

Development Planning
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

28 June 2022

Ref: FW/FW

Dear Sir/Madam

OS Parcel 5616 South West of Huscote Farm and East of Daventry Road, Banbury

Outline Planning Application – 22/01488/OUT – Construction of up to 140,000 sqm of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site access, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associate works including demolition of the existing farmhouse

I write in respect of the recently submitted outline planning application by Pegasus Group on behalf of Greystoke CB, to object to the proposed development on the following grounds:-

- 1) Planning Policy and Decision Making Framework – Principle of the Development :-The site is specifically excluded from the currently adopted Local Plan and was assessed in detail by the Inspector in 2015.
- 2) Detrimental impact on the local landscape
- 3) Detrimental impact on the surrounding highway network
- 4) Absence of Community Engagement contrary to the NPPF

I agree with the conclusions of Cherwell Council within its pre-application report and consider that built form to the east of the A361 is inappropriate and as a result the outline application should be refused.

Planning Policy and Decision Making Framework – Principle of the Development

Section 38(6) of the Planning and Compulsory Purchase Act outlines that the starting point for the consideration of a planning application is the Local Plan unless material considerations dictate otherwise. Where the Local Plan is absent, silent or out-of-date, paragraph 11 of the National Planning Policy states that a presumption in favour of sustainable development applies, granting permission unless the benefits of the proposal are demonstrably outweighed by any harm caused.

Cherwell Local Plan Inquiry – Local Plan 2011 - 2031

The Cherwell Plan 2011 – 2031 is still the adopted plan. The Inspector in his report to the Cherwell Local Plan Inquiry stated that any development to the east of the A361 (known as Banbury 15) was not appropriate.

It is correct that the Inspector rejected the inclusion of the land to the east of the A361 and I do not consider that there have been any material changes since this time. These representations will demonstrate that the proposal causes significant harm in environmental, landscape and highways terms. There are no benefits to the proposal that can outweigh the harm caused by the proposal.

As is clearly set out within the pre-application report (21/04026/PREAPP) prepared by Cherwell Council, the site lies within the open countryside, outside of the settlement area of Banbury, **“the proposal does not accord with the spatial strategy of the Local Plan which seeks to achieve sustainable economic growth by limiting development in the rural areas and focussing most of the growth in locations within or immediately adjoining the main towns”**.

In addition, I note from the pre-application report that the Local Plan seeks to concentrate development at Bicester to improve the self-sufficiency of the town and reduce out-commuting. As such, the highest proportion of allocated sites are situated at Bicester.

Paragraph b. 34 of the Local Plan allows for moderate growth at Banbury, seeking a high-tech manufacturing and higher value distribution opportunity. Given the growth allowed for by the Local

Plan, it is important to consider the latest Annual Monitoring Report in respect of employment land availability.

The latest AMR shows that there is employment land available at Banbury and Bicester within allocated sites. Therefore, until such time where the existing capacity within allocated sites has been used and there is a robust and unequivocal evidential need for further employment land, speculative sites are unlikely to be supported.

Notwithstanding this, SLE1 of the Local Plan outlines criteria that must be satisfied, where speculative developments are proposed. The criteria that is applicable to the consideration of the enquiry proposal is that for Banbury, Bicester and Kidlington, which is outlined below:

- Are within the built-up limits of the settlement unless on an allocated site
- They will be outside of the Green Belt, unless very special circumstances can be demonstrated
- Make efficient use of previously developed land wherever possible
- Make efficient use of existing and underused sites and premises increasing the intensity of use on sites
- Have good access, or can be made to have good access, by public transport and other sustainable modes
- Meet high design standards, using sustainable construction, are of an appropriate scale and respect the character of its surroundings
- Do not have an adverse effect on surrounding land uses, residents and the historic and natural environment

It is evident that the site is considered not to satisfy these criteria as, the site is not located within the built limit of Banbury, is not an allocated or an existing employment site, the site is not previously developed land, the site is not easily accessible or supported by more sustainable transport modes and buildings of the scale proposed, given the separation from Banbury, would be out of character with the surrounding rural context, where buildings of this scale would appear incongruous and sporadic, and would be incompatible with the local area.

Therefore, the principle of providing employment development on this site fails to comply with

SLE1 of the Cherwell Local Plan and therefore, should not be supported.

Landscape and Visual Impact

The A361 provides a barrier to the expansion of Banbury from the West. In kinetic views along the A361 the escarpment to the east provide a significant visual landscape benefit to the surrounding area.

The views of the countryside from the urban edge of Banbury created by the A361 across to the undulating rural landscape beyond is unquestionably an intrinsic part of the landscape character providing an important break/buffer to the urban edge of Banbury and the built up infrastructure of the M40 and new frontier park development.

Developing large logistics warehouses in the location proposed which usually extend to 15-20m external height would severely comprise (and potentially completely remove) the views of the escarpment and the rural backdrop beyond.

The Overthorpe escarpment has an intrinsic landscape value and its contribution to the setting of the rural landscape cannot be underestimated. Views of this are only appreciated from the A361 and heading east from the urban sprawl of Banbury. The landscape provides a rural context to the villages beyond and forms the character of this area including historic links to Nethercote, Huscote, Chacombe Priory and Chacombe House and the surrounding farmland.

The visual “break” created by the undulating rural landscape when leaving Banbury and heading east towards the rural area of Northamptonshire is an essential part of the character of this rural setting.

The quality of these fields as agricultural land is not particularly relevant the evident historic ridge and furrow of these fields is clearly visible from the surrounding area.

The impact on the landscape is confirmed by the Inspector in his report into the Local Plan in 2015. A detailed assessment was undertaken of the wider site including the land to the east of the A361 currently being considered for development

The Inspector made a clear distinction between the land to the west of the A361 (Frontier Park) and the east of the A361 as follows:-

Paragraph 199 – In relation to the increased growth in new housing in the district and in Banbury, the Council has now proposed the allocation of a new strategic employment site east of J11 of the M40, either side of the A361, totalling around 49 ha. This could be brought forward in phases, with the first on 13 ha land, bounded by the M40 motorway to the west, the A361 to the east and a firm hedge line to the north which could be readily reinforced with strategic scale planting.

Paragraph 200 – In this area the land (the west of the A361) is also fairly flat and new employment buildings would be largely seen in the context of the motorway in public views from the east, north and south east, with some large existing building beyond. This contrasts strongly with the rising ground to the east of the A422 which is also principally open agricultural land but clearly of a higher landscape sensitivity to new built development, including the land below the higher slopes of the hill in the easternmost part of the overall site.

Paragraph 201 – Development of the land east of the A361, as noted in the earlier landscape assessment work for the Council (2013), would have a significantly detrimental impact on the local landscape, intruding as it would into presently open countryside currently in agricultural use with inevitably large industrial and warehouse buildings. In particular, it would materially extend the built up area of Banbury to the east and lead to a significantly harmful erosion of its rural setting on this side of the town.

Paragraph 206 – In light of the above, only the land west of the A361 should be allocated for new employment development in the modified plan and none of that to the east of the road, even as a strategic reserve site. This would have the considerable benefit of reducing the very harmful landscape and potential environmental effects to the wider scheme on a main entrance to the town from the north, south east and east as well as that on the largely rural landscape of the locality.

The Report prepared by WYG Planning & Environment dated September 2013 entitled Banbury Landscape Sensitivity and Capacity Assessment makes clear that there is potential for commercial or

industrial units up to the boundary with the A361 only as **“development beyond this may become fragmented and lead to urban sprawl within the rural area”**.

The report confirms that the area to the east of the A361 should not even be considered for formal recreation.

Cherwell Council at pre-application stage states that:-

This site is not characterised by built development, with important longer distance views from the surrounding area on to the site. Of particular importance are the longer views from the north and west onto the site, as well as vantage points from the Banbury Country Park,

It is noted that, Policy Banbury 15 of the Local Plan, allocates a parcel of land, to the north east of Junction 11 of M40, which is in close proximity to the site, the development of which is under construction. Whilst this would cause harm to the open countryside, this site has been allocated and provides necessary employment land meeting the identified needs of the District in the plan period. Furthermore, it is contained between the M40 and the A361 and so is well contained and will not appear sporadic in the same way as the enquiry proposal.

As the pre-application site is not allocated, and the District can meet its employment land needs within allocated sites, there are insufficient benefits arising from the development that would overcome the significant harm to the open countryside and the visual amenity of the site.

Overall, the proposed development would be out of scale and character with the open rural character of the site and its surrounding context. Development would cause unacceptable harm to the visual amenity of the area and the local landscape. As such, the proposed development would fail to accord with policy ESD13 and ESD15 of the Local Plan, and saved Policy C8 of the 1996 Local Plan”

It is not considered that there has been any material change in circumstances since this time to justify the evident and significant harmful erosion of the rural setting and landscape of this area which has a high sensitivity to built development as identified by the Inspector’s Report.

It is evident that there is a material difference in character between the landscape to the east and west of the A361 and the Frontier Park Development should not be cited as a precedent. The A361 is a clearly defensible boundary to development from Banbury which should not be breached.

Highways and Transport

It is also considered that development of this site is inappropriate given the significant highway impacts which would be created.

The existing junction and road network is not of sufficient capacity to accommodate further development of this significant scale.

The Inspector noted that there were barriers to delivery of this site given the need for a new south east relief road through the town which cannot be viably and practically delivered.

In relation to highways and transport the Inspector commented as follows (key points highlighted in yellow):-

Paragraph 202 – Given the recent approval for DIRFT III, relatively close to Banbury at Daventry,, which provides major strategic opportunities to meet the local and regional needs for new B8 floorspace and has the great advantage in sustainability terms in comparison with this site of being rail related, the likely requirement for further employment floorspace, including towards the end of the plan period is reduced. Moreover, there are acknowledged barriers to delivery of the whole BAN15 sites at J11, including that the traffic movements likely to be generated would trigger the need for a new South East relief road through the town.

Paragraph 203 – In addition, for the whole site to be development as a mainly road based B2/B8 employment scheme, major contributions are likely to be necessary to other transport and highway improvements, especially to the motorway junction itself. There is no clear evidence that an acceptable programme of works could viably and practically be delivered, taking into account the impacts of other developments committed in the plan.

Paragraph 204 – However, a scheme of a materially reduced scale from 49 ha to 13 ha only, limited to the land west of the A361, would be far less likely to give rise to significant traffic generation impacts going north into Northamptonshire towards Daventry, on the A422 travelling east, including Farthinghoe, or “rat running” on the B4525 through Middleton Cheney, given that only 10-15% of total future traffic movements are expect to use those routes rather than the M40.

Paragraph 205 – The development of the whole site, especially for very large B8 uses, might well provide direct competition to DIRFT to the detriment of the delivery of both, potentially also discouraging increased transfer of freight services to rail. Some doubts remain regarding the delivery of other services and infrastructure requirements in connection with the full scheme.

Paragraph 207 – Bearing in mind that logistics operators seeking large sites in this area have the alternative of a major rail connected facility at DIRFT nearby, that has good road links to the M1, there is insufficient justification in the evidence for the allocation of the whole 49 ha site at present. However, a lesser scheme limited to the firm defensible boundaries provided by the M40 and the A361 could be viably delivered on the western part of the site only, in the short to medium term. This should ensure that sufficient new land is available to meet largely non-strategic B2 and B8 use needs arising from within and/or related to the Banbury area and its local economy.

It is noted that Oxfordshire County Council has two significant concerns with development at this location. Firstly, development at this location would not be sustainable, given the site’s location without direct and convenient access for pedestrians, cyclists and no frequent public transport service. Trips to the site would be reliant upon the car.

Secondly, development at this location would require significant mitigation for all travel modes. This was noted by the Planning Inspector at the examination of the Cherwell Local Plan. Officers consider that the proposal would cause severe harm to highway safety and currently could not be supported.

There are evidently significant highways and infrastructure barriers to the development of this site. These have not changed since the assessment undertaken by the Inspector in 2015 and because the proposals would cause severe harm to highway safety they should not be supported.

Lack of Community Engagement

As set out in the NPPF, early engagement with the community is encouraged.

In addressing the need for pre-application consultation, paragraph 39 of the NPPF states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

Paragraph 40 sets out the roles of local planning authorities, stating:

“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do ***so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.***”

It is considered that given the scale of the proposals, there has been no engagement of any kind with the local community.

Residents of Chacombe anticipated that a number of public meetings would have been held with local villages and/or an exhibition presenting the proposals to the local community. This lack of engagement demonstrates a failure by the applicants to consider or discuss the concerns of the local community.

Conclusions

It is evident that the outline application for development of the site to the east of the A361 is inappropriate and represents a significant departure from the development plan. The conclusions by Pegasus Group that the proposals are in general accordance with the development plan is clearly flawed.

Focusing employment development at Banbury is not consistent with the spatial strategy which clearly seeks to focus development at Bicester.

Development of the site to the east of the A361 is unacceptable in principle given the significant and harmful landscape and visual impacts that would be result from such a development, creating irreversible erosion of the rural landscape character. The assertion in the planning statement that the impact on character and appearance of the area is moderate, represents a flawed assessment of the existing landscape character.

The highways and infrastructure impacts would also be significant and cannot be mitigated given deliverability barriers to a south east link road through the town.

Whilst the development of the site to the west of the A361 (Frontier Park Site) created a breach to the established built up boundary of Banbury created by the M40, the release of the Frontier Park Site by the Inspector for development can potentially be considered logical given the somewhat limited landscape value and contribution of those fields - limited by its location between the M40 and the A361 and its largely flat topography.

The same cannot be said for the land to the east and this is fully supported by the Inspectors report in 2015 which clearly stated that development to the east of the A361 would have significant negative visual impact given the rising ground and its higher landscape sensitivity to built development.

The Council should reject any form of built development to the east of the A361 for the reasons stated above and to refuse outline planning permission for the proposals submitted under planning application 22/01488/OUT.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Faye Wright

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Address	Adrian Roy Trinder
Type of Comment	Dumbletons,Overthorpe
Type	Objection
Comments	neighbour
Comments	<p>Please do not make the mistake of allowing further characterless units to be built on what is currently welcoming pleasing to the eye open countryside.</p> <p>It was obvious once that the permission was granted for Frontier park to have units, that the flood gates would open for more of the same.</p> <p>Banbury is already known as (The Warehouse) by people living both inside and outside the town which is such a sad indication of where we find ourselves after once of course being a proud rural community boosting the largest cattle market in Europe.</p> <p>We need to encourage farming with live stock being seen continuing to be put to pasture on these fields and the surrounding fields for ours and most importantly our children's futures.</p> <p>Lets get the balance right we have no need for yet further warehouses, we have enough issues with traffic bottling up as things stand, coming off the motorway from both directions. with the new shopping facilities etc being offered it would be good to attract new people into the town centre to utilise it but first impressions count and i am afraid with the units already built along the M40 The first impressions of our town is not very appealing at all. Please do not be responsible for making this worse.</p>
Received Date	27/06/2022 16:03:49
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Adrian Trinder"/>
Address	<input type="text" value="Dumbletons,Overthorpe"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object.
The said new proposal gives no more credence to this hideous planning proposal ever being given permission.
It can be dressed up however you like of course, if money is no object, which appears to be the case in this instance.
But whatever any so-called expert states in favour of this development, it is clear and obvious and will not alter the fact that if it was given approval the unsightly metal storage units would several deface the currently beautiful countryside, along with having a negative impact on our roads due to the additional traffic volume being created and our wildlife who are running out of places to go with so much development on going.
I trust that common sense will prevail, and that this application will be refused."/>
Received Date	<input type="text" value="07/11/2022 17:47:47"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Alexander Steven"/>
Address	<input type="text" value="Tite Cottage,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input 100+="" a="" a361.="" about="" accidents.="" acres="" addition="" air="" already="" and="" application.="" approve="" are="" area.="" areas.="" as="" at="" back="" be="" bend="" blind="" by="" cause="" caused="" cdc="" close="" come="" completely="" congested.="" consider="" corner="" create="" damage="" dangerous="" development="" diminishing="" do="" does="" drivers="" environment="" especially="" ever="" extra="" fields="" following="" for="" green="" greener="" huge="" i="" impact="" in="" in.="" irreversible.="" is="" issue="" it="" junction,="" keeping="" like="" live="" local="" lorries="" loss="" major="" not="" object="" of="" off="" on="" onto="" our="" out="" permanent="" plan="" planning="" planning.\""="" please="" pollution="" pressure="" proposed="" protected="" put="" responsible="" risk="" road="" roundabout="" rural="" safety="" scale="" serious="" setting.="" sharp="" shocking="" should="" size="" so="" strongly="" surrounding="" terrible="" that="" the="" there="" these="" think="" this="" time="" times="" to="" traffic="" trying="" type="text" unsightly="" up="" us="" value="\" vehicles="" very="" warehousing="" we="" when="" which="" wildlife="" wildlife,="" will="" with="" would="" you=""/>
Received Date	<input type="text" value="28/06/2022 09:49:04"/>
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Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Alison Baker"/>
Address	<input type="text" value="10 Thorpe Road,Wardington,Banbury,OX17 1SR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this application. Cherwell District Council have to consider the impact extra traffic involved with this application and the affect upon the roundabout at J11 of the M40 and the surrounding roads. The 2 warehouses near this roundabout, on the A361, have yet to be used so the traffic going to and from them has not yet been experienced. How can more warehousing be granted permission before an actual, rather than theoretical rise in traffic levels have been seen from as yet unused warehousing in the same location? The whole of Banbury is very aware of the impact of temporary closures of the M40 and the ensuing traffic chaos through the town as a result; the extra traffic from the proposed development would exacerbate this. In recent years we have seen so much green belt disappear in Banbury, do we need to lose more?"/>
Received Date	<input type="text" value="20/11/2022 17:06:35"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Alison Baker"/>
Address	<input type="text" value="10 Thorpe Road,Wardington,Banbury,OX17 1SR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this application on the grounds that more fine countryside is being destroyed. More traffic will be generated on roads that are barely able to cope with the current flow off traffic. The 2 warehouses already completed on the A361 have yet to be filled and used, why build more of these monstrosities?"/>
Received Date	<input type="text" value="27/06/2022 20:26:50"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Amanda Tymon"/>
Address	<input type="text" value="6 Millers Way,Middleton Cheney,OX172GA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The current road structure cannot cope with this development. People travelling from Northamptonshire into Banbury (Middleton, Chacombe, Brackley, Daventry in particular) already experience significant delays around the M40 roundabout which gridlocks the area. Frontier park hasn't opened yet - but when it does, more pressure will be put on the roads. This application should not go through before we can see the impact that Fontier park brings to the area.
This is the main route into Banbury and to the m40 for a lot of workers travelling from outside of Banbury - and a lot of your current industry relies on those workers. You're risking these workers looking for alternative jobs outside of Banbury just to avoid the journey into work as there is no viable alternative route into Banbury.
You also risk future companies moving operations to this area as it will become very unattractive when the traffic and delays impact on the profit these companies are able to make by leasing the units in this area.

Significant changes to the roads and access to Banbury need to be made before further development applications should be permitted."/>
Received Date	<input type="text" value="06/11/2022 08:53:33"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Amanda Tymon"/>
Address	<input type="text" value="6 Millers Way, Middleton Cheney, OX17 2GA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I think the potential development of this site is extremely concerning for the following reasons:

- The traffic around the M40 roundabout is already awful at peak times. It can take 30 minutes+ in the mornings to travel between Middleton Cheney and Banbury - a journey that should take 5 minutes max. The dual carriage way between middleton and banbury is often gridlocked - and this will put more pressure on an already inadequate road system.

- Even more countryside will be lost - impacting local wildlife.

- Residents in near by houses will be hugely impacted - as will the values of their properties."/>
Received Date	<input type="text" value="17/06/2022 12:56:47"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Andrew Jones"/>
Address	<input type="text" value="52 Main Road, Middleton Cheney ,OX17 2LT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This green belt land maintains the boundary of Middleton Cheney and Banbury. Using this for warehouses is appalling use of farm land and a blatant attempt to add business rates at any cost to the environment and quality of lives for local people. Use brownfield sites for such developments or the area already being used on the west of the M40 at junction 11."/>
Received Date	<input type="text" value="26/06/2022 23:14:38"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Andrew Steven"/>
Address	<input type="text" value="Tite Cottage,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Once again residents of villages in the countryside surrounding Banbury have to object to a grossly disproportionate and unnecessary development in the almost certain knowledge that their elected council will ignore any comments, just as they did for the development 19/00128/HYBRID. Our dysfunctional representatives will judge this development not on the damage it will do to ancient farmland, communities and the pressure it will put on infrastructure, but on the revenue the business rates will bring in to the council's coffers.

I appeal to the members of the planning committee to stand up and be counted. Do the right thing and represent your constituents' voices, the vast majority of whom are utterly horrified with this application.

I object in the strongest possible terms to planning application 22/01488/OUT."/>
Received Date	<input type="text" value="09/06/2022 11:51:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Andrew Taylor
Address	3 Thorpe Road, Chacombe
Type of Comment	Objection
Type	neighbour
Comments	<p>Having moved into the area for its rural village character nearly 6 years ago, I object to this proposal in the strongest possible terms.</p> <p>The key points upon which my objection is based are:</p> <ol style="list-style-type: none">1. First and foremost, the site is specifically and explicitly excluded from the Cherwell Local Plan 2011-20312. The Transport Plan in the application is poor. The plans for access to and from the site are unrealistic and will have significant impact on flow of traffic in and around the M40 Junction 11 with possible tailbacks onto the motorway too. This is a junction which already suffers from congestion regularly and which will only get worse with the ongoing development of the adjacent Frontier Park and the on-going HS2 works. The effect will be to cut-off the vital supply-line between Banbury and the surrounding villages to its east, such as Middleton Cheney, Chacombe and Wardington, as the main road connection will be blocked.3. The claimed employment benefits for the Banbury area are, to say the least, tenuous. Banbury has a relatively low level of unemployment and there is already a dearth of local applicants for jobs in the existing warehousing and distribution businesses in the area. The effect of this development would be immigration of low-skilled workers into the Banbury area and/or the use of transient labour who would need to travel to/from the site thus exacerbating the travel chaos.4. The environmental impact on the area would be devastating. The site currently has ancient ridge and furrow fields which are home to diverse flora and fauna and give a picturesque rural vista to the east of Banbury and the M40. The impact assessment submitted is woefully inadequate and in some places inaccurate and/or misleading.5. The future. We moved to the area to give a rural upbringing to our children in a green and pleasant land with good air quality and countryside to walk in, play in and enjoy for many years to come. If we had wanted to live in amongst warehouses and urban sprawl there are plenty of other places in the UK that offer this!! This development goes against the the stated environmental protection and carbon reduction aims of the Council and will leave Banbury, and its environs, a less attractive place to live. Once covered in concrete and tarmac, this historic landscape will be gone forever.
Received Date	30/06/2022 08:33:18
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value="Ashton Bath"/>
Address	<input type="text" value="159 Sinclair Avenue, Banbury, OX16 1BJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This development will cause a significant rise in the traffic in Banbury which the town cannot cope with. There are no safe footpaths or cycling routes meaning the best route would be by car and will cause an increased risk of accidents on already busy roads , not to mention pollution. Losing more green space to yet more warehouses in the town is detrimental to the towns existing businesses and residents."/>
Received Date	<input type="text" value="30/11/2022 19:55:37"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Brian Sheppeck"/>
Address	<input type="text" value="4 Bennett Close,Chacombe Nr. Banbury oxon"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="To who it may concern,
How much more traffic do you think the M40 junction can take? Also are you are going to ruin more green belt land (or is there still a thing called green belt). So I do strongly object to this development.

Yours Sincerely
Mr B Sheppeck"/>
Received Date	<input type="text" value="27/06/2022 20:32:20"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Linda Griffiths
Organisation Name	
Name	Bruce Ian Maggs
Address	5 Thorpe Rd, Chacombe, Banbury, Oxon
Type of Comment	Objection
Type	neighbour
Comments	<p>As per my earlier comments my objections fall into 3 main areas; Transport issues, Loss of countryside and the wrong type of employment being created.</p> <p>The modified proposals for junction 11 are totally inadequate to cope with the increased volume of traffic. The modified proposals which include some roundabout changes, and an additional set of traffic lights will not change in any way the fact that a 2-lane bridge in either direction on the roundabout will not cope. One only has to look at junction 10 on the M40 to see the regular chaos created with a similar 2 lane bridge which actually has less slip roads joining and leaving roundabout itself than junction 11. Severe delays, queues on the M40 itself and 'rat runs' through villages are a result of trying to squeeze too much traffic through the junction.</p> <p>Banbury is already in a critical traffic situation at Junction 11, Hennef Way, the traffic trying to travel through the town centre etc. This is having a severe impact on existing local businesses and the efforts of the local councils to attract people to the town centre. Even the 'out of town' retail parks are now suffering with people choosing Milton Keynes, Leamington or Stratford as there are less traffic problems. The proposals made will only cause the roundabout itself to 'overload' resulting in grid lock. The study does not fully cover volumes of traffic involved. The transport from the existing development, which currently has empty warehouses and pending requests for drive through food facilities, is not fully covered. Similarly, HS2 impact is insufficiently covered.</p> <p>Hennef Way and surrounding roads are already in a critical situation at several times of the day with the frequency of gridlock increasing. Surrounding villages in Oxfordshire and Northamptonshire are already impacted by people seeking to avoid the junction. This has resulted in other roads such as Southam Road and Oxford Road suffering from similar overloads. Overthorpe, Middleton Cheney, Chacombe, Wardington, Williamscoote, Cropredy, Great Bourton, Kings Sutton and Adderbury are all impacted, and the volumes can only get worse without a new junction or expansion of the bridges to 3 lanes in each direction. The 'rat run' problem will be made worse by large housing growth to the north, west and south of the town. This brings Hanwell, Wroxton, etc. into consideration</p> <p>Approval of this proposal will have an extremely negative impact on existing business in the Town resulting in possible relocation and a shortage of people prepared to 'brave' the daily traffic chaos Existing distribution businesses located east of the M40 are increasingly becoming frustrated with the time delays associated with Hennef Way and Junction 11. We do not want Banbury to become a 'ghost town' of empty properties. The traffic argument is simple build another motorway junction or widen the 2 lane bridges. Work will need to be done without approval of this proposal - don't make matters worse knowing we already have a problem by approval of the proposal</p> <p>On the countryside issue, the additional work added to the original proposal again falls short on the key issues. The escarpment to the east of the town is a beautiful historic feature. Utilizing this land for huge, unsightly warehouses will hardly encourage visitors to the Town. Focus has been given to wildlife ponds etc. in the modified proposal, but the development will destroy many miles of hedgerows with a huge impact of birdlife and mammal habitat. This land has been used for cattle grazing for many years due to the quality of the grass in the Cherwell valley floodplain. This is the use under the current owner. The balance between farming and wildlife has been preserved for centuries. This is not a 'brownfield' development site which has been correctly developed west of the M40 or the development of a small</p>

pocket of land between the M40, the A361 and the Northamptonshire border, this is wholesale destruction of good grazing land and a natural habitat for a huge range of wildlife. The visual impact can also not be overstated. People travelling on the M40 will only be greeted by huge warehouses both sides of the motorway. They will not stop nor seek to live in the area and a further decline of the town centre can be expected. Finally, building more large warehouses when virtually every warehouse in the Banbury area cannot get sufficient staff today, seems madness. The town need to attract higher skilled jobs. The current low unemployment levels in the town suggest that workers needed for the new development will need to come from outside the area. People will not relocate for a warehouse job. Even for skilled jobs the extensive housing development is west of the M40 making the situation at Junction 11 worse if they are travelling to the proposed location. South Northamptonshire is relatively sparsely populated and again has low levels of unemployment. Silverstone, Milton Keynes and Bicester all offer employment opportunities. Banbury needs to compete but merely building large distribution warehouses is not the answer.

Received Date

30/11/2022 15:10:31

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Name	Bruce Maggs
Address	5 Thorpe Rd,Chacombe,Banbury,OX17 2JW
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to raise objections against this scheme in several areas.</p> <ol style="list-style-type: none">1. Impact on local transport, in particular the M40 Junction itself, Hennef Way and the likely 'rat runs' created through vilages in Oxfordshire and South Northants. The M40 junction itself is not capable of handling additional traffic to the increasing traffic already planned without causing severe hold ups at certain times of the day on Hennef Way, A351 and A422. The junction remains a 2 carriageway bridge and no changes to traffic lights etc will allow additional vehicles at peak times. Similar delays can be expected to the 2 carriageway Junction 10 where access in and out of the service station there is virtually impossible in the busy summer months. Queues backing on to the M40 can be expected as at J10 and J9. This congestion, particularly on Hennef Way will have a huge detrimental effect on existing businesses in Banbury and deter potential visitors to the town centre who are desperately needed. In order to travel across Banbury vehicles will use runs through vilages such as Wormleighton, Cropredy, The Bourtons, Wardington and Hanwell in Oxforshire and Middleton Cheney, Overthorpe and Chacombe in South Northants. Most of these villages are not capable of handling significant traffic volumes and several have village schools etc. on the likely through routes. No further developments are possible without significant investment in J11 itself, a new southern relief road or a new motorway junction - all of which seem expensive and unlikely at this time.2. Impact on the countryside and visual impact of high buildings close to the M40 and Banbury. If this application succeeds along with the existing warehouse developments west of the A361 and West of the M40 south of J11 the view presented of Banbury will be one of a huge industrial estate. This is not the way to attract visitors to Banbury town centre. At present the view of the Overthorpe escarpment is an extremely attractive rural view which 'softens' the urban sprawl of Banbury itself. It is attractive and presents the right image of Banbury as an interesting/small town to visit. The presence of farm animals, deer, birds of prey etc enhances this opinion. This view will be totally destroyed by the height of the proposed buildings and a landscape which has remained the same for centuries will disappear for no good reason. The removal of cattle and sheep will also impact the ecosystems of this attractive area. Efforts have been made to make the land east of the M40 a recreational space by linking footpaths, wild life areas and the Flood Alleviation Scheme. Despite the noise of the motorway these ares are heavily walked and link with the 'out of town' shopping nearby. Destroying the view and creating an area of huge warehouses will ruin the good work carried out in these areas. If this application is successful we would become a warehouse wilderness like Daventry where the town has no soul and many units are empty. Interestingly Leamington has not followed this route and has a much more balanced local economy and a strong town centre.3. The wrong employment. We need to attract hi tech businesses to the Banbury area. There has been some success in terms of engineering, electric vehicles, service industries etc. but this development will not provide the further high skilled jobs needed. They are essentially huge warehouses for receipt and dispatch of goods. This generates' warehouse type jobs that are already proving difficult to fill. Most logistics companies cannot fill vacancies in Banbury today. Many are offering incentives to join, open days etc in order to recruit unskilled staff. They offer no genuine skill training and often offer temporary contracts so they can flex their workforce as needs suit. We are not short of unskilled roles in Banbury today, creating more would be a major mistake given the transport and environmental cost involved. Given that insufficient unskilled labour is currently available, creation of more will

merely negatively impact existing businesses meaning that eventually some of these businesses will leave. At a time when Banbury is trying to reinvent itself it is vital we attract the right type of employment opportunities and there are many more suitable sites for such smaller, lower height buildings to attract hi tech and service industries within the Banbury urban area. Young people in Banbury are completing education and leaving. Generating more unskilled warehouse jobs will not make them stay.

In summary I can find no benefit for this scheme outside the farmers selling the land and the developers actually building the structures. Both are motivated by profit not long term sustainability or overall wealth creation for the area. Banbury can really have a bright future looking forward this development will be a step backwards.

Received Date

30/06/2022 22:58:50

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Name	Bryan Eagle
Address	38 North Street,Banbury,OX16 3LH
Type of Comment	Objection
Type	neighbour
Comments	<p>I live in the Grimsbury and Hightown ward, in the Conservation area of West, North, East and South streets. I object to the application on several grounds:</p> <p>1) as the proposed warehouse units are for sale/lease to the distribution industry they will require cheap low skilled labour. In practice this means a transient population with limited income and no concern or care for the community they rent accommodation in. By community, I mean Grimsbury, which is already full of bedsits, HMO's and rentals of various sorts. Each property that goes this way makes it far less likely that there are family homes and a balance of ages and diversities of residents. There are already many young men of EU descent who add nothing to the feeling of safety or community in the area. Petty crime follows this - a recent cannabis factory in West Street, fly tipping, unlicenced cars, racing cars at night, illegal escooters, etc. A policing issue the developers will say but back here in the real world it'll be another layer of anti-social activity borne by Grimsbury residents on a day to day basis.</p> <p>2) the development would add another burden to the already overloaded infastructure of both the Grimsbury and the M40 roads. Traffic blocks up very easily with even slight delays so adding a large distribution area to, well, more distribution businesses in the immediate area is not appropriate. My point applies to the proposed business's client vehicles and to the vehicles/footfall of the workforce.</p> <p>3) building the development would be a lengthy process and will cause even more traffic disruption whilst this is in progress with many more lorries, construction related journeys into and out of the site, as well as within the very large proposed area. This can be proven by the still incomplete distribution facility on the A361. The site has caused roadworks, delays and disruption. Should other agencies be required to contribute to the works (Oxfordshire Highways, Thames Water etc) then their resource cannot be guaranteed so there is an expectation of a delayed or drawn out build, all to the detriment of the local community.</p> <p>4) my next objection is faith. Previous developments (the A361 facility mentioned above) have been granted approval (forgetting Councillors objections at the time - you voted it through folks). However, the build, promising hotels, diverse units etc hasn't happened, all that has been built is a huge distribution block. The block at the A361 has made the Flood Defences public park an eyesore - the block dominates the skyline and removes any feeling of countryside from that green space. Painting it green as the developers have done is an insult, allowing it to be built shames those who approved the plans (just my opinion). So, for the proposed Nethercote site, I have no faith therefore that the developers, if given permission in any form would stick to their proposals, or that the Council have any teeth to prevent the development being whatever the developers costings said would be best for them. I understand that the developers have funds to pursue their application and I do not believe that the Council should look to appease them fearing a legal/drawn out saga. The Council are public servants after all and if the majority of residents are against the proposals I believe the developers should be told an unequivocal, no caveat no to their plans.</p>

5) environmentally the proposed development is a terrible thing as I am sure the Council, and the developers know. On environmental grounds it should not be approved.

