

Consultee Comment for planning application 23/01503/OUT

Application Number	23/01503/OUT
Location	OS Parcel 1570 Adjoining And West Of Chilgrove Drive And Adjoining And North Of Camp Road Upper Heyford
Proposal	Erection of up to 230 dwellings, creation of new vehicular access from Camp Road and all associated works with all matters reserved apart from Access - re-submission of 21/04289/OUT
Case Officer	Chris Wentworth
Organisation	Environmental Health (CDC)
Name	Environmental Health (CDC)
Address	Environmental Health Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>Environmental Protection has the following response to this application as presented:</p> <p>General: 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</p> <p>Noise: Having read the noise report provided I am satisfied with its contents and have no further comments</p> <p>Contaminated Land: Having read the Phase 1 report provided I agree with its findings that a intrusive investigation should be carried out and would therefore recommend that the following conditions be placed on any permission granted:</p> <p>As a potential risk from contamination has been identified in he BWB Phase Report dated August 2012 (ref:BMW3171), 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 "Land Contamination Risk Management (LCRM)" 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.</p> <p>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 "Land Contamination Risk Management (LCRM)" 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.</p> <p>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.</p>

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:

Having read the AQ report provided I am satisfied with its contents and have no further comments

Odour:

No comments

Light:

No comments

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.

Please note my working pattern below, I will only respond on the days appropriate to the email content

Mon ? Weds: Environmental Protection, Thurs ? Fri: Health Protection and Compliance

Neil Whitton BSC, MCIEH
Environmental Health Officer

Received Date

06/07/2023 16:15:00

Attachments