

Lynne Baldwin

From: Neil Whitton
Sent: 31 October 2023 10:47
To: Andrew Thompson
Cc: DC Support
Subject: 23/02098/OUT - Begbroke Science Park, Begbroke Hill, Begbroke, Kidlington, Oxfordshire, OX5 1PF

Dear Andrew,

Sorry for the late submission of this response

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

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

Noise:

Having read the noise report chapter of the ES I am satisfied with the contents and findings. I agree that care should be taken with the detailed design to ensure suitable noise environments for residential and school developments near to the A44 and Railway. Therefore once detailed design has taken place a further noise report should be submitted to and approved by the LPA to indicate the noise levels in those areas and what mitigation will be required, therefore I would recommend that the following condition be placed on any permission granted:

Prior to the development commencing a report shall be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling and external areas will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels (if required then the methods for rating the noise in BS4142:2014 should be used, such as for noise from industrial sources). Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details. If alternative means of ventilation are required then an overheating assessment should be carried out.

Contaminated Land:

Having studied the reports provided I am satisfied with the contents and agree with the findings. I also am satisfied with the proposed mitigation strategy and the below condition should be applied to any permission granted:

A verification report that demonstrates the effectiveness of the remediation laid out in the Hydrock Remediation Strategy and Verification Plan (ref: 19114-HYD-XX-XX-RP-GE-01004-S2-P04 dated 27/06/2023) must be submitted to and approved in writing by the Local Planning Authority. Any change to the proposed remediation strategy must be submitted to and approved by the LPA prior to works commencing.

Air Quality:

Having read the AQ chapters of the ES I am satisfied with contents and findings and have no further comments.

Odour:

No comments

Light:

Prior to the first use of the development hereby approved details of the external lighting (including security lighting and 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.

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

Kind Regards

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