6) the proposed development both in the building process and thereafter would be a significant detriment to the air quality of the locality and this means the Grimsbury area. Hennef Way, within a half mile of the proposed site has the worst air quality in the County (See Councillor Hannah Banfield for more on this). The Tarmac depot at Grimsbury Green (just off Hennef Way, less than a mile from the proposed site), has expanded its daily activities adding to the poor air local residents breathe. Oxfordshire County Council Planning accepted an air quality monitoring scheme for the Grimsbury area at their meeting of 28.2.22. Adding to the poor air local residents breathe when this can be averted is a public duty of representatives I'd think and a key reason for my objection to the proposal.

7). lastly, who benefits? Well not the residents of Grimsbury who I'm sure don't want more poor air to breathe, more interminable traffic delays and even more anti social activity. I don't think that Banbury benefits either, its being called a warehouse town and from above it certainly looks like one. The town centre is dying, the only new shops are EU food ones to cater for the transient workforce of these distribution centres. I'd urge Councillors to go to Leamington or to Stratford on Avon. Their town centres aren't dying and its not rocket science to see why.

Received Date

13/06/2022 14:05:33

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Linda Griffiths
Organisation Name	Bryan Eagle
Address	38 North Street, Banbury,,Banbury
Type of Comment	Objection
Type	neighbour
Comments	<p>I have reviewed the Amendment information provided by Greystoke GB Ltd for their application 22/01488/OUT and I object to this development.</p> <p>The key impacts on the Banbury/Grimsbury area remain, and haven't been sufficiently addressed so I think the application should be turned down and if possible a decision to prevent a reapplication made. Driving this through, as Frontier Park was, would have many detrimental outcomes for the people of Banbury and would open the A361 corridor to Banbury up for a spate of further speculative applications. I do have concerns that the work by our local Councils to review these applications risks overwhelming their resource, and I am sure the developers know this.</p> <p>To detail my objection to the revised Application:</p> <p>I do not think that the local infrastructure (J11 of the M40 roundabout, Hennef Way or the A361) can cope with additional traffic both during any construction work or after, when more lorries, vans and employee journeys will be the key outcome for local communities. The additional traffic will further affect air quality and along Hennef Way, and this is a major issue. There is a large Tarmac-owned aggregate depot on Hennef Way and this in all probability will be the source for building materiel, further adding to the air pollution that Banbury residents and especially Grimsbury residents live with. As far as I know this issue isn't being addressed in any meaningful way at County or District Council level despite having been discussed a good couple of years ago, with monitoring action promised.</p> <p>The Frontier Park development on the A361 close to J11 of the M40 has provided a template for the disruption any construction work using the locality will cause. As a daily user of that road I would say that the building of Frontier Park has been a major inconvenience and source of disruption to the many people who use the A361 as their primary access to Banbury or to the M40 itself. If the site becomes operational then this will continue. Frontier Park has not been let so far and only the warehouse/distribution buildings have been completed. The additional developments within the approved plan there haven't been started. The arial photos here prove this; https://dtre.com/search/properties/26586-fp217-frontier-park-banbury</p> <p>This gives me no confidence that the developers will complete their design to its full. I think that it is likely that empty promise-amendments to Applications will leave local Councils powerless to enforce higher cost no-economic-benefit parts of any approved Application.</p> <p>In addition the Frontier Park buildings have left the only large public open space in Banbury (the Flood Defence park) with a backdrop of warehouse walls, rather than the views across fields that were there before. One more example of development reducing the quality of peoples lives.</p> <p>I do not think there is a coherent strategy around road traffic levels and the associated pollution in the Banbury area and this Application should flag this up. The parcel hub at the old Alcan site on Southam Road, the hub behind the Waitrose supermarket at the "town" end</p>

of the Southam Road, the new Amazon etc hub being built on Ruscote Avenue...all provide Banbury's inadequate roads with more delivery van traffic and pollution than is reasonable. These hubs have only appeared in major size in the last couple of years and the many delivery vehicles make local roads very busy and polluting. Adding more traffic from yet another warehouse development is wrong for the residents of Banbury and another reason to turn the Application down.

Finally, the Amendment does not do enough to protect local wildlife. There is an assumption that displaced wildlife will magically repopulate post development. This is not so, local diversity will be lost and for the period of any construction will be decimated so no chance of those environment specific species returning. Whilst some more adaptable species will return in time, the changed/limited environment will mean that other will not.

I feel that Cherwell should turn this Amendment and the Application that precedes it down for the good of the town, its people and its environment. The alternative is to set a precedent for Banbury to become a warehouse town and to expect a series of similar Applications the result of which bring nothing to the local community.

Bryan Eagle

Received Date

29/11/2022 13:12:12

Attachments

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="C. Varaez"/>
Address	<input type="text" value="The old stables,27s High Street,Middleton cheney ,Ox172pa"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is not a need for Banbury. Junction 11 cannot support the existing traffic, grimsby and dual carriage way to a422 is also weekly at a stand still due to traffic and at the mercy of whatever happen on the M40, this would be unfair on local who would not see any benefits to Banbury, the villagers around, or nature and likely create flood problem further down the hill. We should be reducing road usage not increasing it. This will also be ugly to look at and make Banbury a warehouse with very low paid jobs that already exist in Banbury and are not being filled as it is."/>
Received Date	<input type="text" value="06/06/2022 18:02:53"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Catriona reid"/>
Address	<input type="text" value="Dunlea,Main Street,Hanwell,Banbury,OX17 1HL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Outside of local plan. Destructive to landscape"/>
Received Date	<input type="text" value="26/06/2022 07:42:38"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Charles Holbech"/>
Address	<input type="text" value="Wardington Lodge, Main Street, , Banbury,, OX17 1SE."/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am a resident of Wardington. I use the A361 to and from Banbury most days. I strongly object to this proposal. It replicates the monstrous ugliness of the warehouse development on the other side of the A361, which should never have been allowed. Those who granted planning permission should hang their heads in shame. The new proposed development, like the old, is destructive of our countryside, an affront to any aesthetic considerations, and of no use or benefit to local residents. Another area of rural land will be lost forever. No doubt, it will increase the traffic flow in an already congested road and roundabout system. If permission is to be granted to develop this area, it should serve the local community better, for instance by providing a petrol station and/or some ancillary shopping on a modest scale."/>
Received Date	<input type="text" value="28/11/2022 20:58:52"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Chris"/>
Address	<input type="text" value="33 Grimsbury Drive,Banbury,OX16 3HN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There are zero benefits to the Banbury and wider community from this proposal. The only benefit will be financially to the developers. All this proposal will achieve is create a concrete and metal monstrosity, create more low paid low quality work that as an industry, Banbury already struggles to staff. This proposed development will also ruin ancient farmland, create flooding issue, destroy wildlife habitat and ultimately leave an ugly scar permanently. As a Banbury resident I feel all this suggested site does is increase all the significant negatives that recent developments have caused, such as increased traffic, increased low paid and low skilled jobs, and would certainly make Banbury a truly ugly place to live to anyone travelling on the M40."/>
Received Date	<input type="text" value="07/06/2022 07:44:25"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Chris Barlow"/>
Address	<input type="text" value="21 Church Lane,Middleton Cheney,Banbury,OX17 2NS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to additional warehousing being built on this side of the M40"/>
Received Date	<input type="text" value="30/06/2022 17:31:15"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Chris BRANT"/>
Address	<input type="text" value="Great Thatch Cottage,Main Street,Hanwell,Banbury,OX17 1HN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I'm objecting to this proposal on a number of accounts.</p> <ol style="list-style-type: none">1. Impact on increased amount of traffic it would bring to the motorway junction and surrounding roads. If this was to get the go ahead the road infrastructure simply wouldn't be able to cope. The roads in this area are far to busy.2. Warehousing on natural capital assets. Industrial warehousing should not be built on important and valuable green spaces that surrounds Banbury. Banbury's roads are some of the most polluting roads in the South East of England and more natural capital should be reserved to help off set carbon emissions from Banbury's roads and industrial presence. This landscape is also very valuable as with its agricultural heritage assets too with its ridge and furrow. This ancient landscape should be protected to be used only for agricultural farming. The war in Ukraine and large increase in the price of energy has demonstrated the need to grow our own food and crops and this landscape should soley be left to do just that. <p>Our important landscapes that surrounds Banbury as so important and valuable and are natural capital assets. They not only provide food and crops, but they are home to our wildlife. The attractiveness of our landscapes bring visitors to Banbury's surrounding villages in the Cherwell District, which therefore brings visitors in to spend money in the district. If we build on all of this outstanding natural landscapes there will be nothing for people to see and therefore no longer visit.</p> <p>I firmly object to this application and believe that alternative brown field sites should be considered within Banbury urban setting and not in its surroundings rural setting.</p>
Received Date	<input type="text" value="02/09/2022 18:26:40"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Christopher Hackley"/>
Address	<input type="text" value="4 Chestnut Vale, Mollington, Banbury, OX17 1AW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The existing access to Banbury where the A361, the A422 and M40 converge and Banbury traffic is filtered via the roundabout and down Hennef Way is frequently congested, the additional traffic generated by the proposed development would add to this congestion and to the attendant pollution, leading to a drastic loss of amenity for Banbury town residents and workers. Leaving aside the loss of amenity from building industrial plants over ancient fields, any new development of this nature needs to have its own access from and to the M40 with a new slip road."/>
Received Date	<input type="text" value="26/06/2022 16:41:08"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Christopher Packer"/>
Address	<input type="text" value="Ashton Cottage, Long Barrow ,Chipping Warden ,Banbury ,OX17 1JR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Surrounding roads, especially the M40 roundabout, are too busy at peak times and will only get worse as construction of HS2 gains pace.
I also object due to the destruction of the countryside."/>
Received Date	<input type="text" value="30/06/2022 07:53:59"/>
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 14 June 2022 19:26
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Claire Dalbeck [REDACTED]

Address:
The Malt House, Edgecote Lane, Wardington, Banbury, OX17 1SH

Comment type:
Objection

Comments:
To whom it may concern,

As a resident of Wardington I am horrified and alarmed that yet another planning application has been submitted for warehouses in our beautiful countryside. Everything that is wonderful about the countryside has potential to be destroyed by these monstrosities. What has been approved already has shocked and disappointed the community. To build again would cause people to leave the area. They would be unsightly, cause havoc to J11 which is already a problem area, destroy wildlife whilst being built, impact the air pollution levels and destroy the tranquility that this area was known for. I doubt whether the claimed employment benefits could stand up to truth either- we already have a shortage of low skilled workers in the area.

Please, for the sake of us and the next generation do what is right and dismiss this application.

Yours faithfully,

Claire Dalbeck

Case Officer:
Samantha Taylor

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Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Daniel Hill"/>
Address	<input type="text" value="Phoenix Cottage,Blacklocks Hill,Nethercote,Banbury,OX17 2BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please find attached our detailed objection to the above application. The proposed development is in contravention of existing planning policy, would lead to significant environmental harm and would offer no economic benefit to the residents of Banbury or the wider Cherwell district. We implore the council's officers to do the right thing and reject the application, as well as any future similar applications for development east of the M40."/>
Received Date	<input type="text" value="20/06/2022 23:02:39"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• OBJECTION Cherwell Council Planning Application - 22-01488-OUT.pdf

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	David Lowin
Organisation Name	
Name	Daniel Hill
Address	Phoenix Cottage,Blacklocks Hill,Nethercote,Banbury,OX17 2BN
Type of Comment	Objection
Type	neighbour
Comments	<p>Having examined the supplemental information provided by the applicant, we do not believe that it resolves the issues around the massive environmental damage or travel disruption that would be caused by this proposed development. Therefore our original objection stands in its entirety.</p> <p>Particularly we strongly disagree with the applicant's assertion that the new development would be accessible by walking and cycling. The justification that Frontier Park is just as unsuitable for active travel should not be used as justification for another unsuitable, unsustainable development. It is blatantly obvious that almost everyone employed there will arrive by car.</p> <p>Even if every employee did arrive by foot, cycling or public transport, the number of active travel journeys would still be dwarfed by the number of additional HGV movements accessing the site, with no rail access, there is no other method of getting goods to and from it.</p> <p>We also note with concern the proposal that Section 106 funding from the development could be used to fund a link road between the A422 and Overthorpe Road, in order to mitigate some of the travel disruption caused by this and the other unsuitable warehouse developments around M40 J11.</p> <p>Such a link road would be absolutely devastating to the rural hamlet of Nethercote and was clearly proposed by someone who has never visited the area. It would cause massive noise, light and air pollution to the residents of Nethercote during both construction and development, with a 24/7 stream of HGVs running through a previously peaceful agricultural area. It would also have a horrific impact on local wildlife and biodiversity and destroy the area's status as a 'green buffer' between Oxfordshire and Northamptonshire.</p> <p>Adding additional traffic to Overthorpe Road and its bridge over the M40 would also be contrary to the proposals in the Banbury LCWIP to make Overthorpe Road part of a quiet and safe active travel corridor between Banbury, Overthorpe and Middleton Cheney. We would hope that Cherwell District Council will see sense and reject any such plans, so any development that relies on the creation of the link road to make it acceptable should also be rejected.</p> <p>Instead, we would much rather the applicant be obliged to provide Section 106 funding towards active travel improvements to the east of Banbury as specified in the LCWIP, including providing safe walking and cycling links between Banbury, Nethercote, Overthorpe, Middleton Cheney and Chacombe.</p> <p>Finally, despite a redacted version of Appendix 7.2 of the EIS (covering the potential impact on badgers) having been released under a Freedom of Information Request, we note this document has still not been included in the planning documents. https://www.whatdotheyknow.com/request/environmental_statement_appendix We believe that this should be added to the planning portal so that proper public consultation can take place.</p>
Received Date	20/11/2022 17:51:56
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Dave King"/>
Address	<input type="text" value="Steep Orchard ,Upper Brailes ,Banbury ,Oxon,OX15 5AT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Speaking as a small business owner and employer of 60 people in Banbury, you must consider the infrastructure before allowing ruthless building of even more giant warehouses. The scale of the sheds is disproportionate to the level of employment. The Gateway is an unmitigated disaster for local businesses, the big sheds on the M40 just bring 100s of trucks daily but offer very little employment. Trucks park all around the small industrial estates at night and in the mornings we are left with litter and excrement on our pavements. Please wake up to the realities of poor planning decisions. If Banbury continues to make poor planning decisions then I'm off to Silverstone together with my 60 employees."/>
Received Date	<input type="text" value="26/06/2022 12:08:26"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="David Frusher"/>
Address	<input type="text" value="Manor House,Blacksmith's Lane,Aston le Walls,Northants,NN11 6UN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Junction 11 of the M40 already has a real congestion problem during times of peak traffic flow. This, combined with the additional pressure caused by the construction of HS2 and increased traffic utilizing the junction and the A361 will only make this problem significantly worse. This will adversely affect the attractiveness of Banbury as a town for both living and working.
Local employers are already struggling to find staff and the creation of yet more relatively unskilled warehouse employment opportunities seems illogical.
I understand that the land falls outside of the current district development plan on an attractive green field site - those who live nearby do not want this development and neither do we who live some distance away but who are already suffering from the J 11 problem. I strongly object to this proposal."/>
Received Date	<input type="text" value="30/06/2022 08:28:19"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="david reay"/>
Address	<input type="text" value="12 Byfield Road,Chipping Warden,Banbury,OX17 1LD,"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We already have a warehouse development across the other side of the M40 which will cause traffic problems with large lorries leaving and entering the warehouses. This new proposal is on a much larger scale and will cause traffic chaos with large articulated lorries arriving and leaving the site.
The proposed development is on a green field site and one of natural interest.
We already have a surplus of warehouses ie just before junction 11 on the M40."/>
Received Date	<input type="text" value="28/06/2022 12:43:58"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Dawn Haverson"/>
Address	<input type="text" value="21 The Moors Drive,Middleton Cheney,Banbury,OX17 2PN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="More and more areas of countryside, wildlife and areas of nature are being ripped up around this area. Banbury council are allowing more and more industrial units to be set up removing the lovely countryside that we live here for and more importantly makes us an industrial town where all of the jobs available to our young people is factory work, picking and packing. Why does the council not see that we need diversity in this town and not just retail and factory work! They are ruining our countryside and our childrens futures. Councillor Ann Bonner fought about this years ago and it's clear no-one listened to her those many many years ago. Leave the green space alone, being in better jobs for our young people."/>
Received Date	<input type="text" value="26/06/2022 11:48:56"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Deborah Masters"/>
Address	<input type="text" value="104 Alma Road,Banbury,OX16 4RQ"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Just stop the whole of Britain is becoming a concrete jungle then we will have to rely on more and more imports farms should be helped into getting up and running again so we can stop relying on imports. The traffic problems will double half of all the new builds are empty wastes of space the town centre is like a ghost town . Stop ripping out our oxygen supply and replacing it with more pollution enough is enough do you just not care ?? The wildlife that exists to balance nature is being obliterated you do understand without bees we have no pollination which leads to no green . I DONT WANT TO LIVE IN A CONCRETE JUNGLE!!!!"/>
Received Date	<input type="text" value="29/05/2022 17:46:29"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Derek Adams"/>
Address	<input type="text" value="Haven House,Main Street,Hanwell,Banbury,OX17 1HN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="JUST STOP IT.

This is nothing more than rape of the countryside.

Tell the developers to find some brownfield site and lay off our farms and stop destroying wildlife.

I'm sick to death of this region being turned into an ugly wart on the beautiful landscape.

If you let this go through, you don't deserve to be in public duty. You WILL be voted out.

I've also had enough of dictatorial old men calling all the shots.

How many planning councillors live in the region? Almost zero. They all live in cosy villages, some even in a completely different county. How dare they think they're representing us in this region.

Back off and go do something practical."/>
Received Date	<input type="text" value="01/11/2022 15:39:21"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Derek Adams"/>
Address	<input type="text" value="Haven House,Main Street,Hanwell,Banbury,OX17 1HN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="STOP THIS RAMPANT DESTRUCTION

I'm getting tired of these repeated development proposals.

Please STOP RUINING OUR COUNTRYSIDE.

STOP DESTROYING WILDLIFE

STOP BUILDING UGLY MONSTROSITIES

SAVE OUR VIEWS AND THE AIR WE BREATHE

If all of these proposals all go ahead you will forever be remembered as the era of a goup of councillors who irrevocably destroyed the area of Banbury.

I'm sick to death of it all. IT MUST STOP!"/>
Received Date	<input type="text" value="02/09/2022 08:27:31"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Diane hanney"/>
Address	<input type="text" value="7 The Greensward,Wardington,Banbury,OX17 1RT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this outline planning application for the following major reasons,

1) Congestion and pollution which will be caused on the m40 roundabout and the A361.
2) The size of the site is excessive, and the planned size of the buildings even more so.
3) Banbury does not have a need for low paid warehousing jobs.
4) The loss of green space along with the environmental consequences are immense.

I understand that the same developer has applied for outline planning for housing between Hanwell Fields and Hanwell, which will connect the two. Again losing green space, with no improvements to Infostructure.

Outline planning applications before the Cdc local plan has been finalised, at best seems cynical, and at worst leaves a very nasty taste in my mouth.
It's the tip of the iceberg, as the 2 warehouses currently on the Frontier shows. You approve 2 and then 13 appear on the other side of the road.

I look to my elected councillors, and tax payers civil servant to serve the people they are supposed to represent.
Therefore, I reiterate my strongest objection to this application.

Diane Hanney"/>
Received Date	<input type="text" value="30/06/2022 12:03:51"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Dione Sheppeck"/>
Address	<input type="text" value="4 The Ring,Chacombe ,Ox17 2je"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am strongly against building more warehouses and building in the countryside. There are enough warehouses in Banbury. The countryside needs to be left alone."/>
Received Date	<input type="text" value="05/08/2022 07:35:59"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Eleanor Wentink"/>
Address	<input type="text" value="6 Thornhill ,Chacombe,Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I believe that this proposal will seriously effect the transport system in the area, the roads surrounding the proposed site are already heavily congested."/>
Received Date	<input type="text" value="26/06/2022 11:33:42"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Elizabeth Aitken"/>
Address	<input type="text" value="29 Main Street,Hanwell,Banbury,OX17 1HR"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this proposal. It is not in the local plan thus meaning it will not be scrutinised. Between the M25 and the M42, there are no other towns with developments of this size visible from the motorway.
The country has an all time low unemployment rate so what will these units offer once built? Minimum wage for long hours therefore impacting the government's plan to level up. Our town centre is pretty much non existent, housing empty units, charity shops, nail bars and coffee shops.
Currently we are in the throws of high inflation and cost of living crisis that although will be resolved over time, does not prevent us from experiencing this again in the near future. This plan would concrete over 140 acres of food production land. Land we need to sustain ourselves because of such cost hikes, the war in Ukraine and of course 'Brexit'!!!!!!
Light pollution, CO2 impact, traffic during the construction phase, the impact on our precious flora and fauna and noise issues are going to contribute to a decrease in our standards of living and heavily impact our environment.
This is just a purely opportunist application by a limited few who are gambling on making a massive fortune. I suspect the corporation making this play for this land grab don't even live in the area nor do they understand the nuances of the townand durtounding area. They will meet all the objective requirements as they have the resources and wealth to employ the experts to bamboozle the local council but they won't have the subjective foresight, compassion or empathy to understand what impact their greed will have on the local area. Please CDC, do the right thing. Please stop allowing these new developments and help get our existing town and surrounding area back to what it once was."/>
Received Date	<input type="text" value="25/06/2022 08:22:14"/>
Attachments	

Lynne Baldwin

From: Polly Stevens <[REDACTED]>
Sent: 30 November 2022 18:27
To: Planning
Subject: Application No.: 22/01488/OUT

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to object to the building of yet more warehousing re. application no. 22/01488/OUT.

This is the second time this has been put forward with no new changes to the application. This is a cynical way of pushing through by sheer persistence without addressing any issues which would have been previously highlighted. My objections:

Use of previously sustainable agricultural land for non sustainable use. Why despite an obvious need to produce more food locally are we raising warehousing which will process food imported from elsewhere and often from overseas.

The quality of the warehousing does nothing to alleviate the impact on the immediate environment. There are no solar panels, green roofs, water catchment on any of the warehousing that has been put up in the past few years. Our council planning department have been woeful in insisting on obvious environmental safe guards that would be commonplace in other countries or even Central London. The countryside is continually playing catch up and abused by cheap development that create few jobs of any quality.

The warehousing will create a huge pad of concrete that water at the bottom of a severe incline will have to go around to drain away. This water will have no where to go but into the drainage scheme that is designed to save the town centre from flooding.

The visual impact on the local area will be shockingly negative. These fields can be seen from the town centre and on the main roads leading from the town. The view now will be of solid warehousing giving a poor impression of the area, depleting pride in the town.

The traffic is already appalling on the A361 to gain access to the roundabout. The impact of huge lorries forcing their way into the waiting stream of traffic and blocking lanes of the roundabout will create yet more chaos to an area that the council/highways did nothing to improve by spending vast amounts of money changing the traffic lights. The bus to Daventry is due to be discontinued which removes one of the buses that would serve this area.

Rgds. Alexis Stevens
Old Stone Cottage
Wardington
OX17 1RU

Lynne Baldwin

From: Planning
Sent: 10 August 2022 10:19
To: DC Scanning
Subject: FW: Comments acknowledgement for 22/01488/OUT

From: David Lowin <David.Lowin@Cherwell-DC.gov.uk>
Sent: 09 August 2022 07:05
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: FW: Comments acknowledgement for 22/01488/OUT

Please place on DEF documents, with the aerial footage. Referred to below.
David

From: Lisa Phipps <[REDACTED]>
Sent: 05 August 2022 14:02
To: David Lowin <David.Lowin@Cherwell-DC.gov.uk>
Subject: Fwd: Comments acknowledgement for 22/01488/OUT

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Lowin

Further to our original email, all of our files within the dropbox are uploaded to the portal, with the exception of the aerial footage video <https://www.dropbox.com/sh/gtle286oc3nsp6/AAACnnVfX5qRMIwgGgtEjSoBa?dl=0>

We presume that you will have the aerial footage from the previous case officer, but we do appreciate how busy you all are & therefore wanted to just resend directly to be certain that you have it

Apologies that everything is in the dropbox, however we dont have space to create another folder to separate, Aerial View.MP4, the aerial footage is the first file

Kind regards

Allan & Lisa Phipps

----- Forwarded message -----

From: Lisa Phipps <[REDACTED]>
Date: Sun, 29 May 2022 at 18:13
Subject: Re: Comments acknowledgement for 22/01488/OUT
To: CDC Development Management <planning@cherwell-dc.gov.uk>

Hi

We think that we have uploaded correctly, however we have added all of the files to a Dropbox folder incase any didn't come through properly

Also in the folder we have uploaded an aerial view video that we don't seem able to upload but we were hoping that this could please be passed to the case officer

Kind regards

Allan & Lisa Phipps

On Sun, 29 May 2022 at 18:00, <planning@cherwell-dc.gov.uk> wrote:

Dear Allan & Lisa Phipps,

Thank you for your email making the following comments on application number 22/01488/OUT:

"Please see attached, further appendices to our objection"

You also uploaded the following files

Appendix One Aerial View (10) The Proposed Site From North Showing Backdrop of Banbury.pdf

Appendix One Aerial View (11) Landscape to The East Of Proposed Site.pdf

Appendix 2 NCC Conservation Map.pdf

Appendix 3 TPOs.pdf

Appendix 4 Map Showing Area dated 1888-1889.pdf

Your comments have been forwarded onto the planning officer dealing with this application, who will take your views into consideration when determining this application. We are sorry but the planning officer will not be able to respond directly back to you regarding any questions which you may have raised in your correspondence.

You can view the progress of this application at

<https://planningregister.cherwell.gov.uk/Planning/Display/22/01488/OUT>.

Thank you for taking the time and trouble to let us have your views on this planning application.

Planning Support Team

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Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 14 June 2022 19:33
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Paul Dalbeck [REDACTED]

Address:
The Malt House, Edgecote Lane, Wardington, Banbury, OX17 1SH

Comment type:
Objection

Comments:
The main initial concerns are:

The size of the proposed development
Yet more unsightly warehousing

The employment created would be mainly low skilled and low paid. Despite the best of Cherwell District Council's intentions, this is exactly what has happened to the adjacent Banbury 15 development It meets none of the aspirations of the CDC Local Plan It will put yet more pressure on the already congested and air polluted Junction 11 area, access to and from Banbury, the A361 and A422 and their associated villages The permanent loss of this environmentally and visually important area should not be underestimated We would greatly appreciate any help you can give us to ensure the application isn't approved.

Best wishes,

Case Officer:
Samantha Taylor

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Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 27 August 2022 07:18
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Philippa Moggridge [REDACTED]

Address:
23 church lane, Middleton Cheney, Banbury, Oxon, Ox17 2ns

Comment type:
Objection

Comments:
The proposed plan will completely destroy a small local community. It will also destroy the biodiversity of that area. We have no need for yet more office space which currently sits empty in the huge warehouses that already exist. Brown field sites need reusing not more green belt land being destroyed for a few individuals to line their pockets. Time to start thinking about our children and grandchildren and the world we are leaving them, yet again this proposal is an environmental disaster.

Case Officer:
David Lowin

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Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 27 August 2022 11:34
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Neil Forbes [REDACTED]

Address:
Sundial House, Thorpe Road, Wardington, Banbury, OX17 1SP

Comment type:
Objection

Comments:
I would like to register my objection in the strongest terms on the following grounds:

- a greenfield development site that lies outside the Local Plan;
- a massively negative impact on an historic, heritage landscape;
- an irretrievable loss of a natural environment with its associated biodiversity;
- a very considerable addition to traffic congestion, with related environmental pollution.

Case Officer:
David Lowin

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Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 28 August 2022 17:47
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Julie Muncey [REDACTED]

Address:
31 Astrop Road Middleton Cheney. BANBURY.

Comment type:
Objection

Comments:

I believe it will spoil this area of Banbury. Development will have adverse effect on traffic. When there is a problem with junction 11 of M40 whole area up to Middleton Cheney is gridlocked. Currently Nethercote is a no through road from dual carriageway into Banbury. This indicates to be that it is not appropriate at the present time to have traffic in that area . I would question how extra high volume of traffic could not cause undue pressure on the area. Grimsbury area would also be affected which is also regularly gridlocked even where no specific traffic incident has occurred. Overthorpe village also currently no through road again indicating that even with current traffic volumes it is not desirable to have traffic in this area. Please consider this objection seriously.

Case Officer:
David Lowin

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Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 30 August 2022 10:04
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Nigel Galletly [REDACTED]

Address:
3 Allens Orchard, Chipping Warden, Banbury Oxon Ox17 1LX

Comment type:
Objection

Comments:

Comments: Documents do not seem to be viewable from this website so Transport Impact assessment cannot be read.

Objection: Traffic arrangements seem badly thought out.

Having a mini-roundabout just off the J11 roundabout is ridiculous as traffic will back up across the motorway junction.

This is another example of creeping expansion of Banbury east of the M40 demarcation line. The A361 already hosts more HGV traffic than ever - possibly exacerbated by the works on A43 for Hs2 - This development will increase HGV traffic using the A361 north to M1 and impact villages of Wardington, Chipping Warden and Byfield that are already under severe pressure from Hs2 construction vehicle movements.

Case Officer:
David Lowin

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Lynne Baldwin

From: dc.support@cherwell-dc.gov.uk
Sent: 16 November 2022 11:39
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Farthinghoe Parish Council 

Address:
3 The Old Rickyard, Manor Lane, Farthinghoe, NN13 5XT

Comment type:
Objection

Comments:
Dear Sirs

Farthinghoe Parish Council had submitted an objection to this Planning Application on our mail dated 30 June 2022 and this was entered onto your portal on 5/7/2022.

We have taken note of Supplementary information since that date and would reiterate that our original objection still stands in its entirety.

However we notice that Oxfordshire County Council has suggested the possibility of adding a link road between the A422 and Overthorpe Road and this concerns us.

When will the full detail of this suggestion be available for us to study?

Rgds
Mick Morris
Chairman

Case Officer:
David Lowin

Lynne Baldwin

From: dc.support@cherwell-dc.gov.uk
Sent: 16 November 2022 17:48
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Rona Ewing Murray [REDACTED]

Address:
22 Thornhill, Chacombe

Comment type:
Objection

Comments:

I raised an objection some months ago, and following the "supplementary information" (ludicrous though it was), I would like to reiterate previous objections entered by other people, as it words the objections so well, and just affirms my thinking.

There is nothing in the supplementary information from the applicant that will make any difference to the significant detrimental impact on those impacted should this development be approved. One can only hope Cherwell's drive to deliver investment zones isn't invested in supporting this application. My objections remain based on:

Unnecessary development - area was not earmarked in the LP and in fact was specifically excluded by the Planning Inspectorate in 2015 so why is it being considered now? DIRFT III near Daventry already has 345 ha of land designated for such uses and permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. New and still empty factories on the A361 together with many empty factories throughout the district should indicate further development of this type is not necessary or wanted! The impact of HS2 traffic and new warehouses on the A361 cannot possibly be assessed and dismissed so easily. Currently, high volumes of traffic in and around the area, resulting in queuing traffic spewing out emissions, causes frustration, impatience and inevitably more accidents.

Emissions from the factories in terms heat, light, odours and noise will severely impact the many schools, care homes and residents in the locality. Issues identified in Grimsbury and Hennef Way will be exacerbated. Developer contributions towards Hennef Way improvements will result in nothing more than wider lanes, causing more traffic bottle necks all through the town, more standing traffic, more emissions, more delays and more misery.

What a welcome to Cherwell.

Oxfordshire County Council have made it clear that no major changes to this junction are in scope - without a new/improved M40 junction this is not sustainable.

Already recognised as the UK's ugliest junction, not something CDC should be proud of and will deter visitors to a town of warehouses. The landscape will be decimated - changing from a beautiful landscape to an ugly concrete jungle.

The proposed site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. The area has a massive range of wildlife, including bats that need our protection.

Potential issues with drainage and flooding.

Surely it is time to take note of the opinions/objections of the many local people who have contributed, and put an end to this nonsense!

Case Officer:
David Lowin

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 14 June 2022 19:26
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Claire Dalbeck [REDACTED]

Address:
The Malt House, Edgecote Lane, Wardington, Banbury, OX17 1SH

Comment type:
Objection

Comments:
To whom it may concern,

As a resident of Wardington I am horrified and alarmed that yet another planning application has been submitted for warehouses in our beautiful countryside. Everything that is wonderful about the countryside has potential to be destroyed by these monstrosities. What has been approved already has shocked and disappointed the community. To build again would cause people to leave the area. They would be unsightly, cause havoc to J11 which is already a problem area, destroy wildlife whilst being built, impact the air pollution levels and destroy the tranquility that this area was known for. I doubt whether the claimed employment benefits could stand up to truth either- we already have a shortage of low skilled workers in the area.

Please, for the sake of us and the next generation do what is right and dismiss this application.

