**From:** Trevor Dixon   
**Sent:** 12 October 2018 08:56  
**To:** Maria Philpott  
**Cc:** DC Support  
**Subject:** 18/01333/F - Bicester Heritage, Buckingham Road, Bicester

Maria,

I have reviewed the submitted information and have the following comments to make:

**Contaminated Land**

The submitted Phase 1 Land Contamination and Ground Condition Report referenced CE-BI-1363-RP03-Draftv1.0, July 18,  prepared by Prestwood Environmental Ltd has reviewed the findings of previous reports undertaken in 2003 and 2008.  The overall findings are that further intrusive investigation is required, including for ordnance, to confirm the extent of any contamination present and that the site is suitable for the proposed end use.

**Noise**

All mechanical plant or machinery associated with the proposed uses would need to be identified and assessed to ensure noise is not a problem at nearby noise sensitive receptors. Ideally there should be no increase on existing background levels when assessed as a rating level.

**Other matters**

A Construction Environmental Management Plan will need to be submitted for approval. There are no comments with regard to air quality, odour and light.

There would be no objections to the application subject to the following conditions being applied to any consent granted:

**J3        Noise: Acoustic Enclosure**

**J12      Land Contamination: Desk Study/Site Walk Over** (NB – the submitted Phase 1 Land Contamination and Ground Condition Report referenced CE-BI-1363-RP03-Draftv1.0 meets the requirements of this condition)

**J13      Land contamination: Intrusive Investigation**

**J14      Land Contamination: Remediation Scheme**

**J15      Land Contamination: Carry out Remediation**

**J16      Land Contamination not Previously Found**

**J17      Construction Environmental Management Plan (CEMP) for Residential Properties**

**Trevor Dixon**

**Environmental Protection Manager**

**Environmental Health and Licensing**

Cherwell District Council and South Northamptonshire Council

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