**From:** Neil Whitton
**Sent:** 20 December 2018 14:18
**To:** James Kirkham
**Cc:** DC Support
**Subject:** 18/02147/OUT - Stone Pits Hempton Road Deddington Banbury OX15 0QH

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

**Noise**:  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.

Prior to the development commencing a report should be provided and approved in writing by the local planning authority that shows that all habitable rooms within the dwelling will achieve the noise levels specified in BS8233:2014 (Guidance on sound insulation and noise reduction for buildings) for indoor and external noise levels. Thereafter, and prior to the first occupation of the dwellings affected by this condition, the dwellings affected by this condition, the dwellings shall be shall be insulated and maintained in accordance with the approved details.

**Contaminated Land**: The full contaminated land conditions (J12 – J16) will need to be applied to any approved permission

**Air Quality**:  Each dwelling shall be provided with ducting to allow for the future installation of electrical vehicle charging infrastructure to serve that dwelling prior to its first occupation.

Reason - To maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

**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

Neil Whitton

Environmental Protection Officer

Environmental Health and Licensing

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