Yours faithfully,

Claire Dalbeck

Case Officer:
Samantha Taylor

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Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Emily Compton"/>
Address	<input type="text" value="3 Church Lane"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The scale and height of the proposed commercial development will be ruinous to this part of the countryside and rural community. It will also set a terrible precedent for the industrialisation and development of this historic pasture land and surrounding villages - changing the fabric of the community forever. The traffic, pollution, visual environment and impact on the local ecology will be enormous - resulting in a negative impact for everyone who chose to live and bring their families up here."/>
Received Date	<input type="text" value="25/06/2022 11:18:37"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Emma Ross"/>
Address	<input type="text" value="The Maples,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed conversion of these fields to host warehouses is appalling for a number of reasons. Not only would we be eating into the natural habitats of wildlife that have already been so greatly reduced in recent years, but there would be real implications on traffic and highway safety for local residents. The A361 is already backed up with traffic every morning as you approach Banbury, and I cannot see how the road could sustain the additional traffic that would be caused by this development. This increase in traffic (and of course the proposed ugly warehouses) would also increase noise and air pollution, and take away from the character of our area. I and my family are strongly opposed to this proposal!!!"/>
Received Date	<input type="text" value="30/06/2022 10:46:35"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Evie Withey"/>
Address	<input type="text" value="37 Westhorpe Lane Byfiled Daventry"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Traffic already is an issu all Over this junction. There are plenty you other Industrial Units currently un occupied in Banbury. There is no need to Build new let alone on green filed land"/>
Received Date	<input type="text" value="26/06/2022 18:33:07"/>
Attachments	

Lynne Baldwin

From: dc.support@cherwell-dc.gov.uk
Sent: 16 November 2022 11:39
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Farthinghoe Parish Council [REDACTED]

Address:
3 The Old Rickyard, Manor Lane, Farthinghoe, NN13 5XT

Comment type:
Objection

Comments:
Dear Sirs

Farthinghoe Parish Council had submitted an objection to this Planning Application on our mail dated 30 June 2022 and this was entered onto your portal on 5/7/2022.

We have taken note of Supplementary information since that date and would reiterate that our original objection still stands in its entirety.

However we notice that Oxfordshire County Council has suggested the possibility of adding a link road between the A422 and Overthorpe Road and this concerns us.

When will the full detail of this suggestion be available for us to study?

Rgds
Mick Morris
Chairman

Case Officer:
David Lowin

Development Planning
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

28 June 2022

Ref: FW/FW

Dear Sir/Madam

OS Parcel 5616 South West of Huscote Farm and East of Daventry Road, Banbury

Outline Planning Application – 22/01488/OUT – Construction of up to 140,000 sqm of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site access, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associate works including demolition of the existing farmhouse

I write in respect of the recently submitted outline planning application by Pegasus Group on behalf of Greystoke CB, to object to the proposed development on the following grounds:-

- 1) Planning Policy and Decision Making Framework – Principle of the Development :-The site is specifically excluded from the currently adopted Local Plan and was assessed in detail by the Inspector in 2015.
- 2) Detrimental impact on the local landscape
- 3) Detrimental impact on the surrounding highway network
- 4) Absence of Community Engagement contrary to the NPPF

I agree with the conclusions of Cherwell Council within its pre-application report and consider that built form to the east of the A361 is inappropriate and as a result the outline application should be refused.

Planning Policy and Decision Making Framework – Principle of the Development

Section 38(6) of the Planning and Compulsory Purchase Act outlines that the starting point for the consideration of a planning application is the Local Plan unless material considerations dictate otherwise. Where the Local Plan is absent, silent or out-of-date, paragraph 11 of the National Planning Policy states that a presumption in favour of sustainable development applies, granting permission unless the benefits of the proposal are demonstrably outweighed by any harm caused.

Cherwell Local Plan Inquiry – Local Plan 2011 - 2031

The Cherwell Plan 2011 – 2031 is still the adopted plan. The Inspector in his report to the Cherwell Local Plan Inquiry stated that any development to the east of the A361 (known as Banbury 15) was not appropriate.

It is correct that the Inspector rejected the inclusion of the land to the east of the A361 and I do not consider that there have been any material changes since this time. These representations will demonstrate that the proposal causes significant harm in environmental, landscape and highways terms. There are no benefits to the proposal that can outweigh the harm caused by the proposal.

As is clearly set out within the pre-application report (21/04026/PREAPP) prepared by Cherwell Council, the site lies within the open countryside, outside of the settlement area of Banbury, **“the proposal does not accord with the spatial strategy of the Local Plan which seeks to achieve sustainable economic growth by limiting development in the rural areas and focussing most of the growth in locations within or immediately adjoining the main towns”**.

In addition, I note from the pre-application report that the Local Plan seeks to concentrate development at Bicester to improve the self-sufficiency of the town and reduce out-commuting. As such, the highest proportion of allocated sites are situated at Bicester.

Paragraph b. 34 of the Local Plan allows for moderate growth at Banbury, seeking a high-tech manufacturing and higher value distribution opportunity. Given the growth allowed for by the Local

Plan, it is important to consider the latest Annual Monitoring Report in respect of employment land availability.

The latest AMR shows that there is employment land available at Banbury and Bicester within allocated sites. Therefore, until such time where the existing capacity within allocated sites has been used and there is a robust and unequivocal evidential need for further employment land, speculative sites are unlikely to be supported.

Notwithstanding this, SLE1 of the Local Plan outlines criteria that must be satisfied, where speculative developments are proposed. The criteria that is applicable to the consideration of the enquiry proposal is that for Banbury, Bicester and Kidlington, which is outlined below:

- Are within the built-up limits of the settlement unless on an allocated site
- They will be outside of the Green Belt, unless very special circumstances can be demonstrated
- Make efficient use of previously developed land wherever possible
- Make efficient use of existing and underused sites and premises increasing the intensity of use on sites
- Have good access, or can be made to have good access, by public transport and other sustainable modes
- Meet high design standards, using sustainable construction, are of an appropriate scale and respect the character of its surroundings
- Do not have an adverse effect on surrounding land uses, residents and the historic and natural environment

It is evident that the site is considered not to satisfy these criteria as, the site is not located within the built limit of Banbury, is not an allocated or an existing employment site, the site is not previously developed land, the site is not easily accessible or supported by more sustainable transport modes and buildings of the scale proposed, given the separation from Banbury, would be out of character with the surrounding rural context, where buildings of this scale would appear incongruous and sporadic, and would be incompatible with the local area.

Therefore, the principle of providing employment development on this site fails to comply with

SLE1 of the Cherwell Local Plan and therefore, should not be supported.

Landscape and Visual Impact

The A361 provides a barrier to the expansion of Banbury from the West. In kinetic views along the A361 the escarpment to the east provide a significant visual landscape benefit to the surrounding area.

The views of the countryside from the urban edge of Banbury created by the A361 across to the undulating rural landscape beyond is unquestionably an intrinsic part of the landscape character providing an important break/buffer to the urban edge of Banbury and the built up infrastructure of the M40 and new frontier park development.

Developing large logistics warehouses in the location proposed which usually extend to 15-20m external height would severely comprise (and potentially completely remove) the views of the escarpment and the rural backdrop beyond.

The Overthorpe escarpment has an intrinsic landscape value and its contribution to the setting of the rural landscape cannot be underestimated. Views of this are only appreciated from the A361 and heading east from the urban sprawl of Banbury. The landscape provides a rural context to the villages beyond and forms the character of this area including historic links to Nethercote, Huscote, Chacombe Priory and Chacombe House and the surrounding farmland.

The visual “break” created by the undulating rural landscape when leaving Banbury and heading east towards the rural area of Northamptonshire is an essential part of the character of this rural setting.

The quality of these fields as agricultural land is not particularly relevant the evident historic ridge and furrow of these fields is clearly visible from the surrounding area.

The impact on the landscape is confirmed by the Inspector in his report into the Local Plan in 2015. A detailed assessment was undertaken of the wider site including the land to the east of the A361 currently being considered for development

The Inspector made a clear distinction between the land to the west of the A361 (Frontier Park) and the east of the A361 as follows:-

Paragraph 199 – In relation to the increased growth in new housing in the district and in Banbury, the Council has now proposed the allocation of a new strategic employment site east of J11 of the M40, either side of the A361, totalling around 49 ha. This could be brought forward in phases, with the first on 13 ha land, bounded by the M40 motorway to the west, the A361 to the east and a firm hedge line to the north which could be readily reinforced with strategic scale planting.

Paragraph 200 – In this area the land (the west of the A361) is also fairly flat and new employment buildings would be largely seen in the context of the motorway in public views from the east, north and south east, with some large existing building beyond. This contrasts strongly with the rising ground to the east of the A422 which is also principally open agricultural land but clearly of a higher landscape sensitivity to new built development, including the land below the higher slopes of the hill in the easternmost part of the overall site.

Paragraph 201 – Development of the land east of the A361, as noted in the earlier landscape assessment work for the Council (2013), would have a significantly detrimental impact on the local landscape, intruding as it would into presently open countryside currently in agricultural use with inevitably large industrial and warehouse buildings. In particular, it would materially extend the built up area of Banbury to the east and lead to a significantly harmful erosion of its rural setting on this side of the town.

Paragraph 206 – In light of the above, only the land west of the A361 should be allocated for new employment development in the modified plan and none of that to the east of the road, even as a strategic reserve site. This would have the considerable benefit of reducing the very harmful landscape and potential environmental effects to the wider scheme on a main entrance to the town from the north, south east and east as well as that on the largely rural landscape of the locality.

The Report prepared by WYG Planning & Environment dated September 2013 entitled Banbury Landscape Sensitivity and Capacity Assessment makes clear that there is potential for commercial or

industrial units up to the boundary with the A361 only as **“development beyond this may become fragmented and lead to urban sprawl within the rural area”**.

The report confirms that the area to the east of the A361 should not even be considered for formal recreation.

Cherwell Council at pre-application stage states that:-

This site is not characterised by built development, with important longer distance views from the surrounding area on to the site. Of particular importance are the longer views from the north and west onto the site, as well as vantage points from the Banbury Country Park,

It is noted that, Policy Banbury 15 of the Local Plan, allocates a parcel of land, to the north east of Junction 11 of M40, which is in close proximity to the site, the development of which is under construction. Whilst this would cause harm to the open countryside, this site has been allocated and provides necessary employment land meeting the identified needs of the District in the plan period. Furthermore, it is contained between the M40 and the A361 and so is well contained and will not appear sporadic in the same way as the enquiry proposal.

As the pre-application site is not allocated, and the District can meet its employment land needs within allocated sites, there are insufficient benefits arising from the development that would overcome the significant harm to the open countryside and the visual amenity of the site.

Overall, the proposed development would be out of scale and character with the open rural character of the site and its surrounding context. Development would cause unacceptable harm to the visual amenity of the area and the local landscape. As such, the proposed development would fail to accord with policy ESD13 and ESD15 of the Local Plan, and saved Policy C8 of the 1996 Local Plan”

It is not considered that there has been any material change in circumstances since this time to justify the evident and significant harmful erosion of the rural setting and landscape of this area which has a high sensitivity to built development as identified by the Inspector’s Report.

It is evident that there is a material difference in character between the landscape to the east and west of the A361 and the Frontier Park Development should not be cited as a precedent. The A361 is a clearly defensible boundary to development from Banbury which should not be breached.

Highways and Transport

It is also considered that development of this site is inappropriate given the significant highway impacts which would be created.

The existing junction and road network is not of sufficient capacity to accommodate further development of this significant scale.

The Inspector noted that there were barriers to delivery of this site given the need for a new south east relief road through the town which cannot be viably and practically delivered.

In relation to highways and transport the Inspector commented as follows (key points highlighted in yellow):-

Paragraph 202 – Given the recent approval for DIRFT III, relatively close to Banbury at Daventry,, which provides major strategic opportunities to meet the local and regional needs for new B8 floorspace and has the great advantage in sustainability terms in comparison with this site of being rail related, the likely requirement for further employment floorspace, including towards the end of the plan period is reduced. Moreover, there are acknowledged barriers to delivery of the whole BAN15 sites at J11, including that the traffic movements likely to be generated would trigger the need for a new South East relief road through the town.

Paragraph 203 – In addition, for the whole site to be development as a mainly road based B2/B8 employment scheme, major contributions are likely to be necessary to other transport and highway improvements, especially to the motorway junction itself. There is no clear evidence that an acceptable programme of works could viably and practically be delivered, taking into account the impacts of other developments committed in the plan.

Paragraph 204 – However, a scheme of a materially reduced scale from 49 ha to 13 ha only, limited to the land west of the A361, would be far less likely to give rise to significant traffic generation impacts going north into Northamptonshire towards Daventry, on the A422 travelling east, including Farthinghoe, or “rat running” on the B4525 through Middleton Cheney, given that only 10-15% of total future traffic movements are expect to use those routes rather than the M40.

Paragraph 205 – The development of the whole site, especially for very large B8 uses, might well provide direct competition to DIRFT to the detriment of the delivery of both, potentially also discouraging increased transfer of freight services to rail. Some doubts remain regarding the delivery of other services and infrastructure requirements in connection with the full scheme.

Paragraph 207 – Bearing in mind that logistics operators seeking large sites in this area have the alternative of a major rail connected facility at DIRFT nearby, that has good road links to the M1, there is insufficient justification in the evidence for the allocation of the whole 49 ha site at present. However, a lesser scheme limited to the firm defensible boundaries provided by the M40 and the A361 could be viably delivered on the western part of the site only, in the short to medium term. This should ensure that sufficient new land is available to meet largely non-strategic B2 and B8 use needs arising from within and/or related to the Banbury area and its local economy.

It is noted that Oxfordshire County Council has two significant concerns with development at this location. Firstly, development at this location would not be sustainable, given the site’s location without direct and convenient access for pedestrians, cyclists and no frequent public transport service. Trips to the site would be reliant upon the car.

Secondly, development at this location would require significant mitigation for all travel modes. This was noted by the Planning Inspector at the examination of the Cherwell Local Plan. Officers consider that the proposal would cause severe harm to highway safety and currently could not be supported.

There are evidently significant highways and infrastructure barriers to the development of this site. These have not changed since the assessment undertaken by the Inspector in 2015 and because the proposals would cause severe harm to highway safety they should not be supported.

Lack of Community Engagement

As set out in the NPPF, early engagement with the community is encouraged.

In addressing the need for pre-application consultation, paragraph 39 of the NPPF states:

“Early engagement has significant potential to improve the efficiency and effectiveness of the planning application system for all parties. Good quality pre-application discussion enables better coordination between public and private resources and improved outcomes for the community.”

Paragraph 40 sets out the roles of local planning authorities, stating:

“Local planning authorities have a key role to play in encouraging other parties to take maximum advantage of the pre-application stage. They cannot require that a developer engages with them before submitting a planning application, but they should encourage take-up of any pre-application services they offer. They should also, where they think this would be beneficial, encourage any applicants who are not already required to do ***so by law to engage with the local community and, where relevant, with statutory and non-statutory consultees, before submitting their applications.***”

It is considered that given the scale of the proposals, there has been no engagement of any kind with the local community.

Residents of Chacombe anticipated that a number of public meetings would have been held with local villages and/or an exhibition presenting the proposals to the local community. This lack of engagement demonstrates a failure by the applicants to consider or discuss the concerns of the local community.

Conclusions

It is evident that the outline application for development of the site to the east of the A361 is inappropriate and represents a significant departure from the development plan. The conclusions by Pegasus Group that the proposals are in general accordance with the development plan is clearly flawed.

Focusing employment development at Banbury is not consistent with the spatial strategy which clearly seeks to focus development at Bicester.

Development of the site to the east of the A361 is unacceptable in principle given the significant and harmful landscape and visual impacts that would be result from such a development, creating irreversible erosion of the rural landscape character. The assertion in the planning statement that the impact on character and appearance of the area is moderate, represents a flawed assessment of the existing landscape character.

The highways and infrastructure impacts would also be significant and cannot be mitigated given deliverability barriers to a south east link road through the town.

Whilst the development of the site to the west of the A361 (Frontier Park Site) created a breach to the established built up boundary of Banbury created by the M40, the release of the Frontier Park Site by the Inspector for development can potentially be considered logical given the somewhat limited landscape value and contribution of those fields - limited by its location between the M40 and the A361 and its largely flat topography.

The same cannot be said for the land to the east and this is fully supported by the Inspectors report in 2015 which clearly stated that development to the east of the A361 would have significant negative visual impact given the rising ground and its higher landscape sensitivity to built development.

The Council should reject any form of built development to the east of the A361 for the reasons stated above and to refuse outline planning permission for the proposals submitted under planning application 22/01488/OUT.

Yours sincerely

A solid black rectangular box used to redact the signature of the sender.

Faye Wright

From: Trevor Dixon
Sent: 12 July 2022 16:54
To: Samantha Taylor
Cc: DC Support
Subject: 22/01488/OUT - OS Parcel 5616 South West Of Huscote Farm And East Of, Daventry Road, Banbury

Samantha,

Based on the information in the submitted Environmental Statement April 2022 my comments are as follows:

Air Quality (Chapter 10)

The methodology and findings of the assessment are accepted.

Paragraph 10.5.3 of the report recommends that offsetting measures should be considered. A Damage Cost Calculations Assessment, to put in to monetary terms the impact of the proposed development on air quality, should therefore be submitted which should include details of the appropriate off-setting measures based on the outcome of the assessment.

Noise (Chapter 11)

The methodology and findings of the assessment are generally accepted, although further clarification/assessment is required.

Operational Phase

Potential noise sources are considered in Appendix 11.6 , however it is not clear if all potential noise sources associated with B8 use have been considered, for example reversing beepers as the site will operate 24/7. The last paragraph on page 3 of Appendix 11.6 references Tables 7.6-2 through Table 7.6-4, I'm assuming this is a typo and should read 11-6.4?

Construction Phase

The control of noise and dust to be in accordance with an approved Construction Environmental Management Plan (CEMP). It is recommended that the following condition (or similar wording) be attached to any consent granted:

Condition 1 - Prior to the commencement of the development, a Construction Environment Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site together with details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with approved CEMP

Land Contamination

The methodology and findings of the Preliminary Geo-Environmental Risk Assessment are accepted. Further intrusive investigation is however required as recommended in section 4.0 Conclusions & Recommendations, and it is therefore recommended that the following conditions be attached to any consent granted:

Condition 2 - Land Contamination Intrusive Investigation

Prior to the commencement of the development hereby permitted, a comprehensive intrusive investigation in order to characterise the type, nature and extent of contamination present,

the risks to receptors and to inform the remediation strategy proposals shall be documented as a report undertaken by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place unless the Local Planning Authority has given its written approval that it is satisfied that the risk from contamination has been adequately characterised as required by this condition.

Condition 3 - Land Contamination Remediation Scheme

*If contamination is found by undertaking the work carried out under condition [**], prior to the commencement of the development hereby permitted, a scheme of remediation and/or monitoring to ensure the site is suitable for its proposed use shall be prepared by a competent person and in accordance with DEFRA and the Environment Agency's 'Model Procedures for the Management of Land Contamination, CLR 11' and submitted to and approved in writing by the Local Planning Authority. No development shall take place until the Local Planning Authority has given its written approval of the scheme of remediation and/or monitoring required by this condition.*

Condition 4- Land Contamination Remediation Works

*If remedial works have been identified in condition [**], the development shall not be occupied until the remedial works have been carried out in accordance with the scheme approved under condition [**]. A verification report that demonstrates the effectiveness of the remediation carried out must be submitted to and approved in writing by the Local Planning Authority.*

Condition 5 - Unexpected Land Contamination

Any contamination that is found during the course of construction of the approved development that was not previously identified shall be reported immediately to the Local Planning Authority. Development on the part of the site affected shall be suspended and a risk assessment carried out and submitted to and approved in writing by the Local Planning Authority. Where unacceptable risks are found remediation and verification schemes shall be submitted to and approved in writing by the Local Planning Authority. These approved schemes shall be carried out before the relevant phase of development is resumed or continued.

Light

No assessment has been submitted but will be required. This could be submitted prior to approval or conditioned on any consent granted.

Trevor Dixon
Environmental Protection & Enforcement Manager
Regulatory Services and Community Safety
Cherwell District Council

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 30 June 2022 08:48

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Lorna Fyfe

Address:

16 Thornhill, Chacombe

Comment type:

Objection

Comments:

Dears Sirs, once again We find ourselves objecting to an application for industrial development in an unspoilt rural setting with poor road access and egress.

As I am sure you have received objections with all the vital information and statistics, We can only add our objections, being "just locals" with the knowledge that :- 1. This will break the Banbury traffic system (if it has one) 2. Our "Green Belt" will disappear.

3. It only supplies poorly paid jobs - Banbury is a high employment area.

4. Cherwells policy of development beyond the M40 was "sneaked in " as a late addition and South Northants is under threat from these tactics.

5. Our rural Bus services will end if traffic congestion becomes worse at the M40.

6. Banbury is already the ugliest town along the M40," warehouse town" Cherwell should be upgrading our Town not selling it off to the highest bidder.

Not very technical objections, but local human residential ones which We hope you will take into account.

Yours sincerely,

Lorna & Bob Fyfe

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Georgina Rawson"/>
Address	<input type="text" value="Inglewood, Street From Banbury Road To Mount Pleasant, Wardington, Banbury, OX17 1RU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This planning application has put no thought into its impact to the area. Many of the surrounding villages are conservation areas, these warehouses will not be in keeping with the local areas. It also increases the risk of cheap houses and urban sprawl in unspoilt countryside which should be protected, both for our native species' habitat and for our farmers who are already struggling to produce food for our country. The warehouses already built have negatively impacted traffic on the M40 roundabout leading to long queues at peak times, this will be made much worse by further development. The jobs brought in by these warehouses do not address the need to upskill workers or provide high skill job opportunities for local people, instead locals will be trapped in low paying jobs without career progression opportunity."/>
Received Date	<input type="text" value="25/08/2022 19:18:00"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Geraldine Mangan"/>
Address	<input type="text" value="29 Myers Way Charlton Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is the last thing that Banbury needs, or the county, or the country. It is blindsighted and disgraceful that this is being considered when we are in climate crisis. Any projects unrelated to housing should surely be to enhance the environment, protect and support wildlife and prevent damaging our ecosystem further. Greed will be the destruction of all of us, not just the land. The extra fuel emissions alone due to disruption of traffic is abominable. I sincerely hope this is rejected, and the focus of our nation put to sustainable living and care of our planet."/>
Received Date	<input type="text" value="07/06/2022 06:53:23"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Gill Hughes"/>
Address	<input type="text" value="Stone House, Overthorpe OX17 2AD"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This land is currently green fields. The amount of additional traffic around J11 and the A422 will cause more issues. The views from Overthorpe will be affected adversely too."/>
Received Date	<input type="text" value="25/06/2022 08:48:11"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Gillian Mason"/>
Address	<input type="text" value="21 Rochester Close, Middleton Cheney"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>Some of my reasons for objection to this application are as follows: The development of a rural and agricultural site into a large-scale commercial area including warehouses and the development of new roads will have a hugely damaging impact upon this area.</p> <ul style="list-style-type: none">* Will have a detrimental impact upon the ecology of this area by removing natural habitat for both wildlife and birds.* Erosion of and detriment to the semi-rural hamlet of Nethercote and heritage within the area.* Proposal to demolish the farmhouse and remove farmland and replace with warehouses is not appropriate in this semi-rural area.* Will this be followed by other large-scale commercial developments or expansion of the site that will have more impact on this semi-rural area.* Will increase the risk of flooding in this area by the removal of vegetation/permeable surfaces.* Additional light and noise pollution into this area.* Increase traffic to junction 11 of the M40 and the local roads adding pressure to the local infrastructure that cannot cope. <p>Thank you. G. Mason</p>
Received Date	<input type="text" value="30/06/2022 21:10:15"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Graham Curtis"/>
Address	<input type="text" value="Flat 5,8 Newland Road,Banbury,OX16 5HQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to the building of more large warehouses, we have enough. And they are struggling to employ enough people (even bussing people in from outside the area)
We need more diverse jobs locally not just warehouse work.
Also the Huscote farm site Is Great farmland nice to see it from Banbury town.
And not another large grey box!!
Which is an eyesore.
Graham C"/>
Received Date	<input type="text" value="12/06/2022 15:00:55"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Graham Robb
Address	136 Main Rd,Middleton Cheney,Banbury,OX172PW
Type of Comment	Objection
Type	neighbour
Comments	<p>a) The application under the 'call for sites' process is a way to avoid full public consultation</p> <p>b) Cherwell's planning objectives include reducing reliance on motor vehicles. This proposal would dramatically increase vehicle use by the distribution fleets but also by the workers. There is no realistic option to promote cycle use by dedicated cycle pathways.</p> <p>c) Cherwell is considering a railhead distribution centre further south towards Bicester. That should be where any warehouses are located to maximise use of rail capacity.</p> <p>d) The landscape importance of the area is significant - it is an ancient ridge and furrow landscape with some mature trees and hedges - and as such should be protected from development. There is a strong argument that this should be a conservation area, not concreted over.</p> <p>e) Evidently food production needs to be supported as food security is ,and will increasingly, be a priority. Reducing available agricultural land is counter to national interests.</p> <p>f) Increased building coverage reduces the capacity of the landscape for rain infiltration and increases runoff . . 140,000 square metres of building must increase the flooding risk in the Cherwell valley and down to Oxford.</p> <p>g) The traffic flows from Middleton Cheney are already held up by delays at the M40 Roundabout. This is being exacerbated by the HS2 development and will be further exacerbated by the new distribution facilities just east of the junction. The M40 J11 will not cope with such additional 24-hour traffic demand.</p> <p>h) The visual impact on the warehousing will be enormous, despite claims to the contrary by Greystoke. We can see this every time we travel down the A422 bypass towards Banbury and see the 'cliff faces' of warehouses on the west side and now on the east side opposite the Banbury Gateway.</p> <p>i) There will be a claim about this bringing employment opportunities but the existing warehousing , even with the additional housing build in Banbury, is already short of labour and the employment structure of the future cannot be based on unsustainable warehousing /distribution development. We need different employment opportunities in Banburyshire.</p>
Received Date	17/06/2022 10:28:59
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Linda Griffiths
Organisation Name	Graham Robb
Address	136 Main Rd,Middleton Cheney,Banbury,OX17 2PW
Type of Comment	Objection
Type	neighbour
Comments	<p>I am not a Cherwell resident, but I pass this proposed development site most days, know it well and know how much the proposed development will impact on residents of W Northants Council as much, if not more than the residents of Cherwell District Council.</p> <p>I am responding to the significant additional supplements lodged by Greystoke CB during autumn 2022 and would make the following further objections. My original objections lodged in summer 2022 still stand.</p> <p>1) The Site The map "illustrative site layout" submitted by Greystoke makes clear that in addition to the building for which this application was made , the company identifies a site boundary and "other land in the control of the applicant" which suggest that a phase two would allow approximately a further development approximately a third more in area. Councillors need to make decisions about this application in the light of an evident intent by Greystoke to expand in future. I can see no justification in allowing either the current or any future applications.</p> <p>2) SE1 Vol 2 "Transport" I would ask Cherwell Council to be assured and sure that the transport modelling and proposed mitigation includes all related travel and not just 'journey to work' calculations . Clearly the significant lorry traffic servicing the proposed warehouses will place significant additional traffic pressures. The proposal identifies cycle parks as a key attribute of the development, which is welcome, but then appears to omit any provision for dedicated cycleways into Banbury. Mixing Cyclists and heavy traffic flows on the M40 Roundabout , on the A 361 or A422 is bound to increase the chance of accidents, while the existing route under the M40 to Gateway entails crossing the A361 which will become significantly busier under these plans. The plan is right in my view in suggesting few would walk to work at the site using the M40 underpass and so appears to rely on a short term funded bus subsidy as an alternative to increased car traffic.</p> <p>3) SE1 Ecology analysis (section7) The current land use is modified grassland which as evidenced sustains a range of mammals (for example I note 1000+ bat movements recorded) and birds (including, remarkably, a passing Osprey) . The site includes some 42 hedgerows. I wish to challenge the framing of the 'ecology analysis' which takes not account of the basis of all the higher ecology - the soil. This grassland has been farmed continuously since , it is reasonable to assume, Anglo Saxon times. The ridge and furrow still evident speaks to that longevity and to a minimal modern deep ploughing regime. The soil therefore is well established and balanced to sustain this grassland and hedgerow / tree habitat. But this landscape element based on a soil evidently in balance to various degrees with the land usage, is not an isolated island but part of the scarp edge ecology running N - S bordering the Cherwell Valley. This development would , despite the mitigation proposed, do permanent damage to the soil and to the patterns of migrating mammals and birds identified. I therefore challenge the claim that this development would only limit ecological damage to the local site .</p> <p>4) Visual Impact</p>

The Cherwell Adopted Planning criteria includes this section

Proposals will not be permitted if they would:

Cause undue visual intrusion into the open countryside

Cause undue harm to important natural landscape features and topography

Be inconsistent with local character

Impact on areas judged to have a high level of tranquillity

Harm the setting of settlements, buildings, structures, or other landmark features, or

Harm the historic value of the landscape.

I do not see any way in which the Greystoke proposal can meet these criteria especially the first one.

I welcome the chance to see the further analysis lodged as part of this process. These comments are in addition to my original objection. Nothing has changed my view that this proposal should be rejected by Cherwell District Council as contrary to the principles of its planning criteria.

Received Date

26/11/2022 17:34:29

Attachments

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Graham Waddington QPM"/>
Address	<input type="text" value="25 Allens Orchard, Chipping Warden, Banbury, Oxon, OX17 1LX"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The original Cherwell plan was always to reject planning on the East side of the M40...this development is eroding another section of rural land & more to the point is not needed."/>
Received Date	<input type="text" value="23/06/2022 14:47:59"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Hannah Gibbs"/>
Address	<input type="text" value="Simcoes Farm, Thorpe Road, Wardington, Banbury, OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Noisy, unnecessary, will ruin beautiful hamlet and increase traffic. Area already too built up."/>
Received Date	<input type="text" value="30/06/2022 12:57:03"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Heidi Fowler"/>
Address	<input type="text" value="18 Astrop Road, Middleton Cheney, Banbury OX17 2PG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Nothing in the resubmission of additional information does anything to mitigate or alleviate any of the connections I and others have made. This application, if approved, would have devastating, detrimental consequences for the local environment, residents, traffic and more. This is a rural setting that gives boundaries to local villages, farms, green fields and allows the rural landscape to be maintained and separate from the M40 and other industrial sites. There is no need for this type of development on greenfield sites, there are plenty of underused and underdeveloped brownfield sites in the area that would better serve this kind of development. The suggestion that this would not negatively impact the local area is naive and ill-informed, any kind of accident on the M40 or surrounding roads already causes gridlock on the A361 and A422, impacting all local roads into Banbury. Warehousing produces little employment, it's usually low-skilled and low paid and that is not the kind of employment needed in an area of very low unemployment. Warehousing also creates a higher volume of HGV usage, given that the Hennef Way and other local trunk roads are already measured as having the poorest air quality in the county, to add to this would be dangerous and unthinkable. The suggestion that the developer would contribute to the 200 Bus route, further shows how little understanding there is of local needs and structures when most of the people who will be affected by this actually live on a completely different bus route! Please, please consider all the objections raised and do not allow another application and development like this to blight all our lives and further destroy the environment and our rural areas. It is unnecessary, unneeded and is born solely out of greed."/>
Received Date	<input type="text" value="04/11/2022 13:44:43"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Heidi Fowler"/>
Address	<input type="text" value="18 Astrop Road, Middleton Cheney, Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object for the following reasons; 1)No public consultation has taken place, which should have been paramount and comprehensive for a development of this size. All surrounding villages and houses should have been informed and consulted as it will greatly impact them. 2)The application is contrary to public policy and was previously dismissed by the inspector in 2015. 3)The economic argument of job creation is weak, it is well documented that warehousing creates very little employment and in fact, the previous development to the other side of the A361 of warehousing that is currently being completed actually used little traffic as an argument to allow it as warehousing has less employment and therefore less traffic using the road. 4)Junction 11 of the M40, the A361, and A422 are already under serious pressure from traffic from the increased building works, warehousing surrounding it, and HS2 traffic. It cannot cope with any more construction or traffic, any incident or accident on the M40 already causes serious issues to local roads, and the town and access roads become gridlocked. This will only impact the local highways further. 5)Flooding potential of flattening sloped access, with houses and farms in the vicinity at the top of the hill, subsidence would be a severe concern. 6)Further erosion of rural land, that creates natural habitats for wildlife and an attractive screening from the M40 traffic, noise, and pollution for local homes and villages. This destruction of a rural aspect is detrimental to all the surrounding area. 7)Looking at the neighbours consultation list why have properties that are within a very short distance of the proposed site, and who will be the closest neighbours not been contacted or informed? 8)"/>
Received Date	<input type="text" value="27/05/2022 12:52:51"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Helen Blunn"/>
Address	<input type="text" value="17 The Moors Drive, Middleton Cheney, Middleton Cheney"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>Whilst we need to preserve our surrounding countryside and green spaces, the building development is not needed.</p> <p>It will bring further destruction to the local environment , not only from the construction of the area but in the long term from increased traffic.</p> <p>In addition current local businesses are struggling to recruit staff so how will new businesses achieve their required staffing.</p> <p>With this area it is already becoming dangerous with the increased traffic from HS2 and the commutes to and from work are already taking longer due to queuing traffic which again is having a negative impact on the local area.</p> <p>For once reject the application and work to keep our local countryside intact and focus on getting the current empty sheds & business units filled.</p>
Received Date	<input type="text" value="25/06/2022 14:13:10"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Helen Young"/>
Address	<input type="text" value="Corner House,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this plan, it is yet further destruction of ancient farm land and the planned development is anticipated to increase traffic and therefore journey times for local residents, aswell as increased noise and pollution. There is equally no likely benefit to the area in terms of job creation as there are already warehouses unable to fill jobs at present."/>
Received Date	<input type="text" value="30/06/2022 12:36:53"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Hilary Maggs"/>
Address	<input type="text" value="5 Thorpe Road,Chacombe"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to the proposed development of this site and am surprised that this application has been made by the developers with no prior consultation with the local community. This site was rejected from the currently adopted local plan for reasons that have not changed and should be a key point in the Council rejecting the application. Frontier Park opposite is small scale in comparison to the size of this proposed site and the proposed warehouses even higher, which combined with the natural rise in the site level will make them more imposing on the landscape. No changes are indicated for J11 M40 which is already under pressure from the increased traffic from new sites on both sides of the motorway which are largely warehousing and distribution and hence have significant lorry movements. The A361 is already a busy road and will not be able to cope with the additional traffic, especially bearing in mind we have not yet felt the effects of the as yet unfinished warehouses and proposed additional developments at Frontier Park opposite and traffic from HS2. Banbury needs more hi-tech jobs which can be accommodated within the redevelopment of existing sites and land with planning permission, we do not need more vast warehouses or to use a site of natural beauty which forms an important rural access to the town of Banbury. To build on this site will effectively mean driving through a trading estate with vast warehouses on either side of the road and large lorries dicing with traffic on the busy A361 to enter and leave the two estates as they struggle to find an appropriate break in the traffic for the time it takes for a lorry to complete these movements on a road with limited space. Traffic chaos on the motorway junction will effect the flow on the motorway and on access roads from Banbury and rural areas to the detriment of existing businesses and residents trying to get to work and into Banbury to use the facilities. For the town centre to thrive it requires easy access and traffic delays will encourage people to think twice and take their trade elsewhere."/>
Received Date	<input type="text" value="30/06/2022 00:45:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Hugh J Dickerson"/>
Address	<input type="text" value="Warkworth Barn,Warkworth,Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I can see no upside for this development (apart from potential profit of the developers)
- Severe detrimental effect on landscape, flora, fauna, floodplain in an area of natural beauty which acts as a buffer between the urban landscape of Banbury and M40 and rural Northants
- No material impact on employment as development of large sheds is space intensive rather than manpower intensive
- Detrimental impact on traffic flows in both immediate and adjoining road systems. Bringing further HGVs to A and B roads not designed to carry those loads (eg through Farthinghoe).
- Detrimental noise pollution both in development phase and from the traffic created in the longterm
- Detrimental light pollution as the similar development to the west of the M40 demonstrates how powerful yard lights are kept on 24/7
- It will have severe impact on Northants residents more than Oxfordshire residents as it further breaks the historic barrier of the M40 corridor
- Will ruin still further the image of the historic market town of Banbury, turning it into a motorway stop full of logisitics sheds"/>
Received Date	<input type="text" value="21/06/2022 18:00:31"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Hugo Terry"/>
Address	<input type="text" value="Stone Cottage,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="New junctions to access the M40 are already required to the north and south of Banbury to accommodate the existing background vehicle volumes. The current volumes are already strangling the economy in Banbury, and a new development near junction 11 will only add to the town's demise.

