

**From:** Emma Jones <Emma.Jones2@cherwell-dc.gov.uk>  
**Sent:** Wednesday, August 2, 2023 4:08 PM  
**To:** Chris Wentworth <Chris.Wentworth@cherwell-dc.gov.uk>  
**Cc:** DC Support <DC.Support@cherwell-dc.gov.uk>  
**Subject:** 23/01633/F

Good afternoon,

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

**Noise:** I have reviewed the noise report provided by the applicant (ref Environoise; 21770R01aPKSW; May 2023). We require, prior to development commencing, the details of the chosen specification for the windows for all proposed residential blocks (as recommended in table 3.3) to be submitted to and approved in writing by the Local Authority.

Regarding the noise from plant and equipment levels, we require that levels should not exceed rating level 5db below existing background level.

Additionally, with windows closed, further assessment should be undertaken regarding the ventilation requirements, to confirm they meet the requirements of Approved Document O- overheating (ref Building Control).

**Contaminated Land:** I have read the phase 1 contaminated land report provided by the applicant (ref RSK Geosciences; 1922759-R01-00; February 2023) and I have noted that a further phase 2 intrusive investigation has been recommended.

If a potential risk from contamination is identified as a result of the work carried out under condition [\*\*], 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.

Air Quality: I have read the air quality report provided by the applicant (ref Planning and Environmental Consultants; 1rAQ10030r1; May 2023) and we are satisfied that the report has demonstrated that the development is unlikely to have a significant impact on local air quality levels.

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.

Kind regards,

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

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

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