

Consultee Comment for planning application 21/01119/OUT

Application Number	21/01119/OUT
Location	Certas Tramway Road Banbury OX16 5TD
Proposal	Outline planning application for the re-development of the Banbury Oil Depot to include the demolition/removal of buildings and other structures associated with the oil depot use and the erection of up to 143 apartments and up to 166m ² of community and/or retail and/or commercial space (Class Use E and/or F2) with all matters (relating to appearance landscaping, scale and layout) reserved except for access off Tramway Road
Case Officer	Linda Griffiths
Organisation	Economic Development (CDC)
Name	Steven Newman (Economic Dev. Officer)
Address	Economic Development Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA
Type of Comment	Comment
Type	
Comments	<p>1) The current land use - oil storage and distribution - provides employment and a service to homes and businesses across a wide geographical area. It is important to clarify what would happen to the business, employees and services if, as suggested in the Planning Statement, it is anticipated to cease in the near future? 2) In the Design and Access Statement, it states that: "Jobs will be created through the construction of the development and the potential provision of a retail / commercial unit, stimulating the local economy and the wider south-east due to strong connectivity to Banbury Station." This raises several points: 3) On this established employment site, it is unclear why a broader mix of uses is not confirmed in more detail at this stage, with only a "potential provision" of retail/commerce indicated? 4) As an early investment into Canalside, such a high-density residential scheme could impact upon the operation of surrounding businesses. If permitted, sufficient car parking provision with electric charging should be provided to prevent over-spill into the operational premises of businesses, or onto the highway where it could affect the movement of HGVs (and PSVs). Noise protection should also be sufficient to avoid complaints from householders about existing business operations especially as the juxtaposition of uses could remain for some years. 5) Construction employment would be created for a limited time. During the construction phase, however, it is unclear where the employees would be based and where the stated expenditure would occur? 6) A Skills and Employment Plan should indicate how apprenticeships and co-operation with e.g. colleges are to be arranged for both the construction and long-term habitation phases. 7) On this latter point, the "stimulation of the south-east economy" (i.e. out-commuting) is not a specific aim of the Council's economic development policies and indeed reliance even on rail could be seen as creating unnecessary travel and climate impact. The provision of a range of local employment opportunities is key to the maintenance of a diverse and resilient local economy. 8) It would therefore be reasonable for the Planning Statement to expand upon its point of access to local employment and clarify how the residential proposal would directly contribute to the recruitment challenges faced by e.g. logistics employers towards balancing the aims of the Local Plan and mitigating the loss of land available for business use.</p>
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Attachments	