The motorway creates an enormous potential barrier to economic equality, much as that suffered by parts of southern Grimsbury today; one of the poorest areas of Oxfordshire. This development would create a significant health and social concern in the future, with the costs to be borne by the council and residents."/>
Received Date	<input type="text" value="24/06/2022 23:20:38"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Ian Burston"/>
Address	<input type="text" value="24 Riley Drive, Banbury, OX16 1BZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The road infrastructure in Banbury is currently very poor, more unwanted eye sores on the edge town where years ago it was promised that no building work would be undertaken, creating extra traffic and pollution is not needed. Provision for a ring road to relieve Hennef Way is needed more, new motorway junction north (Hardwick Hill) and south (Aynho with a bypass and link road to existing Thorpe Way estate and new one) would significantly improve the roads and congestion long before any proposed application to destroy historical agricultural land."/>
Received Date	<input type="text" value="23/06/2022 13:48:22"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Isobella spiers"/>
Address	<input type="text" value="Thenford grange,Thenford,Banbury,OX17 2 BU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Too large a development for such a bottleneck road ."/>
Received Date	<input type="text" value="26/06/2022 07:54:20"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Jacqueline Myles
Address	4 Horton Drive, Middleton Cheney, Banbury, Oxfordshire, Ox17 2lp
Type of Comment	Objection
Type	neighbour
Comments	<p>As a resident of a village in close proximity to the potential land development site but also an individual who works in warehousing usually, i see a lot of reasons why this should NOT be given the green light.</p> <ol style="list-style-type: none">1 These will be massive warehouses, unless the developers have put in their plans for multi storey vehicle parking, which I dont think is there in the plans. Then wildlife and land is going to be torn up and misplaced for just tarmac.2 The deer and other wildlife !!!!! There is a variety of wildlife, deer, badgers, foxes, hedgehogs which i believe are actually getting very low on numbers and many others. I know there are deer on this land because the present road structures mean they are in collisions with vehicles. I have driven by several unfortunate deer corpses.3 The many birds of the area will be misplaced. There are many hedgerows where birds nest year after year and trees that will be removed. The balance of air pollution, motorway vehicle fume effects now and the workers driving to the warehouses to be built does not constitute a council who has peoples well being at the forefront of things.4 Lighting effect, noise pollution on the surrounding areas. In Horton Drive in the middle of the Night, if you stand in my back garden now, i can hear the motorway traffic hum. This is without the traffic yet from frontier park yet. This application will add noise, it is uncomfortable to hear as presumably lorries will be delivering and moving about.5 Important workforce traffic movement at shift change over times, the town cannot cope now. There is only one main route through Banbury this is gridlocked now. The proposed area does not have the logistical workforce required. The workforce will therefore have to travel, creating traffic fumes, noise and therefore harming the area.6 This is not needed in the area, warehouses already stand empty.
Received Date	23/06/2022 22:17:13
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="James & Michelle Wythe"/>
Address	<input type="text" value="Ashe Meadow,Overthorpe,OX17 2AE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>We cannot see any upside for this development (apart from profit of the developers) It is our strong opinion that the location of the site is very unsuitable for development of this nature, especially as the land is not within the Local Plan, it was specifically excluded by the Planning Inspectorate at public examination in 2015 and there has been no public consultation.</p> <p>The area currently acts as a buffer between the urban landscape of Banbury and M40 and rural Northants. It will bring further HGVs to A and B roads not designed to carry those loads.</p> <p>This develop will lead and have the following detrimental affects on this area:</p> <ul style="list-style-type: none">- Loss of Biodiversity, causing severe detrimental effect on landscape, wildlife, flora, fauna, floodplain in an area of natural beauty.- No material impact on employment as development of large sheds is space intensive rather than manpower intensive.- Detrimental impact on traffic flows in both immediate and adjoining road systems.- Detrimental noise pollution both in development phase and from the traffic created in the long-term.- Detrimental light pollution as the similar development to the west of the M40 demonstrates.- It will have severe impact on Northants residents more than Oxfordshire residents as it.- Will ruin still further the image of the historic market town of Banbury, turning it into a motorway stop full of logistics sheds- As someone who walks around this area daily, access via foot or bicycle is not safe or practical and reliance on public transportation does not work, meaning this development does not support the council's CO2 reduction targets as it will increase the volume of cars. Please do not be responsible for making this worse.
Received Date	<input type="text" value="30/06/2022 15:07:04"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="James Snowden"/>
Address	<input type="text" value="Cherryblossoms, Brackley Road,,Charlton"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object against the proposal to develop such a large tract of land bordering the A422 road close to Banbury. My reasons for objecting are: 1) the application doesn't seem to comply with the council's policy on planning in the area. 2) this seems to be inappropriate development on green belt land 3) the development will be a threat to the local wildlife 4) this plan seems to contrary to the council's previous decision on development in the area 5) the site (and area) would be over developed and the scale of the development would be excessive for the area 6) many unnatural features would be introduced into the area and the natural and existing contours of the land would be removed or affected 7) there would be the loss of many important trees and hedgerows from the area which could led to the loss of important wildlife habitat 8) the traditional field patterns would be destroyed and there would be the loss of good quality agricultural land 9) the development could increase the risk of flooding or create an unnecessary flood risk to an area where millions of pounds have been spent trying to remove these risks 10) the development will doubtless cause noise and traffic disturbance to the area and would operate during unsocial hours both during construction and when it opens 11) the development of the site will be visually damaging in the setting and be in conflict with the character of the area 12) there will be environmental damage caused to the area by the additional vehicles using the site. Most local roads in the area are single carriageway and are not able to take the additional burden of extra traffic from the proposed site 13) the A422 road will be inadequate for the additional traffic generated by the site, particularly at the recognised pinch point of Fathinghoe village"/>
Received Date	<input type="text" value="07/06/2022 08:28:26"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Jane Beeney
Address	19 Selby Road,Uckfield ,East Sussex,TN22 5EB
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir / Madam,</p> <p>I visit the area of Wardington a lot to visit my family. Imagine my shock this weekend when I discovered that there is another application to build offices and facilities off the M40 roundabout. It is bad enough that Cherwell District Council approved the building of the warehouses and already allowed the area to be ruined. To further allow the building of offices and facilities as proposed under planning application 22/01488/OUT is a travesty. I strongly object to this application for the following reasons:</p> <ol style="list-style-type: none">1. Given climate change the need for the conservation of nature should not be dismissed. By concreting over this area you are also taking away a natural flood plain and likely to increase the flooding in the area. Cherwell District Council should be looking at developing brown field sites rather than greenfield sites. The development of brown field sites would be far better for the environment.2. By changing the land usage you are not only removing nature when the warehouses are built but you are increasing the number of articulated lorries and cars in the area increasing the air pollution. The air between the motorway junction and Banbury is already one of the most polluted areas in Oxfordshire. By approving this application and allowing further warehouses to be built there will be a significant increase in traffic which will increase the air pollution. Given a recent ruling by a coroner that air pollution caused the death of a young girl the increase in air pollution shouldn't be taken lightly. Air pollution also has a negative impact on climate change and makes it harder to decrease global temperatures.3. This development is unnecessary. Warehouses are already being built between the M40 and A361. Building further warehouses on the outskirts of Banbury are totally out of character of the town.4. The roundabout on junction 11 of the M40 is often congested as it is with long queues especially forming in rush hour. Further development of this area would increase the traffic and would create even more congestion on the roundabout. Given that it has been acknowledged that the traffic is going to increase significantly year on year with the development of HS2 and the warehouses already being built between the A361 and M40, the A361 will clearly not be fit for purpose if this application is approved and further warehouses are built as this would significantly increase the traffic further. <p>Given the reasons above I hope that Cherwell District Council rejects this application.</p> <p>Yours sincerely,</p> <p>Jane Beeney 19 Selby Road Uckfield</p>
Received Date	26/06/2022 21:40:59
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Jane Hudson"/>
Address	<input type="text" value="High Wardington House, Thorpe Road, Wardington, Banbury, OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to the Nethercote application. The existing junction 9 roundabout and dual carriage way are already exceptionally busy at certain times of day causing Banbury to be gridlocked. This is without the additional traffic which will be generated by the new warehouses and proposed other development on the A361 and the HS2 traffic. Existing business are unable to recruit enough staff. Who will work in the new warehouses?"/>
Received Date	<input type="text" value="30/06/2022 10:12:05"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Jane Tudor"/>
Address	<input type="text" value="16 briery lane, gains park,Shrewsbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My house in Shropshire was surrounded by wheatfields 5 years ago now its all housing estates I just feel the whole country is being concreted over we need our green spaces and I just feel noone is protecting them and we are losing them at an alarming rate"/>
Received Date	<input type="text" value="25/06/2022 23:55:23"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Janet Jarrett"/>
Address	<input type="text" value="Finch House, Spring Lane, Little Bourton, Banbury, OX17 1RB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My primary objection is due to the environmental impact. Banbury is fast becoming completely encircled by new housing and warehouse developments. The warehouses already alongside the M40 are an eyesore and, together with the increasing number of housing estates, are turning this once rural town into an urban sprawl, which is close to swallowing up neighbouring villages completely. I am also extremely concerned about the loss of green spaces and wildlife habitats, and the negative effects on biodiversity."/>
Received Date	<input type="text" value="23/06/2022 17:22:26"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	David Lowin
Organisation Name	Jason Beeney
Address	Pits Cottage, ,Thorpe Road, ,Wardington,,
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir / Madam,</p> <p>My original objections to this development still stand notwithstanding the amendments to the plans. Nothing in the resubmission of additional information does anything to mitigate or alleviate the congestion on the roundabout on junction 11 of the M40, with long queues forming in rush hour. Furthermore, the warehouse development that has been constructed on the A361 is not currently occupied. The impact these warehouses will have on traffic, when occupied, is not known. No amount of prediction can foresee the impact that this will have on the traffic and this application should be rejected until this impact is known. Significant changes to the roads and access to Banbury need to be made before further development applications should be considered, let alone permitted.</p> <p>Furthermore, there are additional reasons for rejecting this application which are as follows:</p> <ol style="list-style-type: none">1. The economy is in recession and in the current economic environment there is no business case to support these warehouses being built. If these warehouses are built they are unlikely to be occupied as supply chains are shrinking.2. The development is in a green buffer zone and is a rural setting that gives boundaries to local villages, farms, green fields and allows the rural landscape to be maintained and separate from the M40 and other industrial sites.3. This proposed development would increase light and noise pollution to the surrounding area. The area is well known for flooding, which would increase with hard surfacing of roads and large buildings. Given climate change the need for the conservation of nature should not be dismissed. By changing the land usage you are not only removing nature when the warehouses are built but you are increasing the number of articulated lorries and cars in the area increasing the air pollution. Cherwell District Council should be looking at developing brown field sites rather than greenfield sites. The development of brown field sites would be far better for the environment.4. The area does not fall within the Cherwell local plan, and this area was specifically rejected by the Planning Inspector in 2015.5. Whilst the developers have stated that the "risk of great crested newts being present on site is considered to be low", they cannot rule this out and state it is "acknowledged that great crested newts are known to be present in the wider area. It is acknowledged that great crested newts are a mobile species and can exploit areas of ponding for breeding which may differ from season to season. It is acknowledged that pond suitability for supporting breeding great crested newts and common amphibians may alter from season to season. It is acknowledged that habitats on site could provide suitable habitat for great crested newts."6. The Government's 'leveling up' agenda should reinforce that such facilities are constructed in regions where the employment is required.

For the reasons detailed above I hope that Cherwell District Council will see sense and reject this application.

Yours sincerely,

Jason Beeney
Pits Cottage
Upper Wardington

Received Date

08/11/2022 20:27:27

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Address	Jason Beeney Pits Cottage, Thorpe Road, Wardington, Banbury, OX17 1SP
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir / Madam,</p> <p>I am writing to you with regard to application 22/01488/OUT and the proposal to construct of up to 140,000 sq m of offices and facilities. As a resident of Wardington I strongly object to this application for the following reasons:</p> <ol style="list-style-type: none">1. The roundabout on junction 11 of the M40 is often congested as it is with long queues especially forming in rush hour. Further development of this area would increase the traffic and would create even more congestion on the roundabout. Given that it has been acknowledged that the traffic is going to increase significantly year on year with the development of HS2 and the warehouses already being built between the A361 and M40, the A361 will clearly not be fit for purpose if this application is approved and further warehouses are built as this would significantly increase the traffic further.2. This development is unnecessary. Warehouses are already being built between the M40 and A361. Building further warehouses on the outskirts of Banbury are totally out of character of the town.3. The air between the motorway junction and Banbury is already one of the most polluted areas in Oxfordshire. By approving this application and allowing further warehouses to be built there will be a significant increase in traffic which will increase the air pollution. Given a recent ruling by a coroner that air pollution caused the death of a young girl the increase in air pollution shouldn't be taken lightly. Air pollution also has a negative impact on climate change and makes it harder to decrease global temperatures.4. Given climate change the need for the conservation of nature should not be dismissed. By changing the land usage you are not only removing nature when the warehouses are built but you are increasing the number of articulated lorries and cars in the area increasing the air pollution. Cherwell District Council should be looking at developing brown field sites rather than greenfield sites. The development of brown field sites would be far better for the environment.5. Concreting over this area is taking away a natural flood plain. By allowing this proposal to go ahead you are likely to increase the flooding in the area. <p>Given the reasons above I hope that Cherwell District Council rejects this application.</p> <p>Yours sincerely,</p> <p>Jason Beeney Pits Cottage Wardington</p>
Received Date	26/06/2022 21:13:15
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Jean"/>
Address	<input type="text" value="Heathcote,Humber Street,Bloxham,Banbury,OX15 4LZ"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="So a comment on the Banbury Guardian Facebook page regarding an accident on the M40 this morning, Monday, 7th November, which gives weight as to why planning should NOT be given to these warehouses

There are heavy traffic delays around Banbury this morning (Monday) due to a crash on the M40.

The crash happened on the southbound part of the motorway at junction 11 (A422 - Banbury).

This is separate to the earlier collision.

Motorists are reporting long delays, which is having a knock-on affect on other nearby roads."/>
Received Date	<input type="text" value="07/11/2022 09:50:02"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Jennifer Fry"/>
Address	<input type="text" value="The Church Room,Overthorpe ,OX17 2AE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="- not within the local plan
- urban creep with insufficient infrastructure to support (ie road)
- scale - not just height but footprint - not in keeping and inappropriate to area
- quick money grabbing scheme - ridiculous."/>
Received Date	<input type="text" value="28/06/2022 20:46:15"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Jerry Pyman"/>
Address	<input type="text" value="Westgate,Thorpe Road,Chacombe"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This will devastate our local countryside, further disrupting our neighbours lives and travel. There is a surplus of warehousing and office space currently vacant in the Banbury area. As usual the applicant and agents are not local and to them this is a commercial project with no consideration given to our area.

When will the local planners consider the effects of these schemes on their fellow locals and voters. I was at the final planning meeting of the A361 abomination where our councillors rejected the planning and said that their decision would not be reversed at appeal, unfortunately we can now see this was not the case."/>
Received Date	<input type="text" value="29/06/2022 19:11:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Jo Grantham"/>
Address	<input type="text" value="Stone Lea, Chapel Road, Greatworth, Banbury, OX17 2DT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This development is huge and will blight the countryside around Nethercote. IT will have a negative effect on local wildlife and loss of biodiversity. It doesn't seem to be included in the council's plan, so why do we need more warehouses, when the existing ones are struggling to recruit? It will mean much more traffic to the area, more pollution and with the proposed size of them being 4x double decker buses, they will be visible from all around."/>
Received Date	<input type="text" value="04/08/2022 09:31:27"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Joanne Evans"/>
Address	<input type="text" value="The Last Straw,Banbury Road Through Wardington,Wardington,Banbury,OX17 1SA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My original objections to this development still stand notwithstanding the amendments to the plans. I am shocked this proposal, amended or otherwise, is even being considered given the amount of empty warehousing already blighting Banbury. A further huge development of warehouses and associated works seems particularly obtuse in light of the economic downturn and ever more pressing environmental concerns."/>
Received Date	<input type="text" value="08/11/2022 12:32:20"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Joanne Evans"/>
Address	<input type="text" value="The Last Straw,Banbury Road Through Wardington,Wardington,Banbury,OX17 1SA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object in the strongest possible terms to the above application. The scale of this development would destroy the rural nature of the area which includes ancient ridge and furrow pasture and established trees which are of much greater environmental benefit than any new planting could generate for many years. The minimal retention of existing trees and hedgerows and new planting would in no way compensate for such a huge development of more of the unsightly warehousing which already blights Banbury. The A361, despite its unsuitability, is already subject to extremely heavy HGV traffic, made worse by the HS2 development. The amount of additional traffic and air pollution that would be a result of this development goes against every environmental target we are constantly being told is required to safeguard future generations."/>
Received Date	<input type="text" value="15/06/2022 11:08:15"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	David Lowin
Organisation Name	Joanne Gasson
Address	Pits Cottage, Thorpe Road, Wardington, Banbury, OX17 1SP
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir / Madam,</p> <p>My original objections to this development still stand notwithstanding the amendments to the plans. Furthermore, recent accidents have highlighted the gridlock that is caused on the M40, the A361, A422 and surrounding roads. Also at this stage the warehouse development that has been constructed on the A361 is not currently occupied. The impact these warehouses will have on traffic, when occupied, is not known. This demonstrates that the proposed development is unsustainable given the increase in traffic this will cause.</p> <p>Furthermore, nothing in the additional information submitted by the developer has alleviated my concerns regarding the following:</p> <ol style="list-style-type: none">1. The air between the motorway junction and Banbury is already one of the most polluted areas in Oxfordshire. By approving this application and allowing further warehouses to be built there will be a significant increase in traffic which will increase the air pollution. Given a recent ruling by a coroner that air pollution caused the death of a young girl the increase in air pollution shouldn't be taken lightly. Air pollution also has a negative impact on climate change and makes it harder to decrease global temperatures.2. Given climate change the need for the conservation of nature should not be dismissed. By changing the land usage you are not only removing nature when the warehouses are built but you are increasing the number of articulated lorries and cars in the area increasing the air pollution. Cherwell District Council should be looking at developing brown field sites rather than greenfield sites. The development of brown field sites would be far better for the environment.3. Concreting over this area is taking away a natural flood plain. By allowing this proposal to go ahead you are likely to increase the flooding in the area.4. This development is unnecessary. Warehouses are already being built between the M40 and A361. Building further warehouses on the outskirts of Banbury are totally out of character of the town.5. The roundabout on junction 11 of the M40 is often congested as it is with long queues especially forming in rush hour. Further development of this area would increase the traffic and would create even more congestion on the roundabout. Given that it has been acknowledged that the traffic is going to increase significantly year on year with the development of HS2 and the warehouses already being built between the A361 and M40, the A361 will clearly not be fit for purpose if this application is approved and further warehouses are built as this would significantly increase the traffic further. <p>Given the reasons above I hope that Cherwell District Council rejects this application.</p> <p>Yours sincerely,</p> <p>Joanne Gasson</p>

Pits Cottage
Wardington

Received Date

08/11/2022 20:44:36

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Name	Joanne Gasson
Address	Pits Cottage, Thorpe Road, Wardington, Banbury, OX17 1SP
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir / Madam,</p> <p>I am writing to you with regard to application 22/01488/OUT and the proposal to construct of up to 140,000 sq m of offices and facilities. As a resident of Wardington I strongly object to this application for the following reasons:</p> <ol style="list-style-type: none">1. The air between the motorway junction and Banbury is already one of the most polluted areas in Oxfordshire. By approving this application and allowing further warehouses to be built there will be a significant increase in traffic which will increase the air pollution. Given a recent ruling by a coroner that air pollution caused the death of a young girl the increase in air pollution shouldn't be taken lightly. Air pollution also has a negative impact on climate change and makes it harder to decrease global temperatures.2. Given climate change the need for the conservation of nature should not be dismissed. By changing the land usage you are not only removing nature when the warehouses are built but you are increasing the number of articulated lorries and cars in the area increasing the air pollution. Cherwell District Council should be looking at developing brown field sites rather than greenfield sites. The development of brown field sites would be far better for the environment.3. Concreting over this area is taking away a natural flood plain. By allowing this proposal to go ahead you are likely to increase the flooding in the area.4. This development is unnecessary. Warehouses are already being built between the M40 and A361. Building further warehouses on the outskirts of Banbury are totally out of character of the town.5. The roundabout on junction 11 of the M40 is often congested as it is with long queues especially forming in rush hour. Further development of this area would increase the traffic and would create even more congestion on the roundabout. Given that it has been acknowledged that the traffic is going to increase significantly year on year with the development of HS2 and the warehouses already being built between the A361 and M40, the A361 will clearly not be fit for purpose if this application is approved and further warehouses are built as this would significantly increase the traffic further. <p>Given the reasons above I hope that Cherwell District Council rejects this application.</p> <p>Yours sincerely,</p> <p>Joanne Gasson Pits Cottage Wardington</p>
Received Date	26/06/2022 21:26:01
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Address	<input type="text" value="9 Horton Road, Middleton Cheney"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am attaching a letter my son wrote in his PSHE lesson at school as the school appear to have removed it from this site, no doubt as a reaction to the very aggressive email they received from someone profiting from this project. Sadly the individual involved did not send it from his company email and sought to pass himself off as a member of the public, an action that begs investigation in my view. My 10 year old is a very smart boy who sees the politics of this very clearly. In fact, the concerns he shares mirror almost exactly the concerns the gentleman involved shared with the local press when his village was disrupted by water works, a much more vital disruption than warehousing with a much more environmentally damaging result!"/>
Received Date	<input type="text" value="11/07/2022 17:21:32"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Screenshot (24).pdf

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="John Baldry"/>
Address	<input type="text" value="28 Poplars Road,Chacombe,Banbury,OX17 2JY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Not needed in this location. Traffic has already increased that is without the two units on the a361 being open yet."/>
Received Date	<input type="text" value="29/05/2022 15:25:48"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="John Roulstone"/>
Address	<input type="text" value="12 Silver St,Chacombe,OX17 2JR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I object to this planning application for the following reasons.</p> <ol style="list-style-type: none">1. The junction 12 of the M40 is too busy already, with long queues often on the A422 and A361 of traffic waiting to use the junction. It will not be able to cope with the extra traffic servicing the proposed premises either side of the A422, resulting in even longer queues for users of the junction.2. The bus service to Chacombe is already under threat because of the present two warehouses along the A361. Due to the queues of traffic on the A361 the bus provider has voiced that it has problems keeping to timetable.3. Chacombe will be used even more as a "rabbit run" for traffic trying to avoid delays on the Junction 12 roundabout. Our village cannot cope with more traffic, which is ruining the roads even at today's traffic levels.4. The loss of the countryside either side of the A422 will mean the loss of beautiful old ridge and furrow fields, which have been looking down on the Cherwell Valley for centuries. Loss of habitat for wildlife will also occur. And for what aim: more huge sheds!!5. I do not remember seeing these two areas either side of the A422 being in any long term plans either for CDC or West Northamptonshire. If they are just speculative then they should be thrown out on that basis. <p>I hope you will take my comments as being my wholehearted objection to these planning proposals. John Roulstone</p>
Received Date	<input type="text" value="28/06/2022 10:26:42"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Jonathan Meredith"/>
Address	<input type="text" value="Orchard Cottage,5 Mount Pleasant,Wardington,Banbury,OX17 1SL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I cannot support the application for the reasons stated in my original objection; lack of need in Banbury, using valuable agricultural land and traffic density already within the area.

These comments are made in conjunction with the appalling state of the warehouse developments along the A361 Daventry Road from J11, M40. They were erected some time ago, are not occupied and the accompanying site is a disgrace. This is illustrative of the lack of need for any more commercial development in the area."/>
Received Date	<input type="text" value="08/11/2022 12:43:24"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Jonathan Meredith"/>
Address	<input type="text" value="Orchard Cottage,5 Mount Pleasant,Wardington,Banbury,OX17 1SL"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Environmental concern; permanently losing important farmland.
Traffic; more congestion/harmful exhaust fumes. Against all clean air policies.
Lack of infrastructure for traffic flows already highly congested. Amazon, Daventry Road, A361 warehousing.
No need; low unemployment in Banbury.
Already unoccupied warehouse etc premises creating an eyesore.
Detrimental to town's image.

Please do a traffic survey before approving this and any other planning involving this type of application."/>
Received Date	<input type="text" value="14/06/2022 12:15:02"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Jonathan Thomson"/>
Address	<input type="text" value="7 Manor Close,OX172TA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="There are 2 reasons for my objection.
1) The junctions and traffic surrounding this area often get very congested, and can lead to significant increases in journey times in and out of Banbury. Already this route is used by many HGV's avoiding using the motor way down to the A43 junction, rather taking the much smaller and rural A422. More HGV's using this road is a bad idea, and will increase the risk of road accidents and deaths. I myself cycle and run over the junctions, it's is scary stuff crossing the A422 already.
2) why do we insist on ripping up beautiful landscape to build more warehouses and factories? We have so many dilapidated and empty industrial areas that should be optimised rather than tearing up more of the English countryside! Please do not further destroy this beautiful part of the countryside."/>
Received Date	<input type="text" value="26/06/2022 21:46:54"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Joseph woodward"/>
Address	<input type="text" value="The Maples,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Destroying natural areas of beauty
A361 road cannot handle any more large vehicles
Pollution caused by even more queueing traffic
J11 roundabout is a mess already. Traffic lights are already detrimental to the flow of traffic.
Large slow heavy goods vehicles will mean traffic will become even more congested."/>
Received Date	<input type="text" value="27/06/2022 21:19:30"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Joshua Beasley"/>
Address	<input type="text" value="7 Jackson Road, Banbury, OX16 9FN"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I think it would bring a great deal of work and passing trade to this town in need. As long as the road structure is up to it and nessacery access is put into place then you have my vote"/>
Received Date	<input type="text" value="27/06/2022 19:04:33"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
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Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Judith Wimbush"/>
Address	<input type="text" value="22 Thorpe Road Chacombe"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The countryside has been devastated with huge empty warehouses. The infrastructure of the roads won't take more traffic. Corporate greed has taken over from what the common people want or need Banbury is becoming a horrible place to live when it used to be beautiful."/>
Received Date	<input type="text" value="01/11/2022 13:56:31"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="JULIE BLAKE"/>
Address	<input type="text" value="Castle Farm House,Overthorpe,ox17 2ad"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>This proposal is absolutely unacceptable. The council is perceived as money grabbing and not doing anything that the people of Banbury and nearby really want. Nobody wants these warehouses but what we do want is better parks and facilities. Many young families leave Banbury when they go on a day out - they go to Warwick, Leamington or Stratford and spend their hard earned money there instead of Banbury. Why? Because Banbury is not a pleasant place for a day out - Spiceball Park is awful for example. Why not invest in making that better (I am not talking about six BBQs for 20K - what a disgrace). Make Banbury a place people want to come to and spend money instead of growing your revenue with terrible sheds. People working on this project - please have a conscience and do what is right for Banbury, not the council's bank account.</p> <ul style="list-style-type: none">- Noise and air pollution will be an issue- What about the wildlife and nature?- This was not in the local development plan so why has it even been proposed now?- It will not be in keeping with the local countryside as you drive up towards Middleton Cheney and Chacombe - an eyesore - forever- With so many empty warehouses there is surely no need for more - we can't get the staff to fill the existing ones <p>Let's make Banbury a place people can enjoy and want to come to and spend their money. In other parts of the county Banbury is seen as rough and it's joked about - let's make it somewhere we can all be proud of by making the right choices - and they don't involve concrete jungles. No-one wants them!</p>
Received Date	<input type="text" value="30/06/2022 21:21:36"/>
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 28 August 2022 17:47
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Julie Muncey [REDACTED]

Address:
31 Astrop Road Middleton Cheney. BANBURY.

Comment type:
Objection

Comments:

I believe it will spoil this area of Banbury. Development will have adverse effect on traffic. When there is a problem with junction 11 of M40 whole area up to Middleton Cheney is gridlocked. Currently Nethercote is a no through road from dual carriageway into Banbury. This indicates to be that it is not appropriate at the present time to have traffic in that area . I would question how extra high volume of traffic could not cause undue pressure on the area. Grimsbury area would also be affected which is also regularly gridlocked even where no specific traffic incident has occurred. Overthorpe village also currently no through road again indicating that even with current traffic volumes it is not desirable to have traffic in this area. Please consider this objection seriously.

Case Officer:
David Lowin

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="K Chidwick"/>
Address	<input type="text" value="Astwick House, Farthinghoe"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am in total agreement with the points made by Farthinghoe Parish Council in objecting to this proposed development, most particularly the very real concern about increased traffic on the already inadequate A422 through Farthinghoe."/>
Received Date	<input type="text" value="16/07/2022 14:36:07"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Kallum Rawlings"/>
Address	<input type="text" value="17 the avenue, Middleton cheney Banbury OX17 2PE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to join those who would like to object to this planning... although I see thus as a good thing to bring more work etc to the Community we have far to many problems with rising traffic and air pollution due to all the housing etc being built in the area.

If they want to build on the area they need to do something about traffic congestion not just around the site area but through out banbury as this will cause huge traffic issues in peak and off peak times. We need to make banbury more of a Community not a warehouse"/>
Received Date	<input type="text" value="26/06/2022 21:05:33"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Kate Ladd"/>
Address	<input type="text" value="25 Archery Road, Middleton Cheney, OX172QR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Junction 11 is not only busy with motorway traffic, but with commutes to Banbury from Northants via the a361 and a422. As the only point to do this journey, with a detour involving small villages to North and south, it is often under pressure, which has exacerbated since the developments of retail (Gateway) and industrial/warehousing units over recent years. This area regularly grinds to a halt and there is obviously then no relief route to take. Journey times between Banbury and Oxford for emergency vehicles can be lengthy at best, but to get stuck in this junction traffic in order to take the fastest route sounds dangerous."/>
Received Date	<input type="text" value="28/06/2022 16:25:47"/>
Attachments	

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Katherine Vidler"/>
Address	<input type="text" value="2 Ash Grove ,Leighton Buzzard ,LU7 1AZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We should be protecting our precious farmland more than ever to stop this reliance on buying produce from abroad. In a climate emergency situation I don't see how we can justify having produce from all around the world shipped to us. The land can also be used to protect our ever depleting wildlife numbers with hedgerow planting and agroforestry. Please do not allow yet another ugly development to scar our land. In Leighton Buzzard they were given permission to build an ugly factory which sat for rent for months, having been built with no customer in mind for it. We need farmers, we need areas for wildlife to thrive, we need to appreciate local to this country produce."/>
Received Date	<input type="text" value="30/06/2022 13:32:41"/>
Attachments	

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Kathryn Kendall Boucher"/>
Address	<input type="text" value="46 Nursery Drive,Banbury,OX16 2LY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="My main concern with the proposed development is the irreversible scarring of the ancient landscape and the harm it will cause local wildlife. I was under the impression that CDC had declared a climate emergency. Dealing with this emergency doesn't stop at the carbon emissions of their own offices and services. It should include the developments they permit. Allowing somebody else to concrete over 140,000 square metres of land flies in the face of this. Permitting a development that will increase carbon emissions in its construction flies in the face of this. Permitting a development that will lead to traffic congestion and long-term reduced air quality flies in the face of this. I don't believe these warehouses will make much of a difference in terms of employment, as it is reported that existing warehouses already struggle with staff. I also fail to see how this is beneficial for Banbury as a whole, as traffic is already an issue, with J11 struggling with existing levels of traffic. The roads around Banbury clog up incredibly quickly, and this will just make that worse. Life will be miserable for those living near the development and it certainly won't have any positive impact on our fading town centre. This is not what Banbury needs at all."/>
Received Date	<input type="text" value="06/06/2022 17:34:18"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Keith Holloway
Address	Little Bandeleys,39 Banbury Road,Chacombe, Banbury, OX17 2JT
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this proposed development. The proposed area was not in the Local Plan and in fact was excluded by the Planning Inspectorate in 2015. Please explain why it is even being considered now? There are many reasons for my objection:</p> <p>1/ Traffic congestion and pollution/air quality/Commitment to Climate Emergency The M40 junction is already a nightmare to traverse, especially from Middleton Cheney or Chacombe (A361), due to volume of traffic and A-road conditions. The A-roads were simply not build for the existing volume of traffic and will be further impacted once the HS2 and two major new warehouses adjacent to the M40 traffic become operational. Imagine that combined with the huge increase in lorries, vans and cars from the proposed new site given it's scale. If the M40 is closed due to an accident the whole of Banbury comes grinding to a halt - we do not need to encourage more commercial traffic to our town and surrounding villages. There are no significant infrastructure plans for the area - the M40 junction will be at significant risk.</p> <p>Idling vehicles produce up to twice as much air pollution as moving vehicles, imagine the increase in pollution to an area already identified in AQMAs in the town, especially in Grimsbury and Hennef Way areas. CDC's commitment is to "do our part to achieve a net zero carbon district by 2030 and lead through example" - so prove it, refuse the application!</p> <p>2/ Flood risk Due to ground conditions, this new development will likely lead to additional floodwater running into adjacent low lying areas. The area around the M40 is already subject to the risk of flooding, how likely is it that the flood defences will fail?</p> <p>3/ Drainage issues The area is mostly impermeable clay and as such is unsuitable for infiltration yet foul drainage is proposed to be to a private sewage treatment plant on site with effluent being discharged to the ditch system. Even if treated there is a considerable risk to neighbouring residents and is unacceptable.</p> <p>4/ Landscape and Wildlife The development will undoubtedly have a detrimental impact on the local landscape intruding into open countryside in agricultural use, harmful erosion of its rural setting on this side of the town. It will destroy Banbury's image as an attractive market town and almost certainly deter visitors to the area.</p> <p>The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. As a result this area has a massive range of wildlife, including bats, deer, badgers, an amazing variety of birds which will be detrimentally impacted and destroyed.</p> <p>5/ Necessity DIRFT III near Daventry already has 345 ha of land designated for such uses - it is just a few miles away and was recently permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. This</p>

development is simply not necessary - we already have many warehouses in and around the town empty.

