

**From:** Neil Whitton  
**Sent:** 23 January 2018 12:44  
**To:** James Kirkham  
**Cc:** DC Support  
**Subject:** RE: 17/02414/F - Land To The South And Adj To South Side Steeple Aston

Hi James,

Further to your email, I visited the garage yesterday and whilst it is a relatively small operation it could still have an impact on the nearest property on the plans. This could then lead to complaints that would have an impact on the business against the NPPF para 123. Therefore I would recommend that the condition below is placed on any permission granted:

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 and external amenity 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 affected by this condition, the dwellings shall be insulated and maintained in accordance with the approved details.

Kind Regards

Neil Whitton  
Environmental Protection Officer  
Environmental Health and Licensing  
Cherwell District Council and South Northamptonshire Council  
Tel - 01295 221623  
Email - [Neil.Whitton@cherwellandsouthnorthants.gov.uk](mailto:Neil.Whitton@cherwellandsouthnorthants.gov.uk)

<http://www.cherwell.gov.uk/> and [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)

Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil) and [www.facebook.com/southnorthantscouncil](https://www.facebook.com/southnorthantscouncil).

Follow us on Twitter [@SNorthantsC](https://twitter.com/SNorthantsC) or [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

**From:** James Kirkham  
**Sent:** 18 January 2018 19:55  
**To:** Neil Whitton  
**Cc:** DC Support  
**Subject:** Re: 17/02414/F - Land To The South And Adj To South Side Steeple Aston

Hi Neil

Thanks for your comments on this. When i was on site i noted there is a commercial garage adjacent to the site. There is also an application pending seeking to extend this. Did you have any comments in this respect?

Thanks

James

---

**From:** Neil Whitton  
**Sent:** 05 January 2018 12:34:19  
**To:** James Kirkham  
**Cc:** DC Support  
**Subject:** 17/02414/F - Land To The South And Adj To South Side Steeple Aston

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:** Due to the sensitive nature of the development I would advise that the full contaminated land conditions are applied (J12 – J16).

**Air Quality:** No comments

**Odour:** No comments

**Light:** No comments

Kind Regards

Neil Whitton  
Environmental Protection Officer  
Cherwell District Council and South Northamptonshire Council  
Tel - 01295 221623  
Email - [Neil.Whitton@cherwellandsouthnorthants.gov.uk](mailto:Neil.Whitton@cherwellandsouthnorthants.gov.uk)

<http://www.cherwell.gov.uk/> and [www.southnorthants.gov.uk](http://www.southnorthants.gov.uk)  
Find us on Facebook [www.facebook.com/cherwelldistrictcouncil](https://www.facebook.com/cherwelldistrictcouncil) and [www.facebook.com/southnorthantscouncil](https://www.facebook.com/southnorthantscouncil).

Follow us on Twitter [@SNorthantsC](https://twitter.com/SNorthantsC) or [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.