

Matthew Swinford

From: Neil Whitton
Sent: 01 May 2020 12:12
To: Andrew Lewis
Cc: DC Support
Subject: 18/00825/HYBRID - Heyford Park

Having read the amended application please see the below additional/amended comments to my earlier response:

Noise: Having read the updated noise report regarding the sports park I agree with the findings in it and the recommendations for mitigation that should be followed in the construction and operational use of the development. My comments from the earlier application are still relevant on top of the above comments.

Contaminated Land: At this time I see no reason to change my comments from the earlier application, namely: 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 conditions be applied to all residential/commercial developments:

The dwelling(s) hereby permitted shall not be occupied until it/they has/have been provided with a system of electrical vehicle charging to serve that dwelling.

Reason – To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

The development(s) hereby permitted shall not be occupied until it has been provided with a system of electrical vehicle charging to serve those development(s) In addition ducting should be in place to allow for the easy expansion of the EV charging system as demand increases towards the planned phase out of ICE vehicles (ideally ducting should be provided to every parking space to future proof the development).

Reason – To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

Odour: With the re-location of the sports pitches to maintain the buffer between the sewage plant and the residential properties my earlier concerns on this matter have been alleviated.

Light: I would like to see a lighting report to assess the impact of the floodlighting of the sports pitches on the existing nearby residential properties and propose mitigation if required.

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.

NB: Please note my new working pattern below, I will only respond on the days appropriate to the email content
Mon – Weds: Environmental Protection, Thurs – Fri: Health Protection and Compliance

Kind Regards

Neil Whitton BSC, MCIEH

Environmental Health Officer
Environmental Health and Licensing
Cherwell District Council
Tel - 01295 221623
Email - Neil.Whitton@cherwell-dc.gov.uk

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