6/ Real impact on people's lives - your residents

The scale of the impact on our local environment will be immeasurable, until it is too late, when the damage cannot be undone. Emissions from these proposed factories in terms heat, light, odours and noise will be unbearable, and combined with the traffic levels will severely impact on the many schools, care homes and residents in the locality.

KD Holloway

Received Date

27/06/2022 21:50:07

Attachments

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Kevin Stiff"/>
Address	<input type="text" value="20 Hillview Crescent, Banbury, OX16 1DN"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>URGENT!! HUSCOTE FARM APPLICATION - ONLY ONE WEEK LEFT TO HAVE YOUR SAY - COMMENTS CLOSE 30TH JUNE</p> <p>An outline planning application has been submitted to Cherwell District Council for a large warehouse development across the area of historic countryside at Huscote Farm, Banbury. The development proposes around 10 warehouse units, 23 metres high (thats roughly 4 double decker buses and significantly higher than the two at Frontier Park)</p> <p>If allowed this would devastate countryside, remove wildlife habitat & increase problems with traffic in the area, which in turn has a knock on effect for traffic right across Banbury. This is a green area and significant for wildlife and the local community. The scale and height of the proposal will decimate the local area putting precious wildlife at risk. It will be a blot on the landscape and ruin the northeastern entrance to Banbury. To anyone approaching Banbury from the M40 or Daventry it will seem like Banbury is just a series of giant warehouses.</p>
Received Date	<input type="text" value="23/06/2022 11:57:25"/>
Attachments	

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Kirsten Tisdale"/>
Address	<input type="text" value="Upstone House, Thorpe Road, Wardington, Banbury, OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>Although I work in logistics, I strongly disagree with agricultural land/pasture that can be used to grow food/feed livestock being built on, for this or any other purpose, particularly when the UK/World is suffering food shortages and price rises.</p> <p>Also, the need for further warehousing may be passing. The non-food ecommerce boom (most food ecom is from supermarket stores), which was fuelled by Covid lockdowns, is now tailing off and reducing, and this reduction is likely to continue/accelerate with increased inflation and the cost of living crisis. With that, the need for further warehousing in this country is likely to also tail off - see slide 6: http://www.aricia.ltd.uk/Temp/2022_A_fresh_context_for_logistics_090622.pdf - and because many of the official figures are in value rather than volume, that tail off/reduction is probably more pronounced than is apparent at the moment.</p> <p>News in the US is of Amazon now having 10msqft, possibly up to 30msqft, excess warehousing, which it is having to look to rent out to other companies. The share price of Segro, as one example, has been badly affected by this downturn/news.</p> <p>There was discussion of a moratorium on building further warehouses in France and actual moratoriums in certain counties in the US - I've not been able to read link fully as no subscription, but I believe the concerns there are more around air pollution: https://www.dailybulletin.com/2022/06/15/pomona-considers-45-day-moratorium-on-new-warehouses/</p> <p>From a totally NIMBY perspective, we are very lucky to live in such a lovely rural environment, and while I accept that no-one has a right to beauty, I think it's a real shame to let urban sprawl occur rather than building on brownfield sites.</p> <p>If this development does go ahead, serious consideration will need to be given to an additional motorway junction for Banbury or other traffic management as it is already very difficult to access the J11 roundabout from the A361 at certain times.</p>
Received Date	<input type="text" value="16/06/2022 13:46:06"/>
Attachments	

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Laura"/>
Address	<input type="text" value="Lime View,The Green,Hornton,Banbury,OX15 6BZ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Destruction of wildlife and heritage
No need for more warehouses
Increase in traffic"/>
Received Date	<input type="text" value="08/06/2022 20:52:30"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Lesley harris"/>
Address	<input type="text" value="4 Colville Walk,Banbury,OX16 3NF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Traffic and infrastructure around this area will not cope with additional buildings, traffic. M40 junction already queues back through Banbury. Will have a knock on effect throughout surrounding villages too. Green space is limited on this side of Banbury already and with the county park already being built around. The town was a small market town doesn't not have the services to support such a large development with doctors already oversubscribed. The fact the developers have said this will be out of view is completely untrue as it will be seen from all the way from Middleton Cheney to Banbury so for at least 3 miles. There is also light pollution on a 24 hour basis from the existing industrial park on the Banbury town side of the M40. The town has had flooding and even though we have the flood defense the run off from the hill this development will cover will concrete over vast ancient ridge and furrow fields and possibly lead to more future floods"/>
Received Date	<input type="text" value="06/06/2022 21:05:08"/>
Attachments	

Comment for planning application 22/01488/OUT

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Case Officer	David Lowin
Organisation Name	Lily Ciballi
Address	23 Archery Road, Middleton Cheney, Banbury, Oxon
Type of Comment	Objection
Type	neighbour
Comments	<p>My original objection stands. I can see nothing in the supplementary information from the applicant that will make any difference to the significant detrimental impact on those impacted should this development be approved. One can only hope Cherwell's drive to deliver investment zones isn't invested in supporting this application.</p> <p>My objections remain based on:</p> <p>Unnecessary development - area was not earmarked in the LP and in fact was specifically excluded by the Planning Inspectorate in 2015 so why is it being considered now? DIRFT III near Daventry already has 345 ha of land designated for such uses and permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. New and still empty factories on the A361 together with many empty factories throughout the district should indicate further development of this type is not necessary or wanted!</p> <p>The impact of HS2 traffic and new warehouses on the A361 cannot possibly be assessed and dismissed so easily. Currently, high volumes of traffic in and around the area, resulting in queuing traffic spewing out emissions, causes frustration, impatience and inevitably more accidents.</p> <p>Emissions from the factories in terms heat, light, odours and noise will severely impact the many schools, care homes and residents in the locality. Issues identified in Grimsbury and Hennef Way will be exacerbated. Developer contributions towards Hennef Way improvements will result in nothing more than wider lanes, causing more traffic bottle necks all through the town, more standing traffic, more emissions, more delays and more misery. What a welcome to Cherwell.</p> <p>Oxfordshire County Council have made it clear that no major changes to this junction are in scope - without a new/improved M40 junction this is not sustainable.</p> <p>Already recognised as the UK's ugliest junction, not something CDC should be proud of and will deter visitors to a town of warehouses. The landscape will be decimated - changing from a beautiful landscape to an ugly concrete jungle.</p> <p>The proposed site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. The area has a massive range of wildlife, including bats that need our protection.</p> <p>Increased flood risk/land drainage issues.</p>
Received Date	16/11/2022 16:23:13
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Lily Ciballi"/>
Address	<input type="text" value="23 Archery Road, Middleton Cheney, Banbury, Oxon OX17 2QR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I strongly object to this proposed development. The proposed area was not in the Local Plan and in fact was excluded by the Planning Inspectorate in 2015. Reasons for objection:</p> <p>1/ Traffic congestion</p> <p>The M40 junction is already a seriously compromised especially from Middleton Cheney direction because of the volume of traffic. It cannot cope with more traffic as grinds to a halt if M40 is closed due to an accident or roadworks. If there are no significant infrastructure plans for this area it would be a living hell for residents and visitors.</p> <p>Pollution Idling vehicles produce up to twice as much air pollution as moving vehicles - more traffic more queues, more emissions! Several areas already identified in CDC's AQMAs. How can you possibly promise to achieve a net zero carbon district by 2030 if this is approved? What about health of local residents, care homes (several near to proposed site) and schools?</p> <p>2/ Flood risk/drainage Additional floodwater running into adjacent low lying areas combined with potential drainage issues again, what cost to local residents in terms of health and flooding increased risks.?</p> <p>4/ Landscape and Wildlife - Save the Planet! The development will undoubtedly have a detrimental impact on the local landscape. Harmful erosion of its rural setting on this side of the town will destroy it's reputation as an attractive and welcoming market town. Suspect will deter visitors to the area.</p> <p>The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. Granting permission would sign death warrant for a wide range of wildlife such as bats, deer, badgers, foxes as well as a wide variety of birdlife.</p> <p>5/ Why? Daventry DIRFT III has 345 ha of land designated for such use already, under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. This development is simply not necessary especially when warehouses in and around the town still remain empty.</p> <p>6/ Your residents lives and opinions matter The impact on your residents and local environment will be huge, whatever they say. Emissions from these proposed factories in terms heat, light, odours and noise will be unbearable, and combined with the traffic levels will severely impact on everyone. Prove you care about your residents and listen to reason.</p>
Received Date	<input type="text" value="29/06/2022 16:42:11"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Lisa Bambridge"/>
Address	<input type="text" value="48 Centre Street, Banbury, OX16 3LQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The development currently being constructed to the east of the M40 (opposite Gateway) was a poor decision as it is and should NEVER have been allowed to be entertaining the idea of another is unbelievable and shows that no one is listening to what the people want. The accessible green space near the flood defences has now had the lovely countryside landscape blighted by that development and now this proposed one near Nethercote will only add to the ugliness on the first impression of our town. The traffic is bad enough on the M40/A361/A422 roundabout, this will only make it worse and lead to a further higher level of emissions that are already far too high on the nearby Hennef Way. Nethercote is a very small community, to have this proposed development so close to it will profoundly affect the quality of life of everyone who lives there in a deeply detrimental way. It is in no local plan to develop this area. It should not even be on the table when the existing warehouses in Banbury already have so many vacancies to fulfill. This is not the right area to be developed for industry or for housing, it will only lead to Middleton Cheney being absorbed into Banbury - Bodicote and Bloxham being a case point. I urge all involved to do the right thing for the green space surrounding our town and the residents of Nethercote and reject this development in its entirety. Thank you."/>
Received Date	<input type="text" value="30/06/2022 06:56:38"/>
Attachments	

Lynne Baldwin

From: Planning
Sent: 10 August 2022 10:19
To: DC Scanning
Subject: FW: Comments acknowledgement for 22/01488/OUT

From: David Lowin <David.Lowin@Cherwell-DC.gov.uk>
Sent: 09 August 2022 07:05
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: FW: Comments acknowledgement for 22/01488/OUT

Please place on DEF documents, with the aerial footage. Referred to below.
David

From: Lisa Phipps <[REDACTED]>
Sent: 05 August 2022 14:02
To: David Lowin <David.Lowin@Cherwell-DC.gov.uk>
Subject: Fwd: Comments acknowledgement for 22/01488/OUT

You don't often get email from [REDACTED] [Learn why this is important](#)

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Mr Lowin

Further to our original email, all of our files within the dropbox are uploaded to the portal, with the exception of the aerial footage video <https://www.dropbox.com/sh/gtle286oc3nsnp6/AAACnnVfX5qRMIwgGgtEjSoBa?dl=0>

We presume that you will have the aerial footage from the previous case officer, but we do appreciate how busy you all are & therefore wanted to just resend directly to be certain that you have it

Apologies that everything is in the dropbox, however we dont have space to create another folder to separate, Aerial View.MP4, the aerial footage is the first file

Kind regards

Allan & Lisa Phipps

----- Forwarded message -----

From: Lisa Phipps <[REDACTED]>
Date: Sun, 29 May 2022 at 18:13
Subject: Re: Comments acknowledgement for 22/01488/OUT
To: CDC Development Management <planning@cherwell-dc.gov.uk>

Hi

We think that we have uploaded correctly, however we have added all of the files to a Dropbox folder incase any didn't come through properly

Also in the folder we have uploaded an aerial view video that we don't seem able to upload but we were hoping that this could please be passed to the case officer

Kind regards

Allan & Lisa Phipps

On Sun, 29 May 2022 at 18:00, <planning@cherwell-dc.gov.uk> wrote:

Dear Allan & Lisa Phipps,

Thank you for your email making the following comments on application number 22/01488/OUT:

"Please see attached, further appendices to our objection"

You also uploaded the following files

Appendix One Aerial View (10) The Proposed Site From North Showing Backdrop of Banbury.pdf

Appendix One Aerial View (11) Landscape to The East Of Proposed Site.pdf

Appendix 2 NCC Conservation Map.pdf

Appendix 3 TPOs.pdf

Appendix 4 Map Showing Area dated 1888-1889.pdf

Your comments have been forwarded onto the planning officer dealing with this application, who will take your views into consideration when determining this application. We are sorry but the planning officer will not be able to respond directly back to you regarding any questions which you may have raised in your correspondence.

You can view the progress of this application at

<https://planningregister.cherwell.gov.uk/Planning/Display/22/01488/OUT>.

Thank you for taking the time and trouble to let us have your views on this planning application.

Planning Support Team

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

Whilst the Council has taken every reasonable precaution to minimise the risk of computer software viruses, it cannot accept liability for any damage which you may sustain as a result of such viruses. You should carry out your own virus checks before opening the e-mail (and/or any attachments).

Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>

Sent: 30 June 2022 08:48

To: DC Support <DC.Support@cherwell-dc.gov.uk>

Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Lorna Fyfe

Address:

16 Thornhill, Chacombe

Comment type:

Objection

Comments:

Dears Sirs, once again We find ourselves objecting to an application for industrial development in an unspoilt rural setting with poor road access and egress.

As I am sure you have received objections with all the vital information and statistics, We can only add our objections, being "just locals" with the knowledge that :- 1. This will break the Banbury traffic system (if it has one) 2. Our "Green Belt" will disappear.

3. It only supplies poorly paid jobs - Banbury is a high employment area.

4. Cherwells policy of development beyond the M40 was "sneaked in " as a late addition and South Northants is under threat from these tactics.

5. Our rural Bus services will end if traffic congestion becomes worse at the M40.

6. Banbury is already the ugliest town along the M40," warehouse town" Cherwell should be upgrading our Town not selling it off to the highest bidder.

Not very technical objections, but local human residential ones which We hope you will take into account.

Yours sincerely,

Lorna & Bob Fyfe

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text"/>
Name	<input type="text" value="Louise Kukainis"/>
Address	<input type="text" value="16 Astrop Road, ,Middleton Cheney"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please do not destroy more landscapes and natural habitat for creatures with a complete and utter eye-saw. We don't need this space, there are empty units everywhere, use what we already have instead."/>
Received Date	<input type="text" value="27/05/2022 13:32:46"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
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Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Marcos Burnett"/>
Address	<input type="text" value="Cannons Yard,Street From Williamscot Hill To Centre,Williamscot,Banbury,OX17 1AB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Why on earth, is this even being considered. The development of the land on the A361 is an environmental and social disaster. Based on that just concrete it and cut down every tree you can see. Why not!"/>
Received Date	<input type="text" value="01/11/2022 21:59:01"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Marcos Burnett"/>
Address	<input type="text" value="Cannons Yard, Street From Williamscot Hill To Centre, Williamscot, Banbury, OX17 1AB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="How on earth can this happen, the damage to the countryside and wildfire is horrific, please stop this development urgently."/>
Received Date	<input type="text" value="15/08/2022 22:46:08"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Marg Thorne"/>
Address	<input type="text" value="Brierly Rd,NG17"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Protection and enhancement of Biodiversity and the natural environment is paramount Take a look at the school curriculum, and how this area can help educate young children. They need to be taught about biodiversity, and have the experience of kinesthetic and visual learning. Being able to touch the plants, to go pond dipping, to see the foxes on a walk. It can stimulate minds, encourage education, better health, including mental health, joggers, cyclists, and wildlife. Huscote Farm needs to be preserved, not demolished. The historic environment is an opportunity for a well thought out walk, planned in conjunction with residents (including input from children). It can help people with dementia as they remember the past. An historical walk would put the area on the map as a Gateway to a vibrant, historical and biodiverse area, and also make a statement of commitment to residents. Protecting Biodiversity and eco systems helps mitigate climate change. Would you really want to blight the lives and health of so many to put a concrete jungle up? Many areas have vast empty warehouses and similar buildings which are not needed, standing vacant. Please leave the concrete jungle and vote for the enhancement of the environment and the health of the people"/>
Received Date	<input type="text" value="30/06/2022 15:56:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Mark Chivers"/>
Address	<input type="text" value="15 Chelmscote Row, Wardington, Banbury, OX17 1SS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>My main initial concerns are:</p> <p>The size of the proposed development. Especially when existing projects are still not filled.</p> <p>Yet more unsightly warehousing. No indication as to the use or not of solar panels and other green tech. No indication of the impact on utilities such as electricity supply, as well as fresh water supply and brown water removal.</p> <p>The employment created would be mainly low skilled and low paid. Despite the best of Cherwell District Council's intentions, this is exactly what has happened to the adjacent Banbury 15 development.</p> <p>The typical minimum wage or near minimum wage jobs mean that most local housing would be unaffordable, and in turn mean that workers would likely have to travel in from further afield or have to stay at home with parents for much longer, denying them a chance to have their own lives and families.</p> <p>It meets none of the aspirations of the CDC Local Plan.</p> <p>It will put yet more pressure on the already congested and air polluted Junction 11 area, access to and from Banbury, the A361 and A422 and their associated villages. Air quality in and around Banbury already exceeds the maximum legal levels for some particulates in certain places / roads.</p> <p>Despite the proposed size of this development there would likely be lorries parked up in different areas waiting to drop off and collect. This is already happening around the town, and could easily spread to the country roads where they would be even more of a hazard.</p> <p>The permanent loss of this environmentally and visually important area should not be underestimated. Wildlife will not only lose habitats, but also important points on migration routes. Also given that the area has been rural for so long the removal of any trees and hedgerow may need separate consideration eg the Hedgerow Removal Regulations. Floodlights / security lights etc would disturb nocturnal animals too.</p>
Received Date	<input type="text" value="16/06/2022 17:20:14"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Address	<input type="text" value="1 Eynard Impasse,Brackley,Northamptonshire"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposal follows the earlier development in spilling over the M40 into open countryside. It will replace open green space with metal clad warehouses, accompanied by 44 tonne HGV's and the huffing sounds of air brakes. No doubt there will be light pollution where currently there is none. The minimal cyclist access, using a narrow motorway underpass where cyclists are expected by design to get off and walk (i.e. this is a not a cycle route) does not make this development sustainable or low impact in any way or form. A surface water discharge to match that of a greenfield site will not adequately protect the area from flooding. With climate change even greenfield sites must up their game. All new development must improve on matters, not match existing, in the knowledge that flooding will increase with the lack of global measures on climate change. Net biodiversity gain is hard to imagine and reflects more on the poor management of the Huscote farm environment than of the good development plan. All of the suggested gains and more can be met far easier by improved farm management. This development will only exacerbate the depletion of Oxfordshire's wildlife, and Banbury does not need any help in that direction."/>
Received Date	<input type="text" value="30/06/2022 14:53:03"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mark Gillett"/>
Address	<input type="text" value="Copper Beach,66 Byfield Road,Woodford Halse,Daventry,NN11 3QS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I totally object due to the increase in uncontrolled, due to no traffic lights, increased traffic joining the J11 roundabout from the A361 will make it impossible to join the roundabout. The previous application for motorway services and hotel and eating places was turned down, now that warehousing has be approved and nearly completed this will only impact the junction further. Additionally, if allowed this will impact Williamscot, Croperdy, Great Bourton, Chacombe and Middleton Cheney as motorists will look to alternative ways of getting to the M40 or in to Banbury creating more traffic on already congested roads within Banbury."/>
Received Date	<input type="text" value="27/06/2022 11:14:05"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
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Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Martin Jones"/>
Address	<input type="text" value="16 Clock Meadow, Byfield, Northamptonshire,"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The transport infrastructure is insufficient to support this development. It is entirely dependent on road connections which are already congested. Land to the east of the railway at Banbury would offer the option to use rail for distribution. This development would do nothing to achieve the net zero carbon commitments the UK has made. I would like to see the environmental impact assessment of this development."/>
Received Date	<input type="text" value="26/06/2022 18:22:06"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
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Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Mary Mccarroll"/>
Address	<input type="text" value="Mayfield ,Queen Street,FARTHINGHOE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Stop allowing more and more warehouses being placed on our priceless countryside. Banbury Council has broken their word as no building was meant to take place on that side of the M40. More traffic, more pollution. Stop now"/>
Received Date	<input type="text" value="26/05/2022 20:55:46"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
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Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value="Megan Bowdler"/>
Address	<input type="text" value="13 Bowling Green, Farthinghoe, Brackley, Northants, NN13 5PQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Unsustainable development as there are no safe public footpaths, cycling routes or reliable public transport routes planned resulting in car access only. This will cause an increase in road congestion, air pollution and noise pollution, which causes an array of social and environmental issues. It will affect the already busy roads nearby including Hennef Way, M40 and the A361 where there are already many accidents. By taking up vast amounts of green space, this development would be an eye sore to Banbury and would be detrimental to the town making it appear as warehouses only, which has a knock on affect to the businesses and communities in the town. Taking away this green space will also have a major negative impact on wildlife by destroying their ecosystems. I am a resident of Farthinghoe village and the increase in traffic that this will cause is extremely concerning."/>
Received Date	<input type="text" value="22/11/2022 21:13:11"/>
Attachments	

Comment for planning application 22/01488/OUT

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Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value="Merrilyn Lucas"/>
Address	<input type="text" value="Lukes Kingdom,Blacklocks Hill,Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Having seen the designs for these warehouses, they will be an eyesore for the people driving off the M40. They look like large boxes, ugly, no beauty there. Taking away some beautiful ancient countryside, There are warehouses standing empty, and others that cannot get the workers to fill the jobs. Banbury doesn't need anymore warehousing . It was always said that the M40 would be the barrier for the building spread. This is the thin edge of the wedge, If it carries on Middleton Cheney and Nerthercote will become part of Banbury."/>
Received Date	<input type="text" value="23/11/2022 19:40:38"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Michael Jones"/>
Address	<input type="text" value="12 The Close,Chipping Warden,Banbury,OX17 1LP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The traffic on the A361 and A422 is bad enough during heavy traffic hours (school run time, rush hours), it makes getting out of the A361 junction dangerous enough. I would like to see improvements to the traffic management at the roundabout (adding traffic lights to all junctions, only one missing them at the minute is the A361) before any additional warehouse units are built"/>
Received Date	<input type="text" value="26/06/2022 10:56:50"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Michelle"/>
Address	<input type="text" value="40 Walton Avenue, Twyford, Banbury, OX17 3LB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Please stop ruining out countryside protect it for our children and our grandchildren the wildlife.
We breath oxygen you keep destroying out country side we won't have any.
Enough building now we are not a city and don't want to its enough that its getting destroyed by the hs2.
Protect the environment and watch the carbon footprint do you not listens to how the world is not happy and its now affecting out weather and its going to end up killing us do you not have younger family that's you care about its not all about another factory jobs and money.
You may think its only one more build but there are far to many builds going up enough is enough."/>
Received Date	<input type="text" value="03/08/2022 16:35:44"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mike Smith"/>
Address	<input type="text" value="24 Browning Road,Banbury,OX16 9LA"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed warehousing units will have a negative effect on the environment both visually and on flora and fauna. These units will be highly visible from both the M40, approach roads and local vantage points. I am not aware of any proposals to soften the lines or design of these units so they blend in with the countryside. The majority of jobs created will not add value to the local jobs market as similar jobs are already available locally. Recruitment for existing similar businesses is currently a challenge. The M40 acts as a natural eastern boundary to Banbury's expansion into the green belt."/>
Received Date	<input type="text" value="06/06/2022 23:29:48"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mr & Mrs Bird"/>
Address	<input type="text" value="8 Blacklocks Hill, Nethercote, Banbury, OX17 2BW"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We object to this application for the following reasons.
The application would be detrimental to the open countryside and wildlife to the east of Banbury.
The area is known for flooding, and the risk would only increase with the huge buildings and hard surfacing.
The area has beautiful ridge and furrow fields and how dare the applicant say they are insignificant.
I suffer with breathing difficulties, and the added air, light and noise pollution would make this area unbearable for me to live.
The roads around this area cannot cope with existing traffic needs, and would not cope with any additional traffic.
We urge you to reject this awful application."/>
Received Date	<input type="text" value="29/06/2022 19:01:43"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mr & Mrs Bird"/>
Address	<input type="text" value="8 Blacklocks Hill, Nethercote, Banbury, OX17 2BW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We object to this application for the following reasons.
The application would be detrimental to the open countryside and wildlife to the east of Banbury.
The area is known for flooding, and the risk would only increase with huge buildings and hard surfacing.
The area has beautiful ridge and furrow fields and not insignificant as the applicant pointed out.
I suffer with breathing difficulties, so the added air, light and noise pollution would make this area unbearable for me to live.
The roads around this area cannot cope with existing traffic needs, and would not cope with any additional traffic, therefore we urge you to reject this application."/>
Received Date	<input type="text" value="07/11/2022 16:28:59"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Mr & Mrs Bowdler"/>
Address	<input type="text" value="7 Blacklocks Hill, Nethercote, Banbury, OX17 2BW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We strongly object to this application for the following reasons.
The development is in a current Green buffer zone, and would visually impair the area of Banbury as a market town, and surrounding villages.
The loss of green fields would have a huge impact on wildlife and should be protected.
This proposed development would increase light and noise pollution to the surrounding area.
The area is well known for flooding, which would increase with hard surfacing of roads and large buildings.
The roads around this area could not cope with any extra future traffic, and are already under strain.
The area does not fall within the Cherwell local plan, and this area was specifically rejected by planning inspector in 2015.
We urge you to reject this application."/>
Received Date	<input type="text" value="05/11/2022 10:31:55"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mr & Mrs Cox"/>
Address	<input type="text" value="White Cottage,4 Blacklocks Hill,Nethercote,Banbury,OX17 2BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>We object to this planning application for the following reasons:</p> <p>The site has not even been agreed for development with CDC's Local Plan which is still in consultation for the 2040 plan.</p> <p>The site has previously been rejected from the local plan due to the impact on the local area, significant detriment to the local landscape, rural areas, traffic impact and requirement for significant highway improvements. This still stands. The local plan states economic growth but not in rural areas.</p> <p>The development would have a serious impact on the history of the area, result in major flooding issues, damage local flora and fauna and wildlife beyond repair and add to the sprawl and blot on the landscape that Banbury is now becoming.</p>
Received Date	<input type="text" value="30/06/2022 09:44:25"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value="Mr & Mrs Cox"/>
Address	<input type="text" value="White Cottage,4 Blacklocks Hill,Nethercote,Banbury,OX17 2BN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Having read the supplementary information provided we object to this planning application, as detailed in our previously submitted comments, and would like to add that access to the site for pedestrians and cyclists is completely inadequate and unsafe."/>
Received Date	<input type="text" value="30/11/2022 09:12:09"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mr & Mrs N Hemstock"/>
Address	<input type="text" value="Penfold Barn,Overthorpe,Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="See attached."/>
Received Date	<input type="text" value="29/06/2022 22:00:34"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Objection to Planning Application 22-01488-OUT.pdf

Objection to Planning Application 22/01488/OUT

We wish to object to the proposal put forward in the above planning application for the development of 140,000 sq m of employment floor space (use class B8 with associated offices and facilities) together with the associated infrastructure works necessary to implement such a large scale development.

There are multiple reasons for objecting to the proposed application however the most pertinent would be that the overall site is not allocated for development in the current Cherwell Local Plan. In fact, the site was expressly excluded from the proposed plan by Mr Nigel Payne, an Inspector appointed to review the local plan by Her Majesty's Planning Inspectorate. Accordingly the site was excluded from being a nominated site within the final local plan.

Any proposal to develop on this site is therefore contrary to the provisions of the Cherwell Local Plan and in particular the following policies –

C.155 – this policy highlights the supply of employment land already available in Banbury and states that Bicester will be the focus for new employment land over the course of the current local plan.

C.128 – amongst other guidance this policy sets out the need to manage growth in a way that will not cause unacceptable harm to important natural and historic assets and the need to manage traffic congestion.

C.129 – this policy expressly refers to the need to minimise the impact of new development on the natural environment.

The subject proposal is clearly contrary to these policies and outside the areas identified for development within the current Cherwell Local Plan.

In addition to the key point on policy we also object to the subject proposal on the following additional grounds -

1. Visual impact

Given the location of the site under consideration, to the east of junction 11 of the M40 where the landscape very markedly changes from being urban to being rural, any development of this scale will simply be a scar on the landscape. The view heading east up the A422 is rural in outlook with a clear break from the existing development bordering the west of the M40. Any large scale development on the east of the M40 will have a negative effect on this view and significantly detract from the transition from the urban landscape into a more rural landscape. Bluntly, the proposed development will be an eyesore.

2. Traffic Impact

Traffic congestion on the Junction 11 roundabout has been a factor in the determination of many planning applications over recent years. Any additional development that is outside of the already allocated sites will only add to the amount of traffic that requires to enter and exit Banbury and its environs via this single roundabout. All traffic from the new development to the west of the M40, plus that already generated from Banbury and the surrounding villages was already putting this junction under strain. Add in the impact of the 1000s of truck movements from HS2 depots up the A361 at Chipping Warden and up the B4525 at Greatworth simply put the single point of access over the point of maximum capacity. Any additional development, particularly at the scale proposed, will only serve to create gridlock at this key junction. This in

turn will simply drive traffic off the main arterial routes through the surrounding villages with the corresponding negative impact on residential amenity.

3. Sustainability

A key tenet of the NPPF is sustainable development. It is very apparent from the scale of the application submitted that this development is far from sustainable, in fact it is the direct opposite. The loss of 75 ha of rural farmland when there are other brownfield sites available for development already allocated in the local plan is hardly sustainable development and on this reason alone this application should be refused.

4. Loss of Biodiversity

The impact of losing 75 ha of rural farmland on the local biodiversity barely needs any explanation. At a time when focus on our environment and natural surroundings never been higher how can an application of this size and scale be approved.

In summary the subject application is contrary to the Local Plan and will have a significant negative impact on the surrounding area on the basis of the reasons outlined above. For all of these reasons we object to this application and request that this application be refused.

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Linda Griffiths
Organisation Name	Mr & Mrs N Hemstock
Address	PENFOLD BARN, OVERTHORPE
Type of Comment	Objection
Type	neighbour
Comments	<p>Further to our objection of 29th June 2022 in respect of this application we wish to reiterate our objection to the proposed development despite the supplementary information provided by the applicant.</p> <p>Grounds for objection are -</p> <ol style="list-style-type: none">1. The entire site falls outside the development boundary as set out in the adopted Cherwell Local Plan. As has been highlighted by many parties any development here is contrary to Policy SLE1 of the Cherwell Local Plan. It is also contrary to Policies C128, C129 and C155 of the Local Plan which refer to the management of urban growth to protect natural and historic assets; the impact of development on the natural environment and the supply of employment land which directs new development to Bicester not Banbury. It is of note the the Inspector who reviewed the Local Plan stated that no development should be permitted to the east of the A361.2. Visual impact This development will destroy the rural views looking east from Banbury into South Northamptonshire. It will completely blight the area heading away from the development around Junction 11 of the M40 into the rural villages that surround Banbury and permanently change this historic landscape. This is again contrary to the Local Plan.3. Highways Impact The impact of a development of this scale on the adjoining road network should need no further explanation. At peak the combination of a busy motorway junction and the main routes into Banbury (A361 & A422) causes routine traffic jams. Anyone who has sought to exit the existing industrial estates on Thorpe Road will also be aware of the traffic build up due to the mass exodus of employees at the end of the day. A new development of the scale proposed will create the same effect on the eastern side of the M40. This is before the impact of the HS2 traffic is layered on which is only just beginning and will be here for at least the next decade. The impact of this increased traffic will be to drive up the practice of rat running through the surrounding villages which will have a negative impact on their residents amenity.4. Sustainable Development How can a development of this scale, removing 75ha of rural farmland be considered sustainable. It will blight the landscape, destroy visual amenity and severely reduce the amenity of the surrounding villages and their residents.5. Loss of Biodiversity The impact of losing 75 ha of rural farmland on the local biodiversity barely needs any explanation. At a time when focus on our environment and natural surroundings never been higher how can an application of this size and scale be approved. <p>In summary the subject application is contrary to the Local Plan and will have a significant negative impact on the surrounding area on the basis of the reasons outlined above. For all of these reasons we object to this application and request that this application be refused.</p>
Received Date	30/11/2022 22:41:51

Attachments



Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Mr B Walker"/>
Address	<input type="text" value="12, Seven Sisters Close, Farthinghoe, Brackley, Northants, NN135PN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed development will inevitably lead to a major increase of HGV traffic on the A422 through Farthinghoe. Traffic levels are already too high, causing noise, pollution, and risk to life on the narrow pavements and elsewhere. The mooted bypass is now unlikely to happen for a considerable period, due to funding issues, and is in any case planned as a 2 lane road, based on current traffic volumes. If the bypass were to go ahead (a remote chance in the short to medium term), the increased volumes caused by this new development would significantly reduce the benefit of the bypass, as it would be too close to the village to mitigate the massive amounts of noise and pollution resulting from the increased traffic levels caused by this proposed development.

