18/00825/HYBRID - Heyford Park Camp Road Upper Heyford Bicester OX25 5HD

Mon 30/07/2018 12:09

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

**Noise**:

A parcel specific 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 for each parcel as the development progresses.

Having studied the noise report provide in the ES I am satisfied with the approach and proposed plant noise levels and that individual parcels will have their own differing issues based on the location and relation to existing and proposed commercial/industrial uses. The report states that mitigation will be required based on these differing contexts.  Therefore we would need details for each parcel of the proposed plant and mitigation for each parcel as it goes along. (Obviously there has been issues in the earlier stage with noise from existing businesses causing an issue for new residents and this should not be repeated).

I note that noise from road traffic is shown as negligible in table 13.19 however I do have concerns that those properties along the proposed HGV route out of the camp could be affected by noise 24 hours from this traffic esp. parcel 23 which should be taken into account at the design stage and mitigation if required agreed with the LPA.

**Contaminated Land**: As per the report provided each parcel will require further investigation and site specific reports to identify what remediation is required (if any) – these reports shall be submitted to and approved by the LPA prior to the remediation work starting. Once this has been carried out a confirmation report shall provided to the LPA.

**Air Quality**: I am satisfied with the approach and details in the AQ chapter of the ES. As a department we are now recommending that the following condition be applied to all residential developments:

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**: The main cause for concern from odour is from the sewage treatment works and maintaining the proposed cordon sanitaire. The report provided states that the current distance to the nearest property of 177m should be maintained which would allow for development in the parcel next to the works. I have a number of concerns with this report – namely:

* The report states that the sludge tanks are open and rectangular in shape (and that this is unusual) which allows for the greater release of odour and being more problematic to de-sludge.
* The report is based on the current population level at Heyford Park of between 1001 and 2500 and no modelling has been done on the projected final population of Heyford Park that will all use the sewage works. According to the Anglian Water guidance that is quoted if the population increases to between 2501 – 5000 then the risk will be medium rather than low to medium and if it goes above 5001 it will become high to medium at the 177m distance proposed.
* In addition the Anglian water guidance states that if the STW handles primary sludge then the overall score may be increased and this does not appear to have been taking into account along with issues raised by the design of tanks (above).

Whilst we do not have a history of complaints regarding this STW I have concerns that the should there be further housing built at the distance currently in use with the increase in the residential population along with the increased usage by the workers at the proposed commercial/industrial sites then the likelihood of complaints will increase. In addition the design of the STW is such that it is more likely to release odours.

Therefore I would like to see further work done on this based on the proposed final numbers of residents and the report updated based on this and the design of the sludge tanks. In my opinion further mitigation would be seen as best practice to reduce the likelihood of complaint regarding odour such as upgrading the works by covering the sludge tanks.

**Light**: Details of the lighting schemes for the commercial/industrial areas should be submitted and approved for each parcel.

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