**From:** Neil Whitton
**Sent:** 27 November 2017 11:10
**To:** Stuart Howden
**Subject:** RE: 17/02233/F - Land East Of Evenlode Crescent And South Of Langford Lane Kidlington

Hi Stuart,

They can be conditioned.

Kind Regards

Neil Whitton

Environmental Protection Officer

Cherwell District Council and South Northamptonshire Council

Tel - 01295 221623

Email - Neil.Whitton@cherwellandsouthnorthants.gov.uk

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**From:** Stuart Howden
**Sent:** 27 November 2017 10:25
**To:** Neil Whitton
**Subject:** RE: 17/02233/F - Land East Of Evenlode Crescent And South Of Langford Lane Kidlington

Hi Neil

Thanks for this. Do you think the lighting details need to be requested prior to determination or can they be conditioned?

Kind Regards,

Stuart Howden

**Stuart Howden BA (Hons), MA**

Senior Planning Officer – General Developments Planning Team

Development Management

Cherwell District Council

Ext 1815

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mail to: stuart.howden@cherwell-dc.gov.uk

**From:** Neil Whitton
**Sent:** 21 November 2017 10:33
**To:** Stuart Howden
**Cc:** DC Support
**Subject:** 17/02233/F - Land East Of Evenlode Crescent And South Of Langford Lane Kidlington

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

**Noise**: I am happy with the noise report for the site however as the plant for the restaurant and hotel has not been selected then the following condition should be applied to any permission granted:

* All mechanical plant should be selected and installed so as to comply with the noise levels recommended in paragraph 7.3 of  the noise report by Hoare Lea Acoustics dated 29.08.17 accompanying this application.

In addition:

* 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.

**Contaminated Land**: No comments.

**Air Quality**: This has been dealt with under the outline planning permission for the whole site (14/02067/OUT) which I believe included the need for electric vehicle charging points at each building which the applicant should be aware of.

**Odour**: As there are no details of the extraction equipment available for the restaurant then I recommend the following condition shall be applied to any permission granted:

* The development hereby approved shall not be brought into use unless and until a scheme for treating cooking fumes and odours before their emission to the atmosphere so as to render them innocuous has been submitted to and approved by the Local Planning Authority. Any such works that form part of this scheme shall be completed before the development is brought into use, and should include the use of grease filters and other specialist filtering and deodorising equipment that will be serviced according to the manufacturers recommendations.

**Light**:  There are no details of the external lighting scheme for the site so a report is required to ensure that the lights do not cause a nuisance on the neighbouring properties.

Kind Regards

Neil Whitton

Environmental Protection Officer

Cherwell District Council and South Northamptonshire Council

Tel - 01295 221623

Email - Neil.Whitton@cherwellandsouthnorthants.gov.uk

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