If the proposal is approved, the only sensible decision would be to downgrade the A422 between Brackley and Banbury, and ban HGV's completely, forcing them to use the M40.

The area is already blighted by HS2 and its construction traffic, along with a rash of proposed solar farms. Why are we singled out for mass destruction of our environment?

I strongly oppose the development"/>
Received Date	<input type="text" value="11/07/2022 11:18:19"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Mr Clive Hunt
Address	Stud Farm, Street From Banbury Road To Mount Pleasant, Wardington, Banbury, OX17 1RU
Type of Comment	Objection
Type	neighbour
Comments	<p>This site does not exist in any current formal Local Plan. At this time, it is only the subject of a tentative proposal as part of the review of the CDC Local Plan 2011-2031 extension to 2040. Furthermore almost the same proposal that formed part of "Banbury 15" in the draft Local Plan 2011-2031 and was subsequently rejected very unequivocally by the Inspector reviewing the draft plan in 2015. Nothing has changed since then other than the construction of the two horrendous warehouses on the west of the A361.</p> <p>The applicant's Environmental Impact Assessment is way wide of the mark. "The Site creates a transitional area of land between the present urban edge and the more deeply rural landscape to the east. With the warehouse development already referred to on the west side of the A361, this assessment is no longer accurate. With some of the proposed warehouses having a height of 24m this point is further exaggerated on the higher ground on the east side of the site.</p> <p>The projected site plans for access to and egress from the site are wholly unrealistic and will have significant impact on flow of traffic entering and exiting Junction 11 of the M40 and quite probably have specific impacts on traffic on the M40 itself. The proximity of the proposed exit roundabout from the site at a distance of 100m from the J11 M40 interchange poses significant issues in terms of safety and traffic congestion at J11 and surrounding access roads. In conjunction with the extra traffic load anticipated from Frontier Park together with anticipated HS2 traffic, the extra traffic load in the vicinity of the already heavily overloaded J11 would be unsustainable. Clearly the applicant has not taken account of the volume of traffic increase that will take place in the next ten years.</p> <p>The framework Travel Plan is totally ill-informed and demonstrates again the lack of understanding of the local issues. Employees on the site are not going to walk a mile from the nearest bus stop in Ermont Way or cycle through the underpass under the M40 and up the hill to the warehouses. The two Stagecoach bus services from Banbury to Daventry and Brackley past the site are both subject to review for economic reasons. These factors will be a further contributor to the traffic flow issues already referred to.</p> <p>The employment benefits referred to in the application are not at all compatible with the aspirations of the Local Plan 2011-2031 for Banbury. This town is renowned for its hi-tech engineering skills and the Local Plan seeks to maintain that reputation. The focus on the warehouses on this site will be "warehousing and distribution" and light industrial with low-skilled work forces many of whom will be part time.</p> <p>Foul drainage is proposed to be to a private sewage treatment plant located on the site with the treated effluent being discharged to the ditch system. Although the ditches on the site often run dry they will not be able to manage the increased volume of foul (so called treated) effluent.</p> <p>This will be further aggravated by the large area of the site being concreted over leading to rainwater and effluent running off the site on to the A361 and Frontier Park and thus causing flooding as the area is below the recently constructed Cherwell flood barrier just north of Frontier Park.</p>

In summary this application, despite the mass of detail, is totally speculative, ill thought out and ill informed. Banbury does not require it and, if the town is to retain any respect for being the gateway to the Cotswold from the east, it must not be proceeded with. It will only result in the permanent loss of an environmentally and visually important area of countryside.

I urge the CDC Planning Committee to reject the application in its totality.

Received Date

29/06/2022 17:47:27

Attachments

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mr Mrs Bowdler"/>
Address	<input type="text" value="7 Blacklocks Hill, Nethercote, Banbury, OX17 2BW"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We strongly object to this application for the following reasons.
The development is in a current Green buffer zone, and would visually impair the area of Banbury as a market town, and surrounding villages.
The loss of green fields would have a huge impact on wildlife and should be protected.
This proposed development would increase light and noise pollution to the surrounding area.
The area is well known for flooding , which would increase with the hard surfacing of roads and large buildings.
The roads around this area could not cope with any extra future traffic and are already under strain.
The application does not fall within the Cherwell local plan, and this area was specifically rejected by the planning inspector in 2015.
We urge you to reject this application."/>
Received Date	<input type="text" value="29/06/2022 17:58:17"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Mrs Merylyn Lucas"/>
Address	<input type="text" value="Lukes Kingdom,Blacklocks Hill,Banbury,OX17 2BS"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to this planning application, my reasons : the traffic on the M40 roundabout junction 11 is bad enough now. Driving in from Middleton is bad enough at the best of times, if there is an accident on the M40 the whole town is gridlocked. The history of the fields where the wear-houses would be built would be lost forever. We where always told that the M40 would be a barrier and that the industrial spread would not go any further than this."/>
Received Date	<input type="text" value="30/06/2022 08:40:54"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Mrs Sarah Browne"/>
Address	<input type="text" value="The Old Post Office, Shutford Road, Balscote, Banbury, OX15 6JW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object to this proposal. This site is not included for development under the current local plan and falls within open countryside, nor has there been any engagement by the developers with the wider community. It is highly likely that most people will drive there rather than use public transport, it would be interesting to know, on the Chalker Way development how much use is made of public transport as opposed to car usage. If this site was further developed it would further erode the gap between Middleton Cheney and Chacombe and would put further strain on the road network. I actually moved from Middleton Cheney approx 18 months ago due to the misery of the regular jams on the A422. Currently this site provides a green vista against the ever industrial looking Banbury, so many green fields have been lost over the last 10 years pushing the wildlife out and not least losing valuable farmland. I cannot believe there is under capacity of warehousing in the area, is this not similar to the 1990s and an explosion of office space, then the 2000s and retail space some of which is now redundant. Over the past few years I have watched the M40 to Banbury turn from a lovely vista to shed city a truly depressing sight."/>
Received Date	<input type="text" value="09/06/2022 10:39:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value="Neil Forbes"/>
Address	<input type="text" value="Sundial House, Thorpe Road, Wardington, Banbury, OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have considered the proposed modifications submitted by the applicant in relation to Transport, Ecology and Environment issues. These modifications will have exceedingly little effect in mitigating the harmful impact of this proposed development. I would like to re-state my objection in the strongest possible terms."/>
Received Date	<input type="text" value="28/11/2022 18:31:35"/>
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 27 August 2022 11:34
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Neil Forbes [REDACTED]

Address:
Sundial House, Thorpe Road, Wardington, Banbury, OX17 1SP

Comment type:
Objection

Comments:
I would like to register my objection in the strongest terms on the following grounds:

- a greenfield development site that lies outside the Local Plan;
- a massively negative impact on an historic, heritage landscape;
- an irretrievable loss of a natural environment with its associated biodiversity;
- a very considerable addition to traffic congestion, with related environmental pollution.

Case Officer:
David Lowin

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Neil Urquhart"/>
Address	<input type="text" value="Tudor Hall School, Wykham Lane, Banbury, OX16 9UR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This submission is made on behalf of Carrdus School, part of Tudor Hall School, whose land is adjacent to the proposed development. Carrdus School is in a rural location and this expansion of industrial warehousing up the hill to the east of the M40 would directly and negatively affect the school. It would risk its ability to operate as a charity/business by making it less attractive to prospective parents."/>
Received Date	<input type="text" value="21/06/2022 20:30:35"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Nicholas Rawson"/>
Address	<input type="text" value="Inglewood, Street From Banbury Road To Mount Pleasant, Wardington, Banbury, OX17 1RU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object on the following grounds:
1) The traffic on this roundabout is already congested, particularly at peak times and is very congested when approaching from the A361. There are lots of multi vehicle accidents due to the A361 exit onto the roundabout and HGVs in particular will not be able to safely exit.
2) This development will destroy green field land north of the M40, encouraging further urban sprawl from Banbury.
3) Access via foot or bicycle is not safe or practical and reliance on public transportation does not work, meaning this development does not support the council's CO2 reduction targets as it will increase the volume of cars.
I urge you to reject this application."/>
Received Date	<input type="text" value="27/06/2022 20:34:48"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Nicola Jackson"/>
Address	<input type="text" value="2 Spring Lane,Cropredy,Banbury,OX17 1NF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input a="" additional="" against="" already="" and="" any="" application="" area.="" as="" balanced="" be="" bring="" busy="" current="" development="" does="" employee="" employment="" flow="" footage="" given="" if="" information="" is="" lack="" low.="" may="" measure,="" must="" new="" not="" number="" of="" offer="" on="" opportunity="" quite="" ratio="" rejected."="" roads,="" significant="" space\"="" square="" such="" the="" this="" to="" traffic="" type="text" used="" vacancies="" value="I object to the granting of planning for additional warehouse space. The application states \" warehousing="" when="" will="" work=""/>
Received Date	<input type="text" value="26/06/2022 16:35:51"/>
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 30 August 2022 10:04
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Nigel Galletly [REDACTED]

Address:
3 Allens Orchard, Chipping Warden, Banbury Oxon Ox17 1LX

Comment type:
Objection

Comments:

Comments: Documents do not seem to be viewable from this website so Transport Impact assessment cannot be read.

Objection: Traffic arrangements seem badly thought out.

Having a mini-roundabout just off the J11 roundabout is ridiculous as traffic will back up across the motorway junction.

This is another example of creeping expansion of Banbury east of the M40 demarcation line. The A361 already hosts more HGV traffic than ever - possibly exacerbated by the works on A43 for Hs2 - This development will increase HGV traffic using the A361 north to M1 and impact villages of Wardington, Chipping Warden and Byfield that are already under severe pressure from Hs2 construction vehicle movements.

Case Officer:
David Lowin

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action..

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Norina Pauling"/>
Address	<input type="text" value="11 Horton Road, ,Middleton Cheney,,Banbury,Oxon"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Definitely an objection for the following reasons 1) The traffic, which is already bad on the M40 jct 11 roundabout (and HS2 has not even got started yet) will be horrendous. It is difficult enough to get onto the roundabout from the Daventry Road without more traffic in particular lorries and vans adding to it. There are already new warehouses that are not operational yet to add more traffic to the road structure, along with the numerous applications to put a service station, in all but name, next to them to add even more traffic (I've no doubt that will slip in under the radar). This will directly affect anyone in Oxfordshire and Northamptonshire who use the Daventry Road, A361, for commuting. Recently traffic has been backing up on the dual carriageway A422 and is only going to get worse. Add to that the numerous motorway closures when the traffic is diverted through Banbury and Brackley and the situation escalates into a nightmare. 2) The land in question rises to an escarpment and is extremely scenic, this will become an eyesore. Welcome to Banbury which will become known as warehouse city as that is all that will be seen from the motorway. People will bypass it and move on to more scenic towns. 3) Run off water from a flattened landscape that is tarmaced and concreted over has got to go somewhere, ie the A361. 4) Will this make the escarpment unstable? 5) The wildlife and land (including ancient ridge furrows) will be obliterated and this cannot be undone once the area has gone. It is an assault upon the environment. 6) It is also dangerously close to the Northamptonshire county line. Meaning the residents and commuters opinions who use this area should not be ignored."/>
Received Date	<input type="text" value="27/05/2022 20:20:34"/>
Attachments	

20 June 2022

Objection to planning application 22/01488/OUT

Dear Sirs,

As nearby neighbours who will be heavily impacted by the above planning application, we wish to object in the strongest terms.

The proposed development is in contravention of existing planning policy, would lead to significant environmental harm and would offer no economic benefit to the residents of Banbury or the wider Cherwell district.

Planning Policy

Site is not included in the current local plan

The proposed site was specifically excluded from development in the Adopted Cherwell Local Plan 2011-2031.

Sections 199-201 of the Inspectors Report

(<https://www.cherwell.gov.uk/download/downloads/id/3278/cherwell-local-plan-inspectors-report-with-main-modifications-2015.pdf>) clearly sets out the reasons why this site is not suitable for development, even as a strategic reserve site, including:

- 201. Development of the land east of the A361, as noted in earlier landscape assessment work for the Council (2013), would have a significantly detrimental impact on the local landscape, intruding as it would into presently open countryside currently in agricultural use with inevitably large industrial and warehouse buildings. In particular, it would materially extend the built up area of Banbury to the east and lead to a significantly harmful erosion of its rural setting on this side of the town.
- 206. In the light of the above, only the land west of the A361 should be allocated for new employment development in the modified plan and none of that to the east of the road, even as a strategic reserve site. This would have the considerable benefit of reducing the very harmful landscape and potential environmental effects of the wider scheme on a main entrance to the town from the north, south east and east, as well as that on the largely rural landscape of the locality

As there has been no significant change in circumstances since the publication of the above report, and there have been no significant infrastructure improvements in the area, we do not believe there is any new justification for allowing development on this site when it was previously considered unsuitable.

Application pre-empts public consultation and adoption of the Local Plan 2040

The site has been proposed as a speculative development location in the Cherwell Local Plan 2040 consultation (sites LPR-A-034 and LPR-A-168)

A development of this size should not be allowed to proceed without full public consultation, and this application appears as an attempt to circumvent this process by seeking planning permission before full consultation on the Local Plan has been completed.

Removal of 'Green Buffer' between Oxfordshire and Northamptonshire

The site is outside the existing built limit of Banbury and currently forms part of the 'Green Buffer' between Oxfordshire and Northamptonshire.

We believe that these buffers are an important corridor for wildlife and nature, especially at sites like this

where they lay in the main path of the valley. The development of this site could have a significant impact beyond its boundaries.

The ENV04 Banbury Green Buffers Report (<https://www.cherwell.gov.uk/downloads/file/4183/env04-banbury-green-buffers>) clearly states the benefits and reasons that surrounding land around Banbury, such as this site, should not be developed. These include:

- maintain Banbury's distinctive identity and setting,
- protect the separate identity and setting of neighbouring settlements which surround the two towns,
- prevent coalescence and protect the gaps between the existing/planned edge of the towns and surrounding settlements,
- protect the identity and setting of landscape and historic features of value that are important to the identity and setting of the town,
- protect important views.

"The Green Buffers are key to shaping the town and to allow its character as a compact historic market town to be retained".

The proposed development is also inconsistent with the Local Gap policy: The ENV04 Banbury Green Buffers Report, dated September 2013 clearly states, "Extending the Buffer to the District boundary in the east not only protects the settlement of Nethercote, but also provides a policy boundary that is coincident with that of the Local Gap policy in the adjacent District of South Northamptonshire."

Inconsistent with existing policy not to develop east of the M40

There is a longstanding planning policy that the urban development of Banbury should not be able to extend further east than the M40, which forms a logical boundary for the town.

Although this policy has been 'flexed' to a limited extent to allow the existing 'Frontier Park' development (against much opposition from local residents), allowing this application would violate it completely.

Sets a dangerous precedent

Should this application be permitted, it will set a dangerous precedent which will make it harder for the Council to refuse further development on greenfield sites east of the M40.

The controversial and unpopular decision to allow development of Frontier Park has already been used as a supporting argument for this application, and the same arguments will no doubt be applied by developers to future applications in this area.

As part of the Local Plan 2040 consultation, developers have already submitted speculative plans for the land south of the A422, which would obliterate the historic rural hamlet of Nethercote, as well as the Bowling Green Inn.

As residents of Nethercote, we want to ensure that this does not happen and our peaceful hamlet and local pub are preserved for future generations!

Also, although the applicant only proposes development on the western part of the site, there is no guarantee that this will not be expanded in future, and it will be much more difficult to reject once part of the site has already been developed!

Environmental Impact

The proposed development would also have a devastating impact on the environment, not only within the site, but further afield.

Protection of wildlife

The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. As a result this area has a massive range of wildlife, including (but not limited to): bats, deer, weasels, small birds (such as tits and sparrows), medium birds (such as lapwings and woodpeckers) and large birds (such as owls, buzzards, kites and pheasants)

Whilst the applicant is proposing to retain some of the existing trees and hedgerows as part of the development, they will be adjacent to concrete car parks and solid buildings rather than the wide open fields required for hunting and foraging, and will therefore lose significant habitat value and biodiversity.

Construction activity to build the warehouses and par parks will be taking place immediately adjacent to these trees and hedges; this will significantly disturb or displace existing wildlife, which will probably never return.

Protection of Lapwings

The Lapwing has a Red UK conservation status and is protected by The Wildlife and Countryside Act 1981. Although Lapwings are known to be present in the area, they were not included in the applicant's Ecology survey.

We live in Nethercote, just south of the A422 and have personally seen lapwings in the surrounding fields, we even managed to once get a photo (right)!

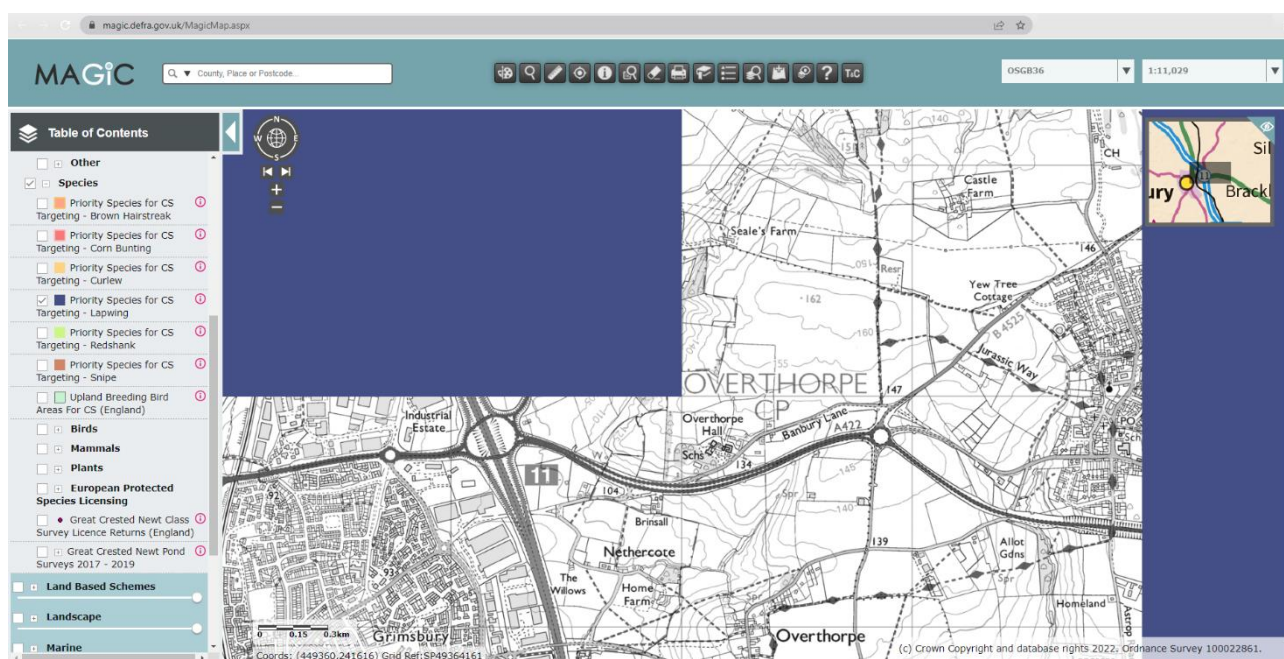


According to DEFRA, part of the site is in an area designated as a "Priority Species for CS Targeting – Lapwing habitat"

<https://magic.defra.gov.uk/MagicMap.aspx>

The Northern lapwing is listed as one of four flagship species, in the **Northamptonshire Biodiversity Action Plan**

<https://www.northamptonshire.gov.uk/councilservices/environment-and-planning/planning/planning-policy/archaeology-biodiversity-and-landscape/documents/PDF%20Documents/Northamptonshire%20BAP%202015-2020.pdf>



The declines in lapwing population have been greatest in southern England and Wales, where the farming changes have been greatest and farmland is the only suitable habitat for the lapwing. Between 1987 and

1998 lapwing numbers dropped by 49 per cent in England and Wales. Since 1960 the numbers dropped by 80 per cent.

<https://www.rspb.org.uk/birds-and-wildlife/wildlife-guides/bird-a-z/lapwing/population-trends/>

Badgers

We are disappointed to see that the applicant has not made public the information related to badgers, in a confidential Appendix 7.2. We believe that this information should be made publicly available to allow appropriate response to the application. If no evidence of badgers was present, then surely the applicant would face no issues from clearly stating so. Failing to do so suggests that the applicant has something to hide.

Impact on air quality

Any development will have an impact on the air pollution in the area, which has been shown to have an adverse effect on wildlife as well as nearby residents.

“Air pollution is a major environmental pressure that is felt at a range of scales, from local, to regional, to global. Air pollutants can affect biodiversity and ecosystem services, harm human health and contribute to climate change. Air pollution has caused widespread changes to sensitive ecosystems in the UK.”

<https://jncc.gov.uk/our-work/air-pollution/>

It is clear that the development will create significant additional vehicle movements (both within and to/from the site), a large proportion of which will be the most polluting vehicles; diesel HGVs.

This will result in an unavoidable increase in both NO₂ and particulate emissions.

The Air Quality to the north of Banbury is already extremely poor due to the proximity of the M40 and the large number of HGVs accessing the existing industrial areas. Part of the area is already included in an Air Quality Management Area.

Allowing construction of more warehouses and the resulting increase in lorry movements will only increase the level of air pollution, causing more misery for residents and damage to local wildlife.

We are also concerned that Carrdus School is on the south-east corner of the site and poor air quality has been shown to have a disproportionate damaging effect on children's lungs.

We note that the air quality assessment has been carried out based on data obtained from existing Cherwell District Council 'Diffusion Tube' detectors west of the M40 (Appendix 10.3).

However, there are currently no detectors east of the M40, so the impact of the development on air quality in Nethercote, Chacombe and the A361 corridor cannot be accurately modelled, and is likely to be significantly worse than suggested by the applicant.

Noise Pollution

Construction and operation of new industrial units will undoubtedly lead to a significant increase in noise pollution.

This will not just include the movement of vehicles within the site, air conditioning units and machinery, it will also include alarms, reversing beepers and warning sirens, which do not appear to have been considered as part of the applicant's assessment and, by design, are far more disruptive and carry a lot further. The residents of Nethercote are already regularly bothered by alarms in the Central M40 development nearly 1km away!

Additional noise pollution will not be limited to the site itself, but will also include the area surrounding the M40 junction, A361 and A422 as a result of the additional vehicle movements generated by the site, a large proportion of which will be HGVs

Any increase in noise pollution will have a negative effect on the residents of Chacombe, Banbury Lane and Nethercote.

As the site is proposed to operate 24/7, there will be no respite from noise for nearby residents. Additional, the proposal is for construction activity (with the additional associated noise and dust) to take place over at least 5 years.

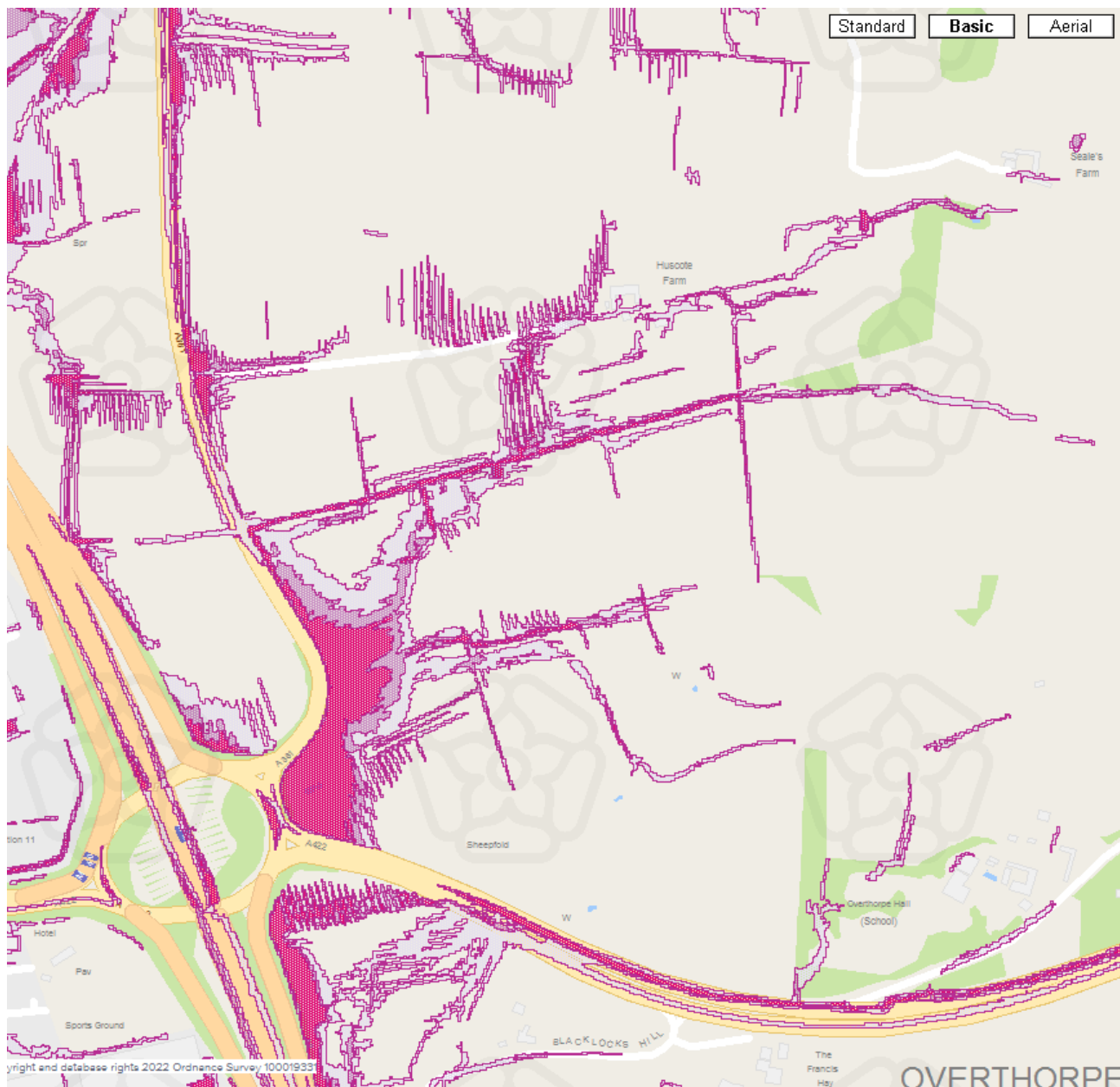
We note that 'Dogs for Good', some of whose service users are autistic and likely to be highly noise-sensitive, has not been considered in the applicants' assessment.

Noise pollution is also likely to have a detrimental effect on local wildlife, especially on those creatures which rely on hunting by sound (bats, owls etc).

Impact on flooding management

The Northamptonshire Flood Toolkit and the Oxfordshire Treescapes Project maps (among others) clearly show how the area is at a high risk of flooding from surface water, and therefore is an important natural flood management area.

Adding additional permanent impermeable ground covering on the sloping site is likely to lead to additional floodwater running off the site into adjacent low lying areas. This includes areas with residential properties (for example, Chacombe and Nethercote).



Surface and Foul Water Disposal

We are concerned that the proposed site has no connection to the existing sewerage system, and that foul water will be treated at a new plant on the site and then discharged into the surface water network.

The operation of this treatment plant could result in neighbouring residents in Nethercote, Chacombe and Overthorpe being exposed to noxious odours.

We are also concerned that, should this plant or the surface water drainage become overwhelmed during periods of heavy rain, the adjacent low lying residential areas and the River Cherwell would be subjected to untreated discharges and run-off from this site.

We believe that, should the development go ahead, the applicant should instead be required to fund the extension of the mains sewerage system onto the site to ensure that all foul water and run-off is properly dealt with.

Light pollution

The applicant's Environmental assessment does not appear to have considered the impact of light pollution from the development on the surrounding area.

Banbury already causes a massive amount of light pollution in this area. The current green buffer gives wildlife some safety from harm, it also provides an important buffer to the surrounding residents. The sheer number of industrial units on the east side of Banbury, and the high levels of light pollution they emit must not be allowed to increase!

The problem of the additional light pollution needs to be considered, as per the Government's guidance on light pollution www.gov.uk/guidance/light-pollution

"Artificial light can wreak havoc on natural body rhythms in both humans and animals. Nocturnal light interrupts sleep and confuses the circadian rhythm—the internal, twenty-four-hour clock that guides day and night activities and affects physiological processes in nearly all living organisms."

<https://www.nationalgeographic.org/article/light-pollution>



Visual Impact

This site is visible for miles due to its rising location on the edge of the valley. The applicant's own 'Theoretical Visibility' maps (appendix 5.1) show it will clearly be visible across a large part of Banbury town, as well as from Nethercote, Overthorpe and to road users on the A422, M40 and A361.

We strongly disagree with the applicants' conclusions that the visual and landscape impact is overall not significant. Instead, we believe the damage to the landscape and visual impact is not outweighed by any potential benefits offered by the development.

We also disagree that the remaining medieval ridge and furrow farmland is of low value, as it provides important evidence of Banbury's agricultural past and the development of Oxfordshire as a whole.

Sustainability

Loss of Farmland

The development would result in the loss of existing good quality agricultural land that is suitable for arable or grazing purposes.

At a time when the UK is concerned about its future food security (due to the current global supply chain problems, as well as the ongoing conflict in Ukraine), it seems foolish to allow valuable farmland to be irretrievably lost to unsuitable development.

Lack of Rail Access

Both central and local government are seeking to reduce the impact of climate change by reducing carbon emissions, with an ultimate aim of reaching net-zero.

A key strategy to achieve this is to encourage as much modal shift as possible from road to rail for both passengers and freight. This also has the benefit of relieving congestion on the road network.

We believe it would therefore be irresponsible to permit a development that is solely reliant on road vehicle movements for its operation and construction and has no realistic possibility of any connection to the rail freight network.

The lack of a rail connection to the existing Central M40 development seems like a missed opportunity, given that it is adjacent to the Chiltern Main Line and even has a disused rail alignment running through the site.

On the other hand, the obstacle of the M40 means that there is no realistic possibility of the application site ever being connected to the rail network.

We strongly believe that, if there truly is a need for additional warehouse and logistics developments within the local area, such developments should only be permitted at sites which are already rail-connected (such as DIRFT or MOD Kineton), or immediately adjacent to an existing rail line with a realistic possibility of a connection being established.

Traffic & Transport

Traffic Impact

The Inspectors Report into the 2011-2030 plan states regarding this site:

- 203. In addition, for the whole site to be developed as a mainly road based B2/B8 employment scheme, major contributions are likely to be necessary to other transport and highway improvements, especially to the motorway junction itself. There is no clear evidence that an acceptable programme of works could viably and practically be delivered, taking into account the impacts of other developments committed in the plan.

As the circumstances have not changed, and no other infrastructure works are planned as part of this application to resolve the traffic problems, then it is clear that the site remains unsuitable for development.

Junction 11 of the M40 often cannot cope with the amount of traffic using it and when there is an incident or roadworks in the vicinity, this whole area frequently grinds to a crawl. The A361 and the A422 are simply not fit to handle the projected 6300 additional daily vehicle movements that the development would create.

The proposal to add an additional roundabout on the A361 between the Frontier Park and the M40 roundabout will further exacerbate the queues along the A361 at peak times.

Congestion on the A422 already causes motorists to ignore the 'No Entry' sign at the north end of Banbury Lane and rat-run along the narrow single track lane through Nethercote, leading to safety concerns for residents, cyclists and pedestrians who all use this route. Extra traffic from this development would cause this to happen more frequently.

The applicant proposes that construction will take place between 2023 and 2028. This coincides with construction work on HS2. Vehicles associated with both will be using the A361 and M40 junction, leading to a significant increase in construction vehicle movements during this period.

Public Transport & Active Travel

There is virtually no infrastructure in the area to provide this development with any form of access, other than vehicular. There is no pavement for pedestrians or safe cycling route along the A361, more importantly there is no safe means for pedestrians or cyclists to cross the M40 junction.

Although the applicant does suggest that pedestrians and cyclists could reach the site via Banbury Gateway and the tunnel under the M40, this would be a significant detour. It is also a very isolated and barely lit (if at all) which makes it totally unsafe for women and vulnerable people, particularly during the hours of darkness.

The applicant does not propose adding a signalled crossing across the A361 to allow pedestrians to access the development, only dropped kerbs and a pedestrian refuge.

Given the significant increase in traffic along the A361, including construction traffic for HS2, we do not believe that this offers enough safety for pedestrians crossing this busy road, especially those with mobility problems or a visual impairment. This would likely limit the ability of disabled people to access employment on this site.

The applicant does not propose any infrastructure improvements that would make it easier to access the site on foot or bike from the east, north or south. This limits the ability of residents in Chacombe, Nethercote, Overthorpe and Middleton Cheney to access employment opportunities within the site without using a vehicle.

The site is too far from the main transport hub at Banbury Railway Station for it to be within easy walking distance, discouraging employees from arriving by train.

