

## Rachel Tibbetts

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**From:** Rebekah Morgan  
**Sent:** 01 April 2021 17:15  
**To:** DC.Consults  
**Subject:** FW: 16/00472/OUT - S Grundon Services Ltd, Merton Street, Banbury  
**Attachments:** OC Diversion Amended.pdf

Please capture on DEF

With kind regards

Rebekah Morgan

**Rebekah Morgan** BSc (Hons), MSc, MA, MRTPI  
**Principal Planning Officer – Major Projects Planning Team**  
**Place and Growth Directorate**  
**Cherwell District Council**

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My current working hours are: Monday to Wednesday 1:30pm to 4:30pm and Thursday/Friday 9am to 4:30pm.  
Please note, due to childcare and the current situation, these hours may change without notice.

**Coronavirus (COVID-19):** In response to the latest Government guidance and until further notice, the Planning Service has been set up to work remotely, from home. Customers are asked not to come to Bodicote House but instead to phone or email the Planning Service on 01295 227006: [planning@cherwell-dc.gov.uk](mailto:planning@cherwell-dc.gov.uk). For the latest information about how the Planning Service is impacted by COVID-19, please check the website: [www.cherwell-dc.gov.uk](http://www.cherwell-dc.gov.uk).

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**From:** Tim Screen <Tim.Screen@Cherwell-DC.gov.uk>  
**Sent:** 09 February 2021 11:05  
**To:** Rebekah Morgan <rebekah.morgan@cherwell-dc.gov.uk>  
**Cc:** Tony Brummell <Tony.Brummell@Cherwell-DC.gov.uk>  
**Subject:** 16/00472/OUT - S Grundon Services Ltd, Merton Street, Banbury

<https://planningregister.cherwell.gov.uk/Document/Download?module=PLA&recordNumber=55318&planId=1654352&imageId=354&isPlan=False&fileName=GMSB%20-%20Banbury%20Acoustic%20Barrier%20Details.pdf>

Hi Rebekah

Hope you are well.

The most current commuted sums are enclosed:

LAP equipped - £30,702.02  
LEAP - £123,950.82  
LEAP/LAP Combined - £139,459.47  
Informal Open Space - £9.82/m<sup>2</sup>;  
Existing Trees - 200.41/tree;  
Drain/Swale - £93.46

There is a NEAP and MUGA on the Cattle Market development within CDC's minimum standard walking distance of 1200 m.

I still require updated Ecological and Tree Reports 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. From the topographical survey submitted (GWP Consultants) one can see the difference in height between the western side of the ditch and the southern side is about 2.36 m and so the maximum 1:20 gradient would extend approximately 50 m into the playing field and damaging the playing field surface during construction. A detailed feasibility design approach at the outline stage is required along with evidence of negotiation with Banbury Town Council, the owner of the playing field. Cross-sections are required to ensure DDA compliance with steeper/returning ramps, along with construction mitigation methods to minimise damage to the playing field. The northern pedestrian link between the site and the residents car park should be clarified in terms of levels and detailed design. RM conditions are required for both pedestrian access routes.

Again 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).

Acoustic Barrier Specification as indicated by JSA has a number of questions associated with it. I would emphasise that this is not something that CDC would wish to maintain. However, an estimated 15 year maintenance sum is required from the developer for the 106 requirement. The supplier's guarantee of years covered where it does fail within the specified period and the supplier must rectify at own expense, and confirming that liabilities will be transferred to the new company if there is a takeover, etc. Detailed construction drawings of how the barrier is to be secured to the ground are required. A RM condition to specifically address the acoustic barrier is necessary.

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. Survey information is required from the developer to confirm its location – refer to diversion drawing.

Please let me have your questions.

Best regards

Tim

**Tim Screen CMLI**  
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Environmental Services  
Cherwell District Council

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