18/00792/OUT - Bodicote Flyover Farm Shop White Post Road Bodicote Banbury OX15 4BN

Mon 04/06/2018 11:29

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.

**Contaminated Land**:

Having studied the phase 1 desk top study provided with the application I agree with its findings that further intrusive studies should be undertaken. I would therefore recommend that the full contaminated land conditions are applied (J12 – J16) but noting that J12 has already been complied with.

**Air Quality**:

Prior to the commencement of development, provision of ducting to allow for future installation of EV charging infrastructure will be required, in order to make resident parking places EV ready for future demand. The details and location of such provision should take into consideration the availability of electrical supply and should therefore be designed making reference to information held by the local distribution network operator. Subsequently, these details and designs should be submitted to and approved in writing by the Local Planning Authority.

Such provision shall be formed, and laid out in accordance with these details before usage of the parking spaces commences and shall remain in place thereafter.”

**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

Cherwell District Council and South Northamptonshire Council