Of the two bus routes that currently go past the site, Stagecoach recently announced that it was completely scrapping the 200 bus service, due to lack of demand. Some of the buses on the 500 service do go past to Chacombe, but not evenings or Sundays, so are not a practical method for accessing the proposed site which is proposed to operate 24/7.

It is clear, therefore, that most employees will arrive by car, which is inconsistent with council policies to reduce car journeys and associated carbon emissions.

Additional traffic congestion caused by this development will also increase in additional delays to existing bus services, making them less attractive and require more vehicles and drivers to maintain the existing frequency.

Personal Injury Collisions Data

We are disappointed to see that the applicant has only examined Personal Injury Collision (PIC) data for Oxfordshire as part of the Transport and Access assessment.

Given the site's proximity to the Northamptonshire border, and that many of the vehicles accessing the site will arrive from the Northamptonshire direction via the A422 and A361, we would expect the applicant to also have included PIC data from Northamptonshire when assessing the risk to pedestrians and road users from this development.

Economic Impact

The application proposes creating employment of Class B8 – Storage or distribution.

Banbury already includes huge amounts of this type of employment, many warehouses are still awaiting tenants and existing employers are struggling to recruit and retain staff.

This will only get worse as Brexit reduces the amount of labour available from the EU.

Any additional jobs created are unlikely to benefit residents of Banbury (who are already spoiled for choice) and so potential employees would need to travel in from further afield, leading to additional vehicle movements on the M40, A422 and other parts of the area's road network.

These jobs are also likely to be low-skill and low-wage positions, not the high-skill, high-wage, high-tech and manufacturing jobs that Banbury needs to attract people and investment to the town.

The location of the site on the edge of Banbury means that employees will be unlikely to visit the town centre shops and facilities (e.g. to buy lunch) so it is unlikely to provide any boost to regeneration of the town centre.

Therefore, the council should reject this application because any benefit from new employment does not justify the environmental damage from building on greenfield sites.

Loss of Residential Property

The application proposes the demolition of the existing Huscote Farm farmhouse and adjacent buildings.

Cherwell District Council does not currently have a sufficient supply of housing to meet targets set by central government and has consequently been forced to approve residential developments outside of areas identified by the Local Plan.

Therefore, to help meet housing targets, the council should not be permitting the demolition of existing residential properties without adequate replacement.

If agricultural buildings on the site are now redundant, the council should instead be working with the property owners to refurbish and re-purpose them for residential use.

Conclusion

As laid out above, we believe that the extremely limited benefits offered by the new development are vastly outweighed by the negatives, and therefore implore the council's officers to do the right thing and reject the application, as well as any future similar applications for development east of the M40.

Yours Faithfully

Daniel Hill & Andrea Keeping

Development Planning
Cherwell District Council
Bodicote House
Bodicote
OX15 4AA

15 August 2022

Dear Sir/Madam,

OS Parcel 5616 South West of Huscote Farm and East of Daventry Road, Banbury

Outline Planning Application – 22/01488/OUT – Construction of up to 140,000 sqm of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site access, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associate works including demolition of the existing farmhouse

I am writing to object to the above outline planning application for the following reasons:

- 1) The site was assessed in detail by the Inspector in 2015 and specifically excluded from the currently adopted Local Plan. Nothing material has changed since then.

The development does not satisfy the criteria of SLE1 of the Local Plan which applies where speculative developments are proposed.

It is not within the built-up limits of the settlement or on an allocated site;

It is not outside of the Green Belt, and no very special circumstances can be demonstrated;

It does not make efficient use of previously developed land, or existing and underused sites and premises;

It does not have good access by public transport or other sustainable modes of transport

The buildings will be out of character with the surrounding rural landscape, and will not be of an appropriate scale;

The buildings will have an adverse effect on residents and the historic and natural environment.

- 2) Detrimental impact on the local landscape

To the East of the A361, Blacklocks Hill and the land rising up to it is attractive and forms an important buffer on the edge of Banbury. Buildings of the height proposed will permanently block a view that is highly valued by local residents, and permanently destroy historic ridge and furrow farmland. It would be a disgrace if we let developers trash this land for profit.

3) Detrimental impact on the surrounding highway network.

There is no easy access for cyclists or pedestrians and the site is poorly served by public transport. Workers and visitors to the site would be reliant on cars for transport. However, the M40 junction is already regularly snarled up with traffic, and it will get worse with vehicles working on HS2 and from the Frontier Park development when it is operational. The proposed development will make it even worse.

Due to other developments, it is not possible to mitigate the effects by building a South East relief road.

4) Absence of Community Engagement contrary to the NPPF

There has been no attempt to engage with the local community, e.g. with public meetings or exhibitions

Conclusion

For the above reasons, development to the east of the A361 is inappropriate, and the outline application should be refused.

Yours faithfully,

Kate Spencer

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Oscar"/>
Address	<input type="text" value="36 Thornhill,Chacombe,OX172JQ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="What an absolutely horrendous idea! The road infrastructure around this area is already overloaded let alone with building more offices and warehouses. There are no comments at all about the supporting network of roads etc let alone mentioning this will destroy the countryside."/>
Received Date	<input type="text" value="01/11/2022 13:44:00"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	David Lowin
Organisation Name	Pamela Jones
Address	Sundial House, Thorpe Road, Wardington, Banbury, OX17 1SP
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this planning application on the following grounds:</p> <p>Environmental Impact : Negative and detrimental impact to the environment. Destruction of hedgerows and wildlife habitat. The development would also have an overpowering and negative visual impact on the approach to Banbury. Pollution from increased movements of heavy goods vehicles and cars. Banbury already has some of the most polluted roads in Oxfordshire.</p> <p>Transport Impact : The A361 and motorway roundabout already struggle to cope with the current volumes of traffic and the traffic from the new warehouse development on the A361 will no doubt add to current queues and vehicle movements. The addition of further warehouse (lorries and worker vehicle movements) that would result from this application would only add to the problem</p> <p>Manual/low paid employment opportunities : Banbury does not have an unemployment issue. Staff for this proposal would no doubt have to travel to the area by car, thus adding to the pollution and transport impact. The type of development would not attract skilled and innovative business to Banbury and would not add to any prestige in attracting new and dynamic business to the area.</p> <p>Against local Plan : I believe that the local development plan allowed for some limited development to the east of the M40 but specifically for businesses and industries providing high skilled and scientific based employment opportunities.</p> <p>There are so many points upon which one might object to this proposal and I cannot think of ANY in its favour.</p> <p>I wholly and completely object to this proposal or any further development of warehousing in Banbury, which is in danger of becoming a distribution hub, overwhelmingly providing unskilled, low paid employment with even increasing traffic movements to and from the warehouses. If it is approved, this application would further damage the reputation of Banbury as a town which that has turned into an ugly and unattractive place to both live and visit.</p>
Received Date	22/08/2022 18:38:49
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 14 June 2022 19:33
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Paul Dalbeck [REDACTED]

Address:
The Malt House, Edgecote Lane, Wardington, Banbury, OX17 1SH

Comment type:
Objection

Comments:
The main initial concerns are:

The size of the proposed development
Yet more unsightly warehousing

The employment created would be mainly low skilled and low paid. Despite the best of Cherwell District Council's intentions, this is exactly what has happened to the adjacent Banbury 15 development It meets none of the aspirations of the CDC Local Plan It will put yet more pressure on the already congested and air polluted Junction 11 area, access to and from Banbury, the A361 and A422 and their associated villages The permanent loss of this environmentally and visually important area should not be underestimated We would greatly appreciate any help you can give us to ensure the application isn't approved.

Best wishes,

Case Officer:
Samantha Taylor

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Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Paul Phillips"/>
Address	<input type="text" value="44 East Street, Banbury, OX16 3LJ"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The plan to convert yet more farm land to warehouse will ruin more wild life habitats. Many species of birds have lost habitats in wetlands and around the motor way area with building of more warehouse facilities. We have many vacant building around the town that could be utilised and converted for warehouse solutions with out building more. The area and motorway is already highly packed with large vehicles and lorries making the surrounding roads slow particularly around the area of the proposed warehouse. The jobs generated by construction of and on going employment in the facility will not benefit the local area. Construction staff will not be from the local area but driven in from further afield. Automation and the very nature of warehouses mean staffing and jobs are low skilled and do not add to the local economy. This will have a direct impact to my to traffic to and from my home address with all the added Construction and ultimately lorry traffic."/>
Received Date	<input type="text" value="26/05/2022 20:21:11"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Pauline Margaret Sheppeck"/>
Address	<input type="text" value="4 Bennett Close,Chacombe,,Nr Banbury,Oxon"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Dear Sir or Madam,
Is there such a thing as GREEN BELT? If so this would be ruined by this.
The M40 roundabout is bad enough now if this is to go ahead it would be nearly impossible to get onto the roundabout from the 361.
I strongly object to this but I think I am wasting my time because the general publics views do not matter you will go ahead anyway.
Yours Sincerely
Mrs P M Sheppeck"/>
Received Date	<input type="text" value="27/06/2022 21:08:42"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Peter Critchley"/>
Address	<input type="text" value="7 Thornhill ,Chacombe ,OX17 2JG"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed development is completely unnecessary and would have a disastrous impact on the countryside, it's wildlife and those already resident in the area eroding the landscape and character of a beautiful natural area.
The developers undertook no public consultation which should have been a comprehensive exercise for all surrounding villages for a scheme of this size.
The routes around the proposed development have not had the infrastructure implemented to manage the development that has already taken place, let alone this new proposal. The surrounding roads already struggle to cope with the volume of traffic and that is before the completion of the warehouses that have somehow already been approved along the A361 which will only add to the pressure on the roads.
A similar application was already declined in 2015 and nothing has changed that should mean that original decision is overturned. Additionally, further approval of building on this site will just set a precedent and open the flood gates to further development and encroachment on the countryside, ultimately bringing an already sprawling Banbury ever closer to South Northamptonshire.
I would implore you to take a stand against these developers and send a message to them and any others that development in this area is unnecessary, unwanted and will not be approved."/>
Received Date	<input type="text" value="26/06/2022 16:49:00"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Peter Sanford"/>
Address	<input type="text" value="87 Edinburgh Way, Banbury, OX16 0NZ"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Anything which creates more jobs in the area is a great benefit."/>
Received Date	<input type="text" value="26/05/2022 19:51:49"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Philip Short"/>
Address	<input type="text" value="9 Poplars Road,Chacombe,OX17 2JY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I strongly object for the following reasons:</p> <ol style="list-style-type: none">1) Planning Policy and Decision Making Framework - Principle of the Development :-The site is specifically excluded from the currently adopted Local Plan and was assessed in detail by the Inspector in 2015.2) The proposed development would have a significantly detrimental impact on the local landscape3) The proposed development would have a significantly detrimental impact on the surrounding highway network4) Absence of Community Engagement contrary to the NPPF <p>Lack of existing road capacity on on M40 Junction 11 and the A361, which is further compounded by existing additional traffic due to HS2 construction and the operation on the two new warehouses on this side of the M40 Risk of flooding, given the gradient of the site, from surface run off on what is very damp ground The visual impact and destruction of rural aspect</p>
Received Date	<input type="text" value="30/06/2022 17:10:38"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Philippa Moggridge"/>
Address	<input type="text" value="23 Church lane,,Middleton Cheney,,Banbury,,Oxon"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The proposed development is enormous and completely unnecessary it would once again put pressure on the wildlife and biodiversity of the area and will bring further pollution and polluting gases to the area. There is currently not the infrastructure to support such a development and would cause a significant decline in air quality to the surrounding area. This particular motorway junction and surrounding roundabouts are always a bottleneck especially if there is a problem on the motorway this development would further exacerbate this problem. Ultimately if we allow this development before long all the surrounding villages will be swallowed up by warehousing as application after application is allowed. I am disappointed that despite being well aware of global warming and environmental impacts instead of building on brown sites we are still building on any green space we can find. I object to the fact that there appears to have been no public consultation and was only made aware of this huge development recently. If it is such a great development why is it being kept as secret as possible?"/>
Received Date	<input type="text" value="11/07/2022 19:37:28"/>
Attachments	

Rachel Tibbetts

From: dc.support@cherwell-dc.gov.uk
Sent: 27 August 2022 07:18
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Philippa Moggridge [REDACTED]

Address:
23 church lane, Middleton Cheney, Banbury, Oxon, Ox17 2ns

Comment type:
Objection

Comments:
The proposed plan will completely destroy a small local community. It will also destroy the biodiversity of that area. We have no need for yet more office space which currently sits empty in the huge warehouses that already exist. Brown field sites need reusing not more green belt land being destroyed for a few individuals to line their pockets. Time to start thinking about our children and grandchildren and the world we are leaving them, yet again this proposal is an environmental disaster.

Case Officer:
David Lowin

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Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Pippa Newman"/>
Address	<input type="text" value="38 Sidney Road,Woodford Halse,Nn11 3rr"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="How will you ensure there will be no impact on traffic? 100s of people from my village drive into Banbury for employment. This area is a massive bottle neck already during morning rush hour and now you want to add more HGVs?! You don't even know what the impact of the the new estate over the road will be. Will you, finally, put some traffic lights on A361 exit onto the M40 island or are you expecting drivers and the already planned for HGVS and now even more plus HS2 traffic to just sit and wait all day? Basically the A361 will be a trucking route on an already narrow congested road with a car park to get on the M40 at the end of it. All you've done in the last few years is allow Wear housing estates to be erected with absolutely no regard for or attempt made to putting suitable roads in. 100s of HGVs have been allowed onto our roads and you've made no attempt to widen them or create extra lanes. Getting into and out of Banbury is ridiculous. In the 5 year's I've worked there my commute has increased by 20 mins because you keep allowing more and more HGV traffic on the roads and you never improve the roads. You don't care about people and our work life balance. All you're bothered about is getting more business rates."/>
Received Date	<input type="text" value="27/06/2022 21:04:27"/>
Attachments	

Lynne Baldwin

From: Polly Stevens <[REDACTED]>
Sent: 30 November 2022 18:27
To: Planning
Subject: Application No.: 22/01488/OUT

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

I would like to object to the building of yet more warehousing re. application no. 22/01488/OUT.

This is the second time this has been put forward with no new changes to the application. This is a cynical way of pushing through by sheer persistence without addressing any issues which would have been previously highlighted. My objections:

Use of previously sustainable agricultural land for non sustainable use. Why despite an obvious need to produce more food locally are we raising warehousing which will process food imported from elsewhere and often from overseas.

The quality of the warehousing does nothing to alleviate the impact on the immediate environment. There are no solar panels, green roofs, water catchment on any of the warehousing that has been put up in the past few years. Our council planning department have been woeful in insisting on obvious environmental safe guards that would be commonplace in other countries or even Central London. The countryside is continually playing catch up and abused by cheap development that create few jobs of any quality.

The warehousing will create a huge pad of concrete that water at the bottom of a severe incline will have to go around to drain away. This water will have no where to go but into the drainage scheme that is designed to save the town centre from flooding.

The visual impact on the local area will be shockingly negative. These fields can be seen from the town centre and on the main roads leading from the town. The view now will be of solid warehousing giving a poor impression of the area, depleting pride in the town.

The traffic is already appalling on the A361 to gain access to the roundabout. The impact of huge lorries forcing their way into the waiting stream of traffic and blocking lanes of the roundabout will create yet more chaos to an area that the council/highways did nothing to improve by spending vast amounts of money changing the traffic lights. The bus to Daventry is due to be discontinued which removes one of the buses that would serve this area.

Rgds. Alexis Stevens
Old Stone Cottage
Wardington
OX17 1RU

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="R Coles"/>
Address	<input type="text" value="81 Wellington Avenue, Banbury, OX16 3NE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Is the planning department completely lacking in any common sense. Banbury Old Town is dying because of the continuous 'out of town' developments passed by this department. The Hospital is being run down by the Oxford Health Trust. The maternity is earmarked for closure. It is becoming increasingly difficult to get doctor or dental appointments. Yes, these are not part of this department but surely should be taken into account. The road infrastructure is farcical at best and is gridlocked on a daily basis. Yet, it is seriously being considered to destroy even MORE of the green belt. The M40 junction is unable to cope with ordinary daily traffic, a simple RTC causes total chaos through out the whole area and the planning department is looking at adding thousands of HGV vehicles annually to that strained road system, this is after the whole scale destruction and chaos of the building process. Well done."/>
Received Date	<input type="text" value="27/06/2022 18:43:43"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text"/>
Name	<input type="text" value="Rachel Bee"/>
Address	<input type="text" value="Thornhill House,23 Middleton Road ,Chacombe ,OX172JF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Yet again this is going to create more traffic on a junction that already cannot deal with it, add increased accidents and pressure to the A361!which is already taking the strain of HS2 traffic and the warehouses in the other side of the road. It will dominate the landscape which is attractive and only increase flooding potential as the land is sloping. Tons of concrete pumped onto this will cause run off elsewhere, likely the roads. If the land is levelled there is an increased risk of subsidence on the hill behind it that has residential homes atop."/>
Received Date	<input type="text" value="27/05/2022 06:17:15"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Rachel Smith"/>
Address	<input type="text" value="The Church Room,Overthorpe ,OX17 2AE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Land not included in the local plan.
Urban sprawl spreading further and further. Worrying it has crossed the motorway when it is already sprawled across the other side.
Infrastructure is already unable to cope. Roads and roundabouts already very congested and traffic jams are a big issue. More traffic increases the risk of traffic accidents. More congestion would impact on air quality and health.
Many workers take short cuts down tiny country lanes which are not suitable for heavy traffic, thereby putting lives at risk.
The footprint and height of the proposed buildings would dominate the local area and spoil the rural aspect.
Impact on local wildlife."/>
Received Date	<input type="text" value="28/06/2022 21:00:43"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Rich Tolde"/>
Address	<input type="text" value="203 West Street,Banbury,OX16 3TY"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I fail to see the economic need for such a development in this area, given the fact that existing new warehouse developments remain unfilled. In addition, those operating already cannot find sufficient staff to fully operate them to their optimal capacity.</p> <p>In addition, no environmental study appears to have been conducted to assess the effects of such a permanent loss of green space.</p> <p>At a time when global food shortages push up prices, surely the preservation of exist agricultural land is paramount and preferable to a speculative development that appears to have no immediate commercial, economic or social benefit to the residents of Banbury and surrounding villages.</p> <p>This application should be rejected, or at the very least postponed until there is a clear and present need for such a development. Anything less is a betrayal of the rights of local people to have their say over this misguided planning project.</p> <p>Instead, why not give over this land to a community-based project to re-wild this area, including the creation of amenity woodland, something sorely lacking in this area of 'Banburyshire'.</p>
Received Date	<input type="text" value="23/06/2022 20:33:05"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Richard Bee"/>
Address	<input type="text" value="23 Middleton Road,Chacombe,Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object for the following reasons: Destruction of yet more countryside and habitat Lack of existing road capacity on A361exacerbated by HS2 and the two warehouses just built on the other side of the road. Already overloaded M40 J11 - the slightest issue causes gridlock on both sides of the junction Risk of flooding from surface run off on what is very damp ground Destruction of rural aspect particularly with the proposed building of warehouses up the hill side"/>
Received Date	<input type="text" value="27/05/2022 06:25:59"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Richard Prangle"/>
Address	<input type="text" value="38 Centre Street, Banbury, OX16 3LQ"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Whilst I don't object to the development in principle, my view is that it can only be supported if infrastructure is addressed in relation to accessing the M40. A new junction is required south of junction 11 to take the strain of the extra traffic caused by the development along that stretch west of the motorway. The companies who have moved there should pay sufficient CIL to ensure this happens as junction 11 is no longer capable of handling the amount of traffic to/from the M40. This would be exacerbated by this proposal."/>
Received Date	<input type="text" value="03/11/2022 14:41:09"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Richard Prangle"/>
Address	<input type="text" value="38 Centre Street, Banbury, OX16 3LQ"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Schemes such as these cannot work unless there is equivalent investment in infrastructure. CILs need to be collected from this and other new warehouse owners to construct an M40 junction 10a."/>
Received Date	<input type="text" value="10/06/2022 23:32:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Richard Randall"/>
Address	<input type="text" value="Copperfields, Overthope, Banbury, OX17 2AF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="The countryside on the Middleton Cheney side of the M40 has to be treated as green belt for both the residents of Banbury today and future generations. The road and transport infrastructure around junction 11 cannot support increased traffic load for logistics. This area supports both a wide and diverse range of wildlife, and walks and cycle ways - essential for the population of Banbury for exercise. Obesity is our biggest generational threat. Legally and morally this development should not be allowed."/>
Received Date	<input type="text" value="24/06/2022 13:30:41"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Richard Randall"/>
Address	<input type="text" value="Copperfields,Overthorpe,Banbury,OX17 2AF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="In the current economic environment, there can be no sound business case for the next 2-3 years that supports the need for more warehousing. The country is in recession, supply chains are shrinking and interest rates increasing to reduce demand further.

This application is creating warehouses that will stand empty, adding nothing to the economy and destroying natural habitat and countryside.

If warehousing is necessary, then the Government 'leveling up' agenda should reinforce that such facilities are constructed in regions where the employment is required."/>
Received Date	<input type="text" value="04/11/2022 10:18:18"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Robert Harwood"/>
Address	<input type="text" value="2 Manor Flat,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="THIS IS YET MORE DEGRADATION OF FARMLAND AND MORE ENCROACHMENT INTO THE RURAL LANDSCAPE AND COMMUNITY. SMACKS OF THE HS2 FIASCO. I OBJECT IN THE STRONGEST TERMS"/>
Received Date	<input type="text" value="13/06/2022 13:16:46"/>
Attachments	

Lynne Baldwin

From: dc.support@cherwell-dc.gov.uk
Sent: 16 November 2022 17:48
To: DC Support
Subject: New comments for application 22/01488/OUT

New comments have been received for application 22/01488/OUT at site address: OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury

from Rona Ewing Murray [REDACTED]

Address:
22 Thornhill, Chacombe

Comment type:
Objection

Comments:

I raised an objection some months ago, and following the "supplementary information" (ludicrous though it was), I would like to reiterate previous objections entered by other people, as it words the objections so well, and just affirms my thinking.

There is nothing in the supplementary information from the applicant that will make any difference to the significant detrimental impact on those impacted should this development be approved. One can only hope Cherwell's drive to deliver investment zones isn't invested in supporting this application. My objections remain based on:

Unnecessary development - area was not earmarked in the LP and in fact was specifically excluded by the Planning Inspectorate in 2015 so why is it being considered now? DIRFT III near Daventry already has 345 ha of land designated for such uses and permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. New and still empty factories on the A361 together with many empty factories throughout the district should indicate further development of this type is not necessary or wanted! The impact of HS2 traffic and new warehouses on the A361 cannot possibly be assessed and dismissed so easily. Currently, high volumes of traffic in and around the area, resulting in queuing traffic spewing out emissions, causes frustration, impatience and inevitably more accidents.

Emissions from the factories in terms heat, light, odours and noise will severely impact the many schools, care homes and residents in the locality. Issues identified in Grimsbury and Hennef Way will be exacerbated. Developer contributions towards Hennef Way improvements will result in nothing more than wider lanes, causing more traffic bottle necks all through the town, more standing traffic, more emissions, more delays and more misery.

What a welcome to Cherwell.

Oxfordshire County Council have made it clear that no major changes to this junction are in scope - without a new/improved M40 junction this is not sustainable.

Already recognised as the UK's ugliest junction, not something CDC should be proud of and will deter visitors to a town of warehouses. The landscape will be decimated - changing from a beautiful landscape to an ugly concrete jungle.

The proposed site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. The area has a massive range of wildlife, including bats that need our protection.

Potential issues with drainage and flooding.

Surely it is time to take note of the opinions/objections of the many local people who have contributed, and put an end to this nonsense!

Case Officer:
David Lowin

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Name	Rona Murray
Address	22 Thornhill,Chacombe
Type of Comment	Objection
Type	neighbour
Comments	<p>I most strongly object to this application for the following reasons: This site in question is not included in the current Cherwell Local Plan, and was not allocated for development. Any development in this area will devastate the locality, and destroy species-rich grassland which is essential for the local ecology, both in terms of climate and the destruction of historically important land that goes back to medieval times. It would also have considerable detrimental effect on local wildlife. On top of this, flooding is a huge risk in the area which is already prone to this and by concreting over the permeable land this will exacerbate this. I fail to understand how the appalling building already taking place in "Frontier Park" can have affected the baseline of "the sensitivity to the landscape and the visual sensitivity".</p> <p>In addition, someone appears to be under the misapprehension that a few trees and hedges can "mitigate" the effects of the proposed structures which I understand are to be from 19m up to 24m, far higher than the monstrosities already being built.</p> <p>In relation to the additional traffic this development would produce (the number of 6300 vehicles, which would include 2200 HGVs, per day is mentioned), if added to the anticipated volume of traffic from Frontier Park and the number of HGVs expected from HS2 works (an additional 1000 per day), would make this a permanent traffic jam. It is already agreed that the traffic in the area, particularly on the J11 roundabout, is more than it can cope with! The unbelievable idea of putting a roundabout on a 90-degree bend in the road, approx. 100m from a large motorway junction roundabout (J11, M40) which is currently having traffic lights installed, would make a journey from local villages into Banbury, or even to access the M40, almost impossible. This would mean that local residents would be unable to get to school, work, or even shopping - thus taking business away from the town centre. Did the consultants who came up with this plan even visit the area, let alone take any of the problems for the local area into consideration?</p> <p>In terms of public transport, again it seems that the consultants did not do their homework! Who would seriously consider walking up from the bus stop on Ermont Way, only to have to find a way across the junction 11 roundabout (no crossings available). Neither is the walk from the Gateway centre much better - particularly in winter - and would also involve crossing an extremely busy road (A361). Neither of these take into account the additional distance to walk within the development.</p> <p>Perhaps the consultants should also have "consulted" with Stagecoach buses. It's all very well having a new bus stops by Frontier Park, but of the two buses that come down the A361, one of them (no. 200) is very uncertain as a short time ago it was under threat of closure and has only recently been extended to August 2022. The second service (no. 500) only runs hourly, with no service in evenings or on Sundays.</p> <p>The above can only exacerbate the use of cars, causing more pollution in the area. I do not think that, even taking into account the size of this horrendous development, that it will provide any substantial employment to the area, as it is well known that most warehouses are mostly automated and do not provide that many vacancies.</p> <p>It also seems to have escaped notice that the original agreement was that no development would take place on the east side of the M40, which was supposed to be the dividing line between urban and rural. Was agreeing to the Frontier Park setting a precedent, and the local area is now fair game, and anyone can now come in and destroy our beautiful countryside?</p>

Received Date

29/06/2022 15:26:11

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	David Lowin
Organisation Name	
Name	Ros Holloway
Address	Little Bandeleys,39 Banbury Road,Chacombe, Banbury
Type of Comment	Objection
Type	neighbour
Comments	<p>My original objection stands.</p> <p>How can Cherwell District Council seriously be considering this application when it is evident from the hundreds of objections received to date, that approval will make the lives of thousands of local residents (both within Cherwell and South Northants) an absolutely misery. Your residents should be your priority.</p> <p>The supplementary information/data submitted by the applicant is nothing short of guesswork. The impact of HS2 traffic and new warehouses already built but still empty (after two years) on the A361 cannot possibly be assessed and dismissed so easily. The landscape will be decimated - changing from a beautiful landscape to an ugly concrete jungle.</p> <p>Objections as previously are based on:</p> <p>Unnecessary development: Given this area was not earmarked in the LP and was specifically excluded by the Planning Inspectorate in 2015 why is it even being considered? The development itself is unnecessary given that DIRFT III near Daventry already has 345 ha of land designated for such uses. It was recently permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. Why would CDC want to be known as a warehouse town?</p> <p>Traffic congestion, air quality and emissions The situation is already unbearable. Always high volume of traffic in and around the area, resulting in queuing traffic spewing out emissions, frustration and accidents. Your website states that idling cars produce up to twice as much air pollution as moving vehicles. Increase in emissions will be significant, especially when accidents or roadworks on the M40 causes gridlock. Oxfordshire County Council have made it clear that no major changes to this junction are in scope. The scale of the impact on our environment will be immeasurable- until it is too late - the damage cannot be undone. Emissions from the factories in terms heat, light, odours and noise will be unbearable and severely impact on the many schools, care homes and residents in the locality. Issues have already been identified in and around Grimsbury, Hennef Way and the M40 in AQMAs as well as others. Your latest Air Quality report reflects slight improvement - that won't last long! "Contributions" towards Hennef Way improvements will result in wider lanes causing traffic bottle necks all through the town, more standing traffic, more emissions, more delays and more misery.</p> <p>Blot on the Landscape: Already recognised as the UK's ugliest junction, not something CDC should be proud of and will deter visitors to a town of warehouses.</p> <p>Wildlife: The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. As a result this area has a massive range of</p>

wildlife, including bats that need our protection.

Increased flood risk/land drainage issues

Received Date

16/11/2022 15:52:57

Attachments

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	
Address	Ros Holloway
Type of Comment	Little Bandeleys,39 Banbury Road,Chacombe, Banbury, OX17 2JT
Type	Objection
Comments	neighbour
Comments	<p>As a resident of Chacombe, which will be severely impacted by this development I strongly object.</p> <p>1/ Increased flood risk/land drainage issues: Permanent impermeable ground covering on the sloping site is likely to lead to additional floodwater running off the site into adjacent low lying areas in an already high risk flood area. Impermeable clay is unsuitable for infiltration yet foul drainage is proposed to be to a private sewage treatment plant on site with effluent being discharged to the ditch system. Too close to neighbouring residents and likely odours too - unacceptable.</p> <p>2/ Traffic congestion: As someone who travels from Chacombe via the A361 to Banbury daily, I can assure you the road is already significantly impacted by the sheer volume of traffic, making life a misery for road users. This will be further exacerbated by the anticipated HS2 traffic and the two new (as yet not operational) warehouses. With no significant infrastructure plans designated/approved, the inevitable and significant increase in lorries, cars, vans at the proposed new site would cause further deterioration to the adjacent A roads (already in poor state of repair) and cause further traffic congestion. An incident on the M40 already brings the whole town and surrounding villages to a standstill.</p> <p>3/ Air Quality/climate change/other pollution: Standing (and increased) traffic queues inevitably create additional emissions pollution -the CDC website states that idling cars produce up to twice as much air pollution as moving vehicles.. The scale of the impact on our environment will be immeasurable, until it is too late - the damage cannot be undone. Emissions from the factories in terms heat, light, odours and noise will be unbearable and severely impact on the many schools, care homes and residents in the locality. Issues have already been identified in and around Grimsbury, Hennef Way and the M40 in AQMAs as well as others.</p> <p>4/ Blot on the Landscape: The development will undoubtedly have a detrimental impact on the local landscape intruding into open countryside in agricultural use, harmful erosion of its rural setting on this side of the town. It will destroy Banbury's image as an attractive market town and likely deter visitors to the area. Banbury already includes huge amounts of this type of employment, many warehouses are still awaiting tenants and existing employers are struggling to recruit and retain staff The development itself is unnecessary given that DIRFT III near Daventry already has 345 ha of land designated for such uses. It was recently permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities.</p> <p>5/ Protection of wildlife: The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. As a result this area has a massive range of wildlife, including bats, deer, badgers, an amazing variety of birds.</p> <p>6/ Given this area was not earmarked in the LP and was specifically excluded by the Planning Inspectorate in 2015 why is it even being considered? Surely this should be subject to full public consultation?</p>

Protect us all - refuse this application as unsuitable for this beautiful district.

Received Date

27/06/2022 21:16:47

Attachments

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Sam Gibson"/>
Address	<input type="text" value="29 Dands Drive, Middleton Cheney, Oxon, OX17 2NN"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This is greenbelt land and separates out the town of Banbury from the villages of Northamptonshire, such as Middleton Cheney where I live. A massive warehouse scheme like this destroys the rural landscape and natural habitats. It also sets a precedence to allow further building right into Nethercote and up the hill into Middleton Cheney, destroying the hamlet and village character. Traffic is horrendous on the A422 whenever there are any difficulties at the M40 junctions - many times in the past year there have been road works or redirected traffic from the motorway and this gridlocks the road as there is no other way into Banbury. Traffic gets trapped on the A422 meaning people miss appointments at the Horton hospital and their GP surgeries, cannot get to work or school on time and are delayed by up to an hour simply accessing the M40 to travel anywhere else in the country. Building more warehousing and directing yet more traffic onto the M40 roundabout can bring nothing but misery for folk trying to go about their daily lives and for lorries and trucks coming across from Brackley. Please do not allow this planning application to go ahead."/>
Received Date	<input type="text" value="06/06/2022 16:36:40"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Sara Ahearn"/>
Address	<input type="text" value="36 high st, woodford halse"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I object to the proposal for more construction along this area of land. Traffic into Banbury/onto/off Motorway is already prone to bad congestion, this would worsen it.

Further more i hate to see more and more of our county (North Oxon and South Northants) disappearing under heavy construction."/>
Received Date	<input type="text" value="26/06/2022 18:28:30"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Sarah Browne"/>
Address	<input type="text" value="The Old Post Office, Shutford Road, Balscote, Banbury, OX15 6JW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Following on from the revised application I still object. The M40 junction is a nightmare for traffic and regularly gets log jammed. This is an inappropriate development in open countryside of a high landscape value. I suspect that the majority of employees will drive thus adding to the traffic woes. Jobs that are created are likely to be at the lower end of the pay scale . I really despair of the endless planning applications in open countryside around Banbury, not just Cherwell but also West Northants and Stratford Upon Avon. In times when we are worried about climate change much more value should be given to our countryside and farm land."/>
Received Date	<input type="text" value="08/11/2022 15:18:55"/>
Attachments	

FARTHINGHOE PARISH COUNCIL



Cherwell District Council
Bodicote House
Bodicote
OX15 4AA
Attention of Samantha Taylor-- Case Officer

30 June 2022

Planning Application Reference Number 22/01488/OUT dated 19/5/2022
Subject – OS Parcel 5616 South West of Huscote Farm and East of Daventry Road. Banbury

Dear Samantha

Please accept this document as an official OBJECTION from Farthinghoe Parish Council to the above-mentioned Planning Application Number 22/01488/OUT. Already there are a plethora of documents lodged on your allotted website and these detail a large number of reasons why this development should not be allowed to go ahead, which we agree with entirely.

