**Subject:** 22/03883/F

Good afternoon,

This department has the following response to this application as presented:

**Noise:** I have read through the temporary CEMP section provided within the noise report and will await the full CEMP provided should the planning permission be granted.

I have read and noted the results and recommendations of the noise assessment. In regards to the undesirable findings on the Western boundary to both internal and external noise levels, no development shall take place until a scheme to soundproof the affected dwellings against traffic noise has been submitted to and approved by the Local Planning Authority so as to achieve an internal level in all sleeping areas of 30dB LAeq 1 hour and 45 dB L A max between 2300 hours and 0700 hours with windows shut and other means of ventilation provided. An internal level of 40dB LAeq 1 hour shall be achieved in all other areas of the building. All works that form part of the scheme shall be completed prior to occupation of the dwellings.

**Contaminated land:** As the phase 1 report proved by the applicant (Enzygo Ltd ref CRM.1027.052.GE.R.001.A dated August 2017) recommends further 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.

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.

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.

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 development [or relevant phase of development] is resumed or continued.

Air Quality: I have read through the Air Quality Assessment report provided and I am satisfied that this condition can be discharged.

Light: No comments

Kind regards,

**Emma Jones**  
**Environmental Protection Officer**

**Regulatory Services & Community Safety**  
**Cherwell District Council**

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