

Rebekah Morgan

From: Tim Screen
Sent: 24 June 2020 17:29
To: Rebekah Morgan
Subject: FW: 16/00472/OUT - S Grundon Services Ltd, Merton Street, Banbury

Rebekah

Updated Ecological and Tree Reports, including topographical survey (to ensure the nature of the finished and proposed levels across the site and beyond: in respect of pedestrian connectivity between this site and the Cattle Market open space). This information provides design constraints and opportunities also to **test** the current design. A 14.5 K volt cable runs across the ditch from the site and along the edge of the playing field, as a buried utility

An updated Design and Access Statement to reflect the positive improvements to the scheme would be useful (to include the 'greenway' and an open space strategy, including play.

Adrian James Acoustic report mentions a 6 m high acoustic wall. The wall be visually harmful and physically oppressive for residents. The feature would require extensive landscape mitigation, along with a 3 m wide maintenance access route along its length. Cross-sectional construction details are required. A positive response from the developer in respect of ownership/responsibility of the acoustic wall is necessary. This is not a feature that CDC would wish to manage and maintain. National Rail or its subsidiary should take on this responsibility. This must be clarified in the 106 agreement (there appears to be no 106 agreement on the DEF database)

DDA accessible routes across the ditch south of the playing field. This can be determined by an accurate survey of the levels, as mentioned above. A planning condition to address the two crossings in detail (construction details/cross-sections). This is to allow Banbury Town Council to comment on impacts that may affect the Cattle Market playing field and open space, which they own.

I hope to see and be allowed to comment on the draft 106 agreement

Best regards

Tim

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