

Rachel Tibbetts

From: James Kirkham
Sent: 11 December 2019 09:11
To: DC Support
Subject: FW: 19/02444/OUT

For DEF

From: Jim Guest <jim.guest@cherwell-dc.gov.uk>
Sent: 09 December 2019 16:18
To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Cc: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: RE: 19/02444/OUT

Hi James,

There is no AQMA, however there is a busy junction to the west and, assuming each house has at least 2 cars this would mean 28 or more extra cars using that road.

Kind regards,

Jim

Jim Guest
Environmental Protection Officer

Regulatory Services & Community Safety
Cherwell District Council
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From: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>
Sent: 03 December 2019 19:47
To: Jim Guest <jim.guest@cherwell-dc.gov.uk>
Cc: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: RE: 19/02444/OUT

Hi Jim

Could you please let me know the reasons for the air quality impact assessment? The development is relatively modest in size. Is there an air quality management area nearby?

Kind regards

James Kirkham BA (Hons) MSc MRTPI
Principal Planning Officer – General Developments Planning Team
Development Management
Place and Growth Directorate
Cherwell District Council

Direct Line: 01295 221896

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From: Jim Guest <jim.guest@cherwell-dc.gov.uk>

Sent: 03 December 2019 10:42

To: James Kirkham <James.Kirkham@Cherwell-DC.gov.uk>

Cc: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: 19/02444/OUT

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

Noise: Due to the volume of traffic using Clifton Road and the resulting potential for noise nuisance, I would recommend the following condition be applied:

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 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.

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 (residential) and size of the scheme I would advise that the full contaminated land conditions are applied to any permission granted (J12 - J16)

Air Quality: Prior to the commencement of the development hereby permitted a detailed air quality impact assessment to identify the impact of the development on local air quality shall be submitted to and approved in writing by the Local Planning Authority. This shall have regard to the Cherwell District Council Air Quality Action Plan and no development shall take place until the Local Planning Authority has given its written approval that it is satisfied that the impact of the development on air quality has been adequately quantified. Where an adverse impact has been identified, prior to the commencement of the development hereby permitted an air quality mitigation strategy shall be submitted to and approved in writing, by the Local Planning Authority. Once approved the measures within this strategy will be implemented as agreed. No development shall take place until the Local Planning Authority has given its written approval that measures are in place which mitigate the impact of the development on local air quality.

Measures should be in place to encourage the uptake of low emission transport including the provision of Electric Vehicle (EV) charging infrastructure. Ideally we would like to see ducting in place to allow for the future uptake of EV's by all residents to maximise opportunities for sustainable transport in accordance with Government guidance contained within the National Planning Policy Framework.

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.

Jim Guest
Environmental Protection Officer

Regulatory Services & Community Safety

Cherwell District Council

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