

Overthorpe Parish Council

8th August 2021

Planning Application 21/02467/F

Land to the north east of Junction 11 of the M40 Banbury

Objection to Application

Further to the application by Monte Blackburn, for the development of land to the north east of Junction 11 of the M40 Banbury we write to confirm our formal objection to the proposed development.

Our objection and concerns are centred on the following key points –

1. The proposal is contrary to Cherwell's development plan. The Cherwell Local Plan allocates this area of land for development for B1 (offices), B2 (general industrial) and B8 (distribution). Whilst the proposed development includes an element of these uses the most dominant use of area is that of a service area which is a sui generis use and not allocated in the Cherwell Local Plan.
2. The proposal does not demonstrate that there is an adequate infrastructure to support the development in accordance with paragraph 31 of the National Planning Policy Framework (NPPF). Nor does the proposal allow for and demonstrate that any impact on the existing infrastructure is sustainable.
3. The proposal does not allow for the impact of any HS2 construction traffic. It has already been confirmed that the construction of HS2 will give rise to a significant increase in the amount of construction traffic on the surrounding road network which will present challenges for local traffic. Any further increase in the level of traffic movements around Junction 11 will only serve to further compound this problem.
4. As a direct result of the increase in construction traffic for HS2, prior to any additional impact from the proposed development, the local villages will become further impacted by rat running. This is caused by congestion on the Junction 11 roundabout leading drivers to seek alternative routes across the M40, typically via the Overthorpe bridge or via Cropredy. This increase in traffic through the villages, including our village, will have a significant negative effect on the quality of life of the residents as a direct result of development in an adjacent authority where the infrastructure is inadequate to support the proposed development.
5. The proposed development provides significant facilities for HGV drivers which will serve to increase the attractiveness of both the A422 and the B4525 as 'short cuts' for HGV traffic. This will further overload the existing road network which was not designed for such volumes of HGV traffic as can be witnessed by the man pinch points along these two routes which link the A43 and the M40. This increase in HGV movement will further negatively impact on the residents of local villages.

In summary Overthorpe Parish Council concludes that the proposed development is contrary to both the aim of the NPPF for sustainable development and also the development policy for this land as set out in the Cherwell Local Plan. We therefore object to the proposed development and request that the application is refused.