We would also point out that with great anxiety we await the news that Planning Application 21/02467/F has been rejected for what it is because in Farthinghoe we see this Planning Application as a thinly & poorly disguised attempt to add the final part of the jigsaw to complete the Motorway Service Area applied for in 2017 on Planning Application 17/01044/F

Now we have Planning Application 22/0148/OUT to consider.

Before this dust settles we hear that consideration may well follow to add more warehousing to the south side of the A422 with of all things direct access onto the A422 at a new roundabout planned to be located half way between the Middleton Cheney roundabout and Junction 11.

In 2017 we could only look at the initial planned proposals with dismay. Now in 2022 we can actually see the partly constructed monstrosities which were the first part of what appears to be a growth plan and that plan is becoming more and more clear.

It is the beginning of a nightmare which will destroy our beautiful area without any consideration for the people who live here.

It is the end product of the relaxation in planning regulations being introduced.

Little wonder that the people of Amersham and Chesham along with Tiverton and Honiton have reacted the way they did at the ballot box and the recipe is right for others to have no other choice than to follow.

We agree with almost all of the objections tendered so far on this Planning Application but in addition Farthinghoe has its own unique problem which will be exacerbated by this particular planned development, A problem which has been profoundly added to each time Cherwell District Council passes plans for yet another warehousing & logistics complex without any due regard for our problem. "Our" meaning the residents of Farthinghoe along with the thousands of drivers who traverse the A422 daily.

Farthinghoe is the sole remaining village in our county which is located on a designated Strategic County Highway and which remains without a desperately needed bypass. As

Clerk:

Mr Dave Weston
51 Simons Walk
Pattishall, Towcester, Northants NN128NX
Telephone: 07920 888250

Chairman:

Mr Mick Morris
Telephone: 07867 545869

CDC

- 5 JUL 2022

POST ROOM

FARTHINGHOE PARISH COUNCIL



Farthinghoe is the sole remaining village in our county which is located on a designated Strategic County Highway and which remains without a desperately needed bypass. As anyone who travels regularly between Banbury & Brackley will know our village is a severe traffic pinch point and such pinch points bring with them considerable frustrations and associated dangers.

Your previous actions have made it very clear to us that our village predicament is unlikely be taken into account during the considerations for this proposed development and our situation, which is currently at breaking point, will just continue to get worse.

There seems to us to be a complete shortage of apparent interaction between the relevant County Councils and Unitary Councils when considering such developments which are taking place close to County or District borders, developments which have significant side effects on either side of such borders.

We believe in developments which are designed to increase prosperity and the right kind of job opportunities in our area, but we also believe that only lip service is being paid to the oft touted phrase "but adequate infrastructure should first be in place"

This infrastructure plan should be in place and budgeted before such developments are even considered.

How can we possibly win when even our own Unitary Council feels that our much needed bypass can be considered solely on financial grounds with a financial equation to decide this being best described as a wing and a prayer guess.

The main problem Farthinghoe has is a very restrictive pinch-point, the effects of which are deliberately excluded from this financial equation, along with a number of assumptions which include there being no projected traffic growth on the A422 through Farthinghoe after 2038.

This same Unitary Council seems unable to have meaningful dialogue with neighbouring Councils at either end of the 14 mile Northamptonshire stretch of A422/A421 Highway between Mixbury and J11 of the M40. (designated in 2013 by Northants County Council as part of a Strategic Freight Network).

In 2013 Northants County Council predicted that the daily traffic flow through Farthinghoe would be 13,000 vehicles by 2026 and thus followed an abortive round of discussions in 2015 to finance a Farthinghoe bypass.

If one considers the important weekday traffic flows through Farthinghoe then the 13,000 vehicles per day was eclipsed most probably by 2017, maybe sooner.

I say probably because data is collected on a very random basis and despite the fact that our Parish Council made a senior officer at Northants County Council aware of a traffic count being in situ in January 2020, no concerted attempt was made to locate that data.

In situ meaning on the A422 at its junction with Main Road, Middleton Cheney

This SFN is mostly a through road for Northamptonshire with the main financial beneficiaries being four-fold

Oxfordshire (Banbury)

Buckinghamshire (Milton Keynes)

Clerk:

Mr Dave Weston

51 Simons Walk

Pattishall, Towcester, Northants NN128NX

Telephone: 07920 888250

Chairman:

Mr Mick Morris

Telephone: 07867 545869

FARTHINGHOE PARISH COUNCIL



National Highways (Contribution to National network + free use when there are closures on the M40 and A43)

Central Government eventually by increased Business taxes.

We have noticed mention of the use of Junction 11 by HS2 Construction traffic on a number of other objections. It is only relatively recently that that this data has become available & this data alone is very concerning.

According to the HS2 Traffic Plan their construction traffic will use the J11 roundabout entering & leaving on both the A361 and the A422.

On the A361 there will be up to 1000 HGV Movements per day along with 1500 other vehicle movements per day

On the A422 the movements will be up to 1000HGV + 2000 other vehicle movements per day

There is a lot of scepticism locally that the planned changes to the traffic light system will even cope with these HS2 projections let alone the building and use of a Motorway Service area along with a multitude of warehousing & distribution complexes.

Does Banbury need these warehouses, do they comply with the Local Plan, do we need the minimal employment they bring allied to the destruction they cause?

We think not and therefore we urgently request Cherwell District Council to reject this planning application in its entirety along with any other similarly destructive plans which might follow.

Farthinghoe is very fed up with being caught between the Devil and the Deep Blue Sea with negligible help, understanding or communication from either party

Yours Faithfully
Cllr Mick Morris

A handwritten signature in blue ink that reads 'Mick Morris'.

Clerk:

Mr Dave Weston
51 Simons Walk
Pattishall, Towcester, Northants NN128NX
Telephone: 07920 888250

Chairman:

Mr Mick Morris
Telephone: 07867 545869

Mr & Mrs G Allen
Torshear
Nethercote
BANBURY
OX17 2BL
18th November 2022

Planning & Development
Cherwell District Council
Bodicote House
BANBURY
Oxon, OX15 4AA

YOUR REF: 22/01488/OUT

Dear Sirs

I write with reference to your letter of 1st November 2022, Planning Consultation regarding an outline planning application for land around Huscote Farm, ref 22/01488/OUT and additional information that you have received. We are unable to submit comments online but nothing in the additional application has changed our opinion and we continue to object to this application.

We strongly object to the proposal for the following reasons:

- This is not within the Cherwell Local Plan and was specifically rejected by the Planning Inspector in 2015
- The location was included in the Call For Sites as part of the Local Plan Review and this has not yet concluded. This means that there has been no public consultation on such a large-scale development.
- The proposal would create a lot of noise for us and other nearby homes, both during the construction stage and once operational
- The location is currently agricultural and a prominent visual from several directions, the proposal would spoil the landscape in this area
- There is a lot of wildlife and habitat in the area that would be lost
- The traffic in the area is already problematic at Junction 11 which results in traffic cutting through the No Entry onto Banbury Lane. The proposal would increase traffic in the area and make things even worse.

Yours sincerely



Mr & Mrs G Allen



CDC
- 6 JUN 2022
POST ROOM

Mr & Mrs G Allen
Torshear
Nethercote
BANBURY
OX17 2BL
31st May 2022

Planning & Development
Cherwell District Council
Bodicote House
BANBURY
Oxon, OX15 4AA

YOUR REF: 22/01488/OUT

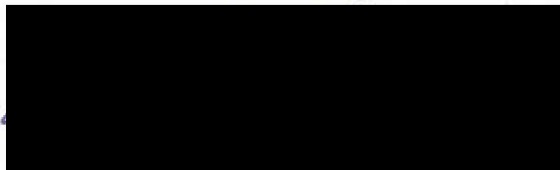
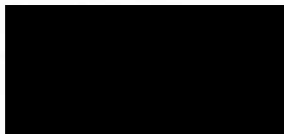
Dear Sirs

I write with reference to your letter of 26th May 2022, Planning Consultation regarding an outline planning application for land around Huscote Farm, ref 22/01488/OUT. We are unable to submit comments online but wish to register an objection to this application.

We strongly object to the proposal for the following reasons:

- This is not within the Cherwell Local Plan and was specifically rejected by the Planning Inspector in 2015
- The location was included in the Call For Sites as part of the Local Plan Review and this has not yet concluded. This means that there has been no public consultation on such a large-scale development.
- The proposal would create a lot of noise for us and other nearby homes, both during the construction stage and once operational
- The location is currently agricultural and a prominent visual from several directions, the proposal would spoil the landscape in this area
- There is a lot of wildlife and habitat in the area that would be lost
- The traffic in the area is already problematic at Junction 11 which results in traffic cutting through the No Entry onto Banbury Lane. The proposal would increase traffic in the area and make things even worse.

Yours sincerely



Mr & Mrs G Allen

Set Microsoft Edge as the default application for reading PDF files?

Set as default

Tuesday 28th June 2022

Planning development

Dear sir / madam,

I am writing to you about the proposed development at Huscote Farm I seriously believe that this is a big mistake because it is destroying a large amount of greenery they did not even have the care to ask the surrounding williges. I suspect they did this on purpose so we could not object in time. A logistics park will not be made over night it will cause traffic and road diversions which indoubt makes it harder to get to work and home again.

Yours faithfully
Kody

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Simon Collins"/>
Address	<input type="text" value="Red Lion Cottage,Thorpe Road,Wardington,Banbury,OX17 1SR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>I am a resident of Wardington that uses the A361 to travel in and out of Banbury several times daily. We have no local amenities and must travel into the town for all of our needs and employment whilst enjoying what was a peaceful rural community that has still just about survived east of Banbury.</p> <p>This development will destroy yet another significant section of countryside. It will remove the natural habitat for lots of wildlife that is integral to the environment and ecosystem. These large projects urbanising the countryside also remove vital flood defences.</p> <p>The A361 and junction 11 of the M40 is already over used and congestion is ridiculous at key times. It has become a dangerous roundabout and over the next 3 years the road and junction will be further congested heavily with HS2 traffic travelling to Chipping Warden (another previously rural local area decimated by unnecessary construction).</p> <p>All towns with north south routes in the midlands seem to be getting hit with distribution and warehousing developments as is the case in Northamptonshire. Housing developments plague all sides of Banbury as well as more warehousing. This has to stop it is destroying rural Oxfordshire.</p> <p>Previous developments in this area were strongly opposed and resubmitted a number of times before they were successful. It appears the big developers always succeed. Once one development succeeds it seems CDC just give in. Then an epidemic of concrete and steel just spreads. Once urbanised there is no turning back. Countryside is lost for good. When do we ever see a developer wanting to turn unused land into a country park!</p> <p>There are already lots of job vacancies not filled in Banbury. The argument of job creation should not even be considered in planning applications. Clearly with the houses being built everywhere the population of Banbury is not big enough to cover the employment needs that already exist. There are parts of the country that lack industry and opportunity they should be areas where land is sacrificed to create jobs.</p>
Received Date	<input type="text" value="21/06/2022 20:08:47"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Simon Constant"/>
Address	<input type="text" value="Wheatsheaf Cottage, Banbury Road Through Wardington, Wardington, Banbury, OX17 1RU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Much too much concentrated industrial development in an already developed green space."/>
Received Date	<input type="text" value="26/06/2022 06:49:43"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Simon Holloway"/>
Address	<input type="text" value="Little Bandeleys,39 Banbury Road,Chacombe, Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>My original objection stands.</p> <p>I see nothing in the supplementary information from the applicant that will make any difference to the significant detrimental impact on those impacted should this development be approved. One can only hope Cherwell's drive to deliver investment zones isn't invested in supporting this application. My objections remain based on:</p> <p>Unnecessary development - area was not earmarked in the LP and in fact was specifically excluded by the Planning Inspectorate in 2015 so why is it being considered now? DIRFT III near Daventry already has 345 ha of land designated for such uses and permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. New and still empty factories on the A361 together with many empty factories throughout the district should indicate further development of this type is not necessary or wanted!</p> <p>The impact of HS2 traffic and new warehouses on the A361 cannot possibly be assessed and dismissed so easily. Currently, high volumes of traffic in and around the area, resulting in queuing traffic spewing out emissions, causes frustration, impatience and inevitably more accidents.</p> <p>Emissions from the factories in terms heat, light, odours and noise will severely impact the many schools, care homes and residents in the locality. Issues identified in Grimsbury and Hennef Way will be exacerbated. Developer contributions towards Hennef Way improvements will result in nothing more than wider lanes, causing more traffic bottle necks all through the town, more standing traffic, more emissions, more delays and more misery. What a welcome to Cherwell.</p> <p>Oxfordshire County Council have made it clear that no major changes to this junction are in scope - without a new/improved M40 junction this is not sustainable.</p> <p>Already recognised as the UK's ugliest junction, not something CDC should be proud of and will deter visitors to a town of warehouses. The landscape will be decimated - changing from a beautiful landscape to an ugly concrete jungle.</p> <p>The proposed site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. The area has a massive range of wildlife, including bats that need our protection. Potential issues with drainage and flooding.</p>
Received Date	<input type="text" value="16/11/2022 16:38:03"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Simon Holloway
Address	Little Bandeleys,39 Banbury Road,Chacombe, Banbury, OX17 2JT
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposed development for the reasons listed:</p> <p>1/ Traffic congestion and pollution/air quality/Commitment to Climate Emergency The M40 junction is already a nightmare due to volume of current traffic. This will be further impacted by traffic from the HS2 and the two huge warehouses adjacent to the M40 traffic in the coming months. Should this new development be permitted the massive increase in lorries, vans and cars from the proposed new site (given it's scale) will be significantly detrimental to current road users both in terms of volume and emissions (standing traffic especially high). Whenever the M40 is closed due to an accident the whole of Banbury comes to a halt - more traffic on and around this junction would be untenable and there doesn't appear to be any significant infrastructure plans for the area. Air pollution is already an issue in some areas of the town this will only add to it.</p> <p>Your commitment is to "do our part to achieve a net zero carbon district by 2030 and lead through example" - so prove it, refuse the application!</p> <p>2/ Flood risk/drainage issues Due to ground conditions, this new development will likely lead to additional floodwater running into adjacent low lying areas. The area around the M40 is already subject to the risk of flooding, increasing the risk further.</p> <p>The area is impermeable clay and as such is unsuitable for infiltration. It is proposed to divert to a private sewage treatment plant on site with effluent being discharged to the ditch system. Even if treated, there will surely be a considerable and unnecessary risk to neighbouring residents and environment.</p> <p>4/ Landscape and Wildlife The development will undoubtedly have a detrimental impact on the local landscape intruding into open countryside in agricultural use, harmful erosion of its rural setting on this side of the town. It will destroy Banbury's image as an attractive market town and almost certainly deter visitors to the area. The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. This development will decimate the wide range of wildlife, including bats, deer, badgers, and birds.</p> <p>5/ What is the local need for this development? DIRFT III near Daventry already has 345 ha of land designated for such uses permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. This development is simply not necessary - we already have many warehouses in and around the town empty.</p> <p>6/ Real impact on people's lives - your residents The scale of the impact on our local environment will be immeasurable, until it is too late, when the damage cannot be undone. Emissions from these proposed factories in terms heat, light, odours and noise will be unbearable, and combined with the traffic levels will severely impact on the many schools,</p>

care homes and residents in the locality.

The proposed area was not in the Local Plan and in fact was excluded by the Planning Inspectorate in 2015 for good reason - listen to your residents - the development is simply unnecessary and will impact negatively on so many people's lives.

Received Date

30/06/2022 08:04:06

Attachments

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Slawomir"/>
Address	<input type="text" value="257 Warwick Road,Banbury,OX16 1AT"/>
Type of Comment	<input type="text" value="Support"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="More workplaces is needed in Banbury, so don't let any eco fannatics destroy this development."/>
Received Date	<input type="text" value="26/06/2022 06:12:45"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Sophie Nobes
Address	The Old Forge, Main Road, Farthinghoe, Brackley
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposed development for the following reasons:</p> <p>While this development is located on the M40, any business and production ventures at this location will lead to a direct increase the the traffic occupying other local roads. One such route that is used to transverse between the M40 and the A43 is the A422. This is an A-road that goes directly through local villages, which are already plighted by significant noise and air pollution and safety risks as a result of the some 4,000,000 vehicles that travel this inappropriate route each year. Note this number comes from a 2014 survey of the village, so the true number is likely to be much higher.</p> <p>When mentioning the A422 in the traffic and access assessment, the proposers say the following:</p> <p>'The A422 is a dual carriageway road with each direction separated by a grass central reservation. The road is subject to the national speed limit of 70mph. The A422 becomes single carriageway and subject to a 50mph speed limit to the east of the B4525/ A422/ Mansion Hill Roundabout. The A422 runs between Banbury and the A43 to the south of Brackley.' What they do not mention is that the A422 is a dual carridgeway with a 70mph for just 1.1 mile along the southern edge of the development. Less than 4 miles along the A422 from the development between Banbury and Brackley, the A422 goes directly through a small village in a conservation area. Here the road is single carridge way and has a speed limit of 30mph. It also directly passes by a primary school, contributing to significant road and pollution danger to these young children. Furthermore, the road has sharp and dangerous bends throughout, evidenced by the number of road traffic collisions on this road in recent years.</p> <p>Furthermore, while the proposer has considered the Oxfordshire Local Transport Plan, they have failed to consider similar plans for Northamptonshire, from which the proposed location is mere feet.</p> <p>In the submitted transport and access assessment, the proposers recognise that the data used is not representative of usual traffic flow due to being carried out in the winter months, due to COVID restrictions, and due to traffic restrictions in the local vicinity at the time. In addition to this, the recent development adjacent to this proposed site was not running at full capacity at the time of this traffic investigation, meaning that the full scale of existing traffic in the local area has not been properly considered.</p> <p>In the summary of the traffic and access assessment, the proposers conclude that the 'vast majority' of movement generated traffic would route to/from the M40 (note this is incorrectly referred to as the A40 in paragraph 8.7.8). I would question how this vague conclusion has been arrived at, as there is no mention of the start or end points of the travel generated by this development. Indeed, the proposer's own data contradict this conclusion, as they report an estimated 3358 vehicles would travel in both directions of the A422 as a result of this development, compared with only 2342 in both directions of the M40. To give examples, any traffic coming from local hubs such as Brackley, Bicester, Milton Keynes and Oxford would not travel via the M40, but rather the A43 and A422. Of note, the HS2 development near by has prevented HGVs from using the A422 for the reasons outlined above. It is not unreasonable to suggest that any traffic from the construction and operation of this development is also prevented from using such roads that are already unsuitable for the traffic flow at present.</p> <p>Furthermore, no mitigating effects have been proposed to negate the increased traffic flow on local roads as a result of these development. Indeed there are many local traffic</p>

initiatives that are currently looking to secure funding, e.g. a bypass of the village of Farthinghoe. I would suggest that the developers of this proposal are required to contribute to such initiatives should they be granted permission to develop. In terms of the development itself, it is much larger than the recent adjacent development that has been used as a justification for the proposal. The development will lead to the destruction of swathes of green belt land separating Banbury for the rural communities near by.

Received Date

30/06/2022 09:14:35

Attachments

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Sophie Patey"/>
Address	<input type="text" value="Long Cottage,Thorpe Road,Wardington,Banbury,OX17 1SR"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this proposal for many reasons:
-we don't need more warehousing. There is plenty available that can't be filled already.
- it is destroying ancient and beautiful farmland and ruining the views.
- that junction is already impossible to get out of at peak times so cannot cope with yet more traffic.
- industrial Banbury is encroaching on the nearby villages. It should never have been allowed this side of the M40 in the first place so we don't need even more.
- pollution - the proposed buildings will cause noise, light and smoke pollution.
- HS2 - we already have to put up with more disruption caused by the HS2 works with random traffic lights and road closures. The area cannot cope with even more. You are making all our lives more miserable by trying to develop our beautiful countryside into concrete city. I often point out the old ridge and furrow fields to my children and explain their origin. I can't if they get flattened and built on!"/>
Received Date	<input type="text" value="27/06/2022 23:18:40"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="David Lowin"/>
Organisation Name	<input type="text" value="Stephen Buckley"/>
Address	<input type="text" value="11 Slade Leas, Middleton Cheney, Banbury, Oxon OX17 2NH"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I strongly object to this application for several reasons. Firstly, the road links in this area are often blocked with traffic and on many occasions, emergency vehicles and ambulances have been unable to manoeuvre. This proposed development would make the situation far worse. Secondly, the landscape is already blighted by awful warehouses and we are disgusted by the views of Banbury and neighbouring villages, due to these industrial monstrosities. Thirdly, the noise and light pollution is entirely inconsistent with village life. Please have the common sense and decency to reject this application."/>
Received Date	<input type="text" value="04/08/2022 18:59:02"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Stephen Kennard"/>
Address	<input type="text" value="17 Fairview Road, Banbury, OX16 5HU"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have seen the proposal for developing on both sides of the A422 at Banbury. I am completely saddened to hear of this plan. Yet more green field sites are up for turning into a concrete jungle with heavy goods vehicles and further light pollution destroying the area. Banbury is increasing in size beyond recognition. The town already has major traffic congestion at peak times thanks to the huge numbers of house developments. The addition of more heavy goods vehicles on already clogged road networks is just ridiculous. I live in the centre of Banbury and it can already sometimes take over 15 minutes to get to the M40 without any obstructions to the Road network. When will all the developments stop? When is enough, enough? Literally another reason to leave a town that is getting destroyed by over development. Leave us some peaceful countryside somewhere!!"/>
Received Date	<input type="text" value="06/06/2022 23:41:14"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Stephen Watson"/>
Address	<input type="text" value="34 Chacombe Road, Middleton Cheney, Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I wish to object in the strongest possible terms.

The area proposed for development is green field, historic, ridge and furrow farmland that cannot be replaced. It is home to countless wildlife and is an important area to allow soak during heavy rain. This development would have a massive, negative, environmental impact.

The proposed development is unneeded and unwanted. This type of development provides overwhelmingly unskilled, low paid jobs. For the huge area it would occupy the number of jobs created would be minimal and, anecdotally, the similar development to the west of the M40 is already struggling to recruit and retain staff. This is the wrong development in the wrong place. New developments, considered by the council, should be for brownfield land and level up the area by increasing the skills and opportunities available to local residents, while preserving the environment and character of the area. This does none of these things.

The M40 roundabout at Junction 11 and the surrounding road network is already unable to handle the current volume of traffic at peak times. Allowing a development of this nature would not only make matters significantly worse but the pollution caused by the many HGVs and people driving to work, as it is not easily accessible by foot, would be horrific.

The M40 has historically acted as a barrier to the expansion of Banbury eastwards, until the recent development between the M40 and A361 was forced through. No further development should be allowed east of the M40 to maintain the separation between Banbury and the villages to the east whilst also preserving the countryside. Allowing a concrete and metal warehouse corridor to form around the M40 massively reduces the appeal and reputation of the area to passers-by, as evidenced by other areas that have succumbed to this scourge, as well as irreversibly destroying the countryside.

The council must represent the interests of the residents and the environment, not the profits of the developers. This development must be denied."/>
Received Date	<input type="text" value="30/06/2022 23:17:03"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Linda Griffiths"/>
Organisation Name	<input type="text" value="Stephen Watson"/>
Address	<input type="text" value="34 Chacombe Road,,Middleton Cheney,,Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<p>There is nothing in the amended plans to counter my previous objection, which stands in the strongest possible terms.</p> <p>Without wanting to repeat my previous points this development is not needed, nor wanted. It will serve only to create low skill, low pay, jobs that are not required given the current, similar, empty developments and does nothing to upskill the local population. This will only be exacerbated by the looming recession.</p> <p>The loss of ancient ridge and furrow greenfield land will be catastrophic for the environment through loss of flora and fauna, causing the death or displacement of wildlife. Not to mention the removal of a valuable flood plain and greenspace.</p> <p>Increased traffic, including HGVs and commuters, plus the buildings themselves will cause significant air, noise and light pollution. The road network already cannot cope and the small potential alterations in the plans will do nothing to alleviate the further stress from this development. The whole area when viewed by passing traffic from the M40 will be less desirable through the blight of metal and concrete warehouses.</p> <p>The historic respect for not developing east of the M40, to prevent further urban sprawl, has been completely disregarded by these plans, yet must be honoured by Cherwell Council. Equally there has seemingly been no attempt to use any of the available brownfield locations.</p> <p>Cherwell Council must protect the area and it's residents by denying this application. They must also respect the views of the residents of Northamptonshire who will be overwhelmingly affected and not try to sneak this through as it is on the county border, therefore having less effect on the majority of Cherwell voters versus those of Northamptonshire. The council must not be pressured into accepting something that will be catastrophic for the area by developers with deep pockets and the companies that they pay to produce reports on their behalf.</p> <p>In short, this application must be denied.</p>
Received Date	<input type="text" value="30/11/2022 22:49:05"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Steven Schmalenbach
Address	23 Ridge Close, Banbury, OX16 9BJ
Type of Comment	Objection
Type	neighbour
Comments	<p>I have seen the outline proposals for this development. Having seen the exact same type of warehousing, even down to the same dimensions, elsewhere, I'm horrified that this is even a possibility. Firstly, the location is wholly inappropriate. The extra traffic, especially commercial, will add to the already large burden of traffic at j11 of the M40. Traffic exiting the site, most of which would be heavy 44 ton trucks, will have to emerge onto a fast dual carriageway using a road that has no entry on slip that is long enough for trucks to reach an appropriate speed - the risk of accidents will be hugely magnified. Further, the entire site will completely swamp the hamlet of Nethercote, causing great distress, noise and disturbance to its residents, not only during construction but once the site is in use - these units will possibly be in use 24 hours a day, 7 days a week - as a driver in the logistics industry delivering to sites just like this, I've seen the noise and disturbance caused - thankfully, most of the sites I've visited have been planned and built away from any residential dwellings. On top of all this, there is the devastation that will be visited on the local wildlife and eco systems and the loss of agricultural land - at the time of writing, we are seeing a cost of living crisis which is not being helped by having to import more and more of our food - a blight on the environment in itself. Also, at the time of writing, there aren't enough people to fill warehousing jobs that are already available - plus there are at least four large warehouses standing empty at Frontier Park - a sign that there is neither no interest or no requirement for businesses that could utilise such infrastructure - why add more blights to the landscape when such units nearby are standing empty. Further, there is already enough development on the Banbury side of the M40 - we shouldn't be letting such developments spread like a cancer to the other side of the motorway. There are far more suitable areas not too far away - DIRFT at Daventry, the Prologis site at Lutterworth plus sites at Coventry and Milton Keynes - absolutely no requirement for this development in Banbury. Further again, we need to be attracting more higher quality, technical and innovative, prospective businesses to Banbury who don't require these huge blots on the landscape plus the higher quality jobs and earnings those businesses can bring. Ordinarily, I would have a vested interest in having these sites, both during construction and when they come into use but I regard this site as wholly unsuitable for the reasons I've stated and the damage it will cause.</p>
Received Date	26/06/2022 16:48:39
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value=""/>
Name	<input type="text" value="Sue Cross"/>
Address	<input type="text" value="61 West Street,Banbury,OX16 3HB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Having seen the monstrosity built by the flood defences I can only imagine how awful this would look let alone how bad the traffic congestion would be. Can we not leave some green areas around Banbury?"/>
Received Date	<input type="text" value="27/06/2022 18:26:44"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="sutton kay"/>
Address	<input type="text" value="4 edward street Banbury"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Banbury has been built on the nuts on the outskirts this is ridiculous there will be no countryside left it should stop at the M40 and go no further."/>
Received Date	<input type="text" value="28/05/2022 11:04:47"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation	<input type="text"/>
Name	<input type="text" value="Tracey Miller"/>
Address	<input type="text" value="Wallow End, Long Barrow, Chipping Warden, Ox17 1jr"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="These proposals make a mockery of common sense. Banbury has enough warehousing and industrial units, many of them are empty. Any jobs created are low paid and have a high staff turn over, they are not what Banbury needs. The proposed site is historic farmland, once touched it cannot be restored. The council needs to have the courage to say no to rural development, protect local Greenfield sites and preserve precious countryside. Brownfield development should always be utilised first."/>
Received Date	<input type="text" value="07/06/2022 07:17:42"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Tracy King"/>
Address	<input type="text" value="Steep Orchard, Upper Brailes, Banbury, Oxon OX15 5AT"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I am Banbury born and bred and our business is in Banbury. I have watched the developers take the heart out of this town and can't believe what they are doing at the moment. We have become the warehouse corridor. Whilst Leamington and Bicester flourish we are just building more and more warehouses. These warehouses create very little employment, they are just for storage and distribution. Each one you build takes away our countryside and causes even more traffic havoc in the town and to a junction that can't cope with the traffic it has now. The units across the motorway on the Daventry Road should never have been built. Where are you going to stop? Fill the fields to Middleton Cheney? Have you got a budget for widening the roads to make more lanes? Extra junctions on and off the M40? Enough is enough. We don't need warehouses, we need more facilities like The Light to bring this town back to its former glory. We have empty warehouses that haven't been let, don't build anymore!"/>
Received Date	<input type="text" value="26/06/2022 10:00:43"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Trevor Glenny"/>
Address	<input type="text" value="56 Main Road,Middleton Cheney,No Banbury,Oxfordshire,OX17 2LT"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="We would like to object to the proposed Huscote farm development on the following grounds:
1. The Banbury side of the M40 has been significantly developed in recent years with large warehouses (Fresh, Warburtons etc) being built alongside the motorway creating a corridor of warehouses which detracts from the rural feel of Banbury. Unfortunately these warehouses create relatively poorly paid employment opportunities in warehouses which over sustained period will change the character of Banbury.
2. Creating more industrial large scale warehouses on the opposite of the M40 will detract from the rural appearance and feel of this side of the M40, which creates an obvious boundary for development.
3. The current roundabout above the M40 struggles to cope with the current level of traffic and leads to severe queues in the feeder roads. Indeed a new junction for Banbury to take traffic away makes more sense rather than create more traffic on the current junction.
4. The current land leads to a flood plan and with climate change creating more rain it does not make sense to continue to build on land that will create more surface water to flow into a flood plain.
5. When the M40 was built part of the planning permission was an Act of Parliament to prevent development on the East side of the M40.
6. The land includes an original ridge and furrow farming landscape which has already been lost on the west side of the M40 including part of the old ammunition factory. These historical areas need preserving to prevent a landscape of square soulless boxes."/>
Received Date	<input type="text" value="27/06/2022 22:18:54"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="Virginnia Steven"/>
Address	<input type="text" value="Tite Cottage,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I would like to strongly object to this planning application. The size of this proposed warehousing development is completely out of scale with the surrounding area. The warehousing will be unsightly and not in keeping with the rural setting as you leave the M40 J11 roundabout and approach the A361. The loss of green fields will impact on the wildlife, which is ever diminishing anyway and should be protected in these areas. It is not following the CDC local plan and will put huge pressure on this junction, which at times is already congested. The extra air pollution caused by the addition traffic will do untold damage especially at a time when we are trying to create a greener environment to live in. There is a major safety issue to consider and that is the addition of a roundabout so close to a very sharp bend in the road as you come off the roundabout onto the A361. This is already a very dangerous corner for vehicles especially lorries and the addition of a roundabout so close to this blind corner will cause traffic to back up and will put drivers at risk of very serious accidents. The permanent loss of 100+ acres of green fields is shocking and irreversible. Please be responsible and think about our environment and do not approve this planning."/>
Received Date	<input type="text" value="25/06/2022 10:43:56"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text"/>
Organisation Name	<input type="text" value="Wayne Hemmings Wayne Hemmings"/>
Address	<input type="text" value="1 Westminster Crescent ,Brackley,NN137EE"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="This will devastate the countryside. Given the HS2 is already doing this it is unacceptable"/>
Received Date	<input type="text" value="26/05/2022 19:33:53"/>
Attachments	

Comment for planning application 22/01488/OUT

Application Number	<input type="text" value="22/01488/OUT"/>
Location	<input type="text" value="OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury"/>
Proposal	<input type="text" value="Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse"/>
Case Officer	<input type="text" value="Samantha Taylor"/>
Organisation Name	<input type="text" value="William Steven"/>
Address	<input type="text" value="Tite Cottage,Thorpe Road,Wardington,Banbury,OX17 1SP"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input 100+="" a="" a361.="" about="" accidents.="" acres="" addition="" air="" already="" and="" application.="" approach="" approve="" are="" area.="" areas.="" as="" at="" back="" be="" bend="" beyond.="" blind="" by="" cause="" caused="" cdc="" close="" come="" completely="" congested.="" consider="" corner="" create="" damage="" dangerous="" development="" diminishing="" do="" does="" drivers="" environment="" especially="" ever="" extra="" fields="" following="" for="" green="" greener="" huge="" i="" impact="" in="" in.="" irreversible.="" is="" issue="" it="" j11="" junction,="" keeping="" leave="" like="" live="" local="" lorries="" loss="" m40="" major="" not="" object="" of="" off="" on="" onto="" our="" out="" permanent="" plan="" planning="" planning.\""="" please="" pollution="" pressure="" proposed="" protected="" put="" responsible="" risk="" road="" roundabout="" rural="" safety="" scale="" serious="" setting="" sharp="" shocking="" should="" size="" so="" strongly="" surrounding="" terrible="" that="" the="" there="" these="" think="" this="" time="" times="" to="" traffic="" trying="" type="text" up="" value="\" vehicles="" very="" villages="" warehousing="" we="" when="" which="" wildlife,="" will="" with="" would="" you=""/>
Received Date	<input type="text" value="28/06/2022 08:27:56"/>
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