

# Consultee Comment for planning application 26/00086/F

<b>Application Number</b>	26/00086/F
<b>Location</b>	Buildings Dovecote Farm Heyford Road Somerton
<b>Proposal</b>	Re-development of an existing yard for the erection of 10 residential dwellings (Use Class C3) including allotments, footpath, public open space and other associated works
<b>Case Officer</b>	Nicola Wheatcroft
<b>Organisation</b>	Environmental Health (CDC)
<b>Name</b>	
<b>Address</b>	Environmental Health Cherwell District Council 39 Castle Quay Banbury OX16 5FD
<b>Type of Comment</b>	Comment
<b>Type</b>	
<b>Comments</b>	<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 or other sensitive properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with the occupiers of those properties 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: No comments</p> <p>Contaminated Land: Having read the reports provided I agree with the findings that a remediation strategy will be required for both the residential and allotment sites and therefore the following conditions should be used on any permission granted:</p> <p>(1) - As remedial works were identified as being required in the WDE consulting reports that accompanied the application (ref : 21318R1 (Issue A) dated Sep 2024 and 21425R1 (Issue A) dated November 2025) , 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>(2) - The development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition (1). 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> <p>(3) - If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.</p> <p>Air Quality: No comments</p> <p>Odour: As the farm is now fully redundant - No comments</p> <p>Light: Prior to the first use of the development hereby approved details of the external</p>

lighting/security lighting 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.

Neil Whitton BSC, MCIEH  
Environmental Protection and Enforcement Manager

**Received Date**

02/02/2026 11:32:03

**Attachments**