

WEST OXFORDSHIRE DISTRICT COUNCIL
LOWLANDS AREA PLANNING SUB-COMMITTEE

Date: 11th March 2019

Report of Additional Representations



WEST OXFORDSHIRE
DISTRICT COUNCIL

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Report of Additional Representations

Application Number	18/03646/FUL
Site Address	Land South Of 95 Milestone Road Carterton Oxfordshire
Date	27th February 2019
Officer	Miranda Clark
Officer Recommendations	Approve
Parish	Carterton Parish Council
Grid Reference	427678 E 205984 N
Committee Date	11th March 2019

Application Details:

Erection of five dwellings with associated parking

Applicant Details:

Fieldpark Developments Ltd
95 Milestone Road
Carterton
Oxfordshire
OX18 3RL

Additional Representations:

CONSULTATIONS

MOD:

Planning application 18/03646/FUL for 95 Milestone Road, Carterton, has been submitted with a noise assessment and is a similar distance from RAF Brize Norton. However the monitoring undertaken only covers 1 full weekday on the Friday of the 4 day period. Normally at least 5 weekdays of monitoring would be advisable but the assessment has taken into account the highest levels recorded from aircraft, and provided proposed mitigation measures in terms of insulation, glazing and whole house mechanical ventilation. However I do still have concerns that external amenity areas will be significantly adversely affected by aircraft noise. This cannot be mitigated against.

Further response from WODC EHO following the above comment:

Conditions to be included;

The dwellings shall be designed and constructed to incorporate measures and an insulated roof treatment to ensure that as a minimum, they achieve the internal and external ambient noise levels contained in British Standard 8233:2014 (or later versions) These standards currently require:

Resting 35 dB LAeq,16hour

Dining 40 dB LAeq,16hour

Sleeping 30 dB LAeq,8hour

45dB LAFmax

No dwelling shall be occupied until a pre-occupation validation noise survey has been carried out in order to demonstrate that the noise mitigation measures that have been incorporated detailed are effectual in reducing external noise to an acceptable level and a certificate of compliance by an approved acoustic assessor has been submitted to the Local Planning Authority to demonstrate that the noise levels set out in condition (a) required under BS 8233:2014 have been achieved and the Local Planning Authority has confirmed acceptance in writing. The measures incorporated in the design and construction and so certified, shall thereafter be retained.

Reason: The plot is situated 500m from an active airfield.

FURTHER SUPPORTING COMMENTS:

As discussed, the average daytime noise level in the area is 52 dB LAeq,16hr. This is normally acceptable for any development, being between the lower guideline value (50 dB LAeq,16hr) and the higher guideline value (55 dB LAeq,16hr) as set out in BS:8233:2014 and the WHO Guidelines for Community Noise (1999). A closer analysis of the noise level measurements, as can be done using the graphs provided in the report, demonstrates that daytime noise levels are typically between 40 dB LAeq,16hr and 50 dB LAeq,16hr, with only occasional louder peaks during aircraft movements, which are of very short duration. It is noted that this will be the same for all residents in the local area. The individual LMax noise events (approximately 80 dB LMax as a typical worst-case) are not at dangerous levels and, due to the very short duration of events, should cause no more than minor annoyance (a minor adverse impact – around the LOAEL, if assessed in PPG (Noise) terms - <https://www.gov.uk/guidance/noise--2>). It is also a regular noise source, which residents would be aware of when moving to the area so should be more tolerant of. There is no criterion against which to objectively measure the impact of maximum noise levels during the daytime and I cannot see any justification as to how “significant adverse impacts” would be experienced.

Application Number	18/03669/FUL
Site Address	The Osprey Upavon Way Carterton Oxfordshire
Date	27th February 2019
Officer	Abby Fettes
Officer Recommendations	Approve
Parish	Carterton Parish Council
Grid Reference	428243 E 207529 N
Committee Date	11th March 2019

Application Details:

Removal of existing buildings and construction of forty six dwellings of two and three storeys with associated car parking, and access from Upavon Way

Applicant Details:

Cottsway Housing Association
Cottsway House
Heynes Place
Avenue Two
Witney
OX28 4YG

I Additional Representations:

I.1 Housing

Having examined those who are registered on the Council’s Homeseeker Plus System who have indicated a wish to live in Carterton, I can confirm the following house types are required to meet housing need;

1 Bed Single	1 Bed Couple	2 Bed	3 Bed	4 Bed+	Total
401	131	322	98	50	1002

148 of those have indicated a local connection.

The application proposes a scheme which is 100% Affordable Housing and as such exceeds the 35% policy requirement of 16 affordable dwellings.

I.2 Environment Agency

This site is located over the Cornbrash Formation Limestone (Secondary A Aquifer) over (in sequence) the Forest Marble Mudstone (classified as a Secondary A Aquifer because of inter-bedded limestone bands) and the Forest Marble Limestone (classified in this area as a Principal Aquifer because it directly overlies the White Limestone). The western part of this site was historically occupied by a petrol filling station and therefore we need to protect these aquifers from potential vertical migration of any historic contamination present on this site, that could be mobilised during enabling works.

We do not agree with the conclusions of the Subadra Environmental Investigation Report dated May 2017 that no further investigations and/or assessments are required at this site. We consider that insufficient investigating has been carried out on the part of the site occupied by the former filling station to assess the contaminative status of the soils and groundwater.

Condition 13

No development approved by this planning permission shall commence until a remediation strategy to deal with the risks associated with contamination of the site in respect of the development hereby permitted, has been submitted to, and approved in writing by, the local planning authority.

This strategy will include the following components:

1. A preliminary risk assessment which has identified:

- all previous uses
- potential contaminants associated with those uses
- a conceptual model of the site indicating sources, pathways and receptors
- potentially unacceptable risks arising from contamination at the site

2. A site investigation scheme, based on (1) to provide information for a detailed assessment of the risk to all receptors that may be affected, including those off-site.

3. The results of the site investigation and the detailed risk assessment referred to in (2) and, based on these, an options appraisal and remediation strategy giving full details of the remediation measures required and how they are to be undertaken.

4. A verification plan providing details of the data that will be collected in order to demonstrate that the works set out in the remediation strategy in (3) are complete and identifying any requirements for longer-term monitoring of pollutant linkages, maintenance and arrangements for contingency action.

Any changes to these components require the written consent of the local planning authority. The scheme shall be implemented as approved.

REASON: To ensure that the development does not contribute to, or is not put at unacceptable risk from/adversely affected by, unacceptable levels of water pollution in line with paragraph 170 of the National Planning Policy Framework.