

# Consultee Comment for planning application 21/01119/OUT

<b>Application Number</b>	<input type="text" value="21/01119/OUT"/>
<b>Location</b>	<input type="text" value="Certas Tramway Road Banbury OX16 5TD"/>
<b>Proposal</b>	<input type="text" value="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 166m2 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"/>
<b>Case Officer</b>	<input type="text" value="Linda Griffiths"/>
<b>Organisation</b>	<input type="text" value="Clerk to Banbury Town Council"/>
<b>Name</b>	<input type="text"/>
<b>Address</b>	<input type="text" value="Town Hall Town Hall Buildings Bridge Street Banbury OX16 5QB"/>
<b>Type of Comment</b>	<input type="text" value="Object"/>
<b>Type</b>	<input type="text"/>
<b>Comments</b>	<input type="text" value="Banbury Town Council object on the grounds that the timing of this application coming forward prior to the formulation of a SPD masterplan is inappropriate and premature. It is accepted that housing development is appropriate and that it could act as a catalyst to the wider re-development but we believe this scheme demonstrates fundamental shortcomings as set out below The Town Council had concerns about 1. The Mix of development should include houses as well as flats. Affordable housing should be provided in accordance with Local Plan policy and it is hoped that the latest emerging guidance on unit sizes will be insisted upon. Mixed use should be ensured as required by Policy BAN 1. The Town Council does not consider that off-site contributions to affordable housing is an acceptable solution to the provision of affordable housing 2. The development should have frontages to the river as well as the station. 3. There is concern about the under-provision of car parking at less than I space per unit 4. There needs to be further study to ensure that the extent of possible flooding is anticipated and dealt with appropriately with sustainable urban drainage 5. The development needs to ensure that the river corridor parkland is connected north and south and that other cross-site connections can be made. 6. Careful assessment is needed of Bridge St and Tramway Road junctions and assurance is sought that the intended station to Tramway Road improvements are properly incorporated ie can the access to the car parking proposed be taken from the position shown? 7. Further specific Information is needed on the applicants intended Section 106 contributions and whether they match the stakeholder requests 8. Further details on the strategy for removal of contamination is needed"/>
<b>Received Date</b>	<input type="text" value="03/03/2022 10:34:11"/>
<b>Attachments</b>	