**From:** Neil Whitton   
**Sent:** 01 July 2019 10:56  
**To:** Samantha Taylor  
**Cc:** DC Support  
**Subject:** 19/01047/OUT - Land North East Of Oxford Road West Of Oxford Canal And East Of Bankside Banbury

Environmental Protection 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.

Having studied the noise report provided I am satisfied that a suitable noise climate can be provided as long as the mitigation measures identified in the report are provided for those properties nearest the A4260 and M40 and the site is designed so as to provided shielding for the external areas to achieve the nbest possible noise climate.

Contaminated Land: Having studied the phase 1 report provided with the application I am in agreement that the overall risk at the site is considered to be low and that further assessment of the soils may be required at the detailed stage to confirm baseline conditions. I would also like to add the following condition to any permission granted:

If, during development, contamination not previously identified is found to be present at the site, no further development shall be carried out until full details of a remediation strategy detailing how the unsuspected contamination shall be dealt with has been submitted to and approved in writing by the Local Planning Authority. Thereafter the remediation strategy shall be carried out in accordance with the approved details.

Air Quality: I have no comments on the report provided however the condition below should be placed on any permission granted.

No dwelling hereby permitted shall be occupied until it has been provided with a system of ducting to allow for the future installation of electrical vehicle charging infrastructure 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

Odour: We have received occasional odour complaints from the venting pipes to the Thames Water rising sewage main that crosses the site. If such pipes are present on this site then suitable mitigation should be taken to ensure that the future occupants are not affected by fouls smells. If this pipe is to be diverted due to the construction then the location of any vents must be such as to not cause an odour nuisance to future residents.

Light: No comments on the report although we would like to see details of nay lighting for the proposed football stadium and other sports pitches if they were to be floodlit at the detailed design stage for these parts of the development.

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

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