

From: Nicky Wells
Sent: 31 October 2019 18:32
To: Caroline Ford
Subject: 19/00963/OUT Up to 40 dwellings off Berry Hill Road (re submission)

Hi Caroline

Comments unaltered from response below

“From: Neil Whitton
Sent: 11 June 2019 14:04
To: Caroline Ford
Cc: DC Support
Subject: 19/00963/OUT - OS Parcel 9100 Adjoining And East Of Last House Adjoining And North Of Berry Hill Road Adderbury

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.

Contaminated Land: Having studied the phase 1 report submitted with the application it states that a further intrusive investigation (phase 2) study is required. I would therefore recommend that if permission is granted the standard contaminated land conditions are in place but noting that phase 1 has been carried out.

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.

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: 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.

Kind Regards

Neil Whitton
Environmental Protection Officer
Environmental Health and Licensing
Cherwell District Council and South Northamptonshire Council”

Nicky Wells BSc (Hons), AMIOA, MRSH
Environmental Protection Officer
Regulatory Services and Community Services
Cherwell District Council