

Comment for planning application 21/02467/F

Application Number	21/02467/F
Location	OS Parcel 0005 And Part OS Parcel 1300 0878 And 7566 Banbury
Proposal	Erection of mixed-use development including a 240-bed hotel, 4-storey office building and roadside services including 2 no hot food restaurant drive-throughs, a coffee shop drive-through and a petrol filling station with ancillary retail store
Case Officer	Bernadette Owens
Organisation	
Name	Rich Tolde
Address	203 West Street, Banbury, OX16 3TY
Type of Comment	Objection
Type	neighbour
Comments	<p>The current plans for development east of the M40 at Junction 11 fail to take account of existing provision for hotel accommodation, office space, fuel provision for vehicles, fast-food outlets and unused warehousing space already erected elsewhere in Banbury. This is a purely speculative proposal, designed to increase income for Cherwell District Council, and the developer. It is doubtful that predicted employment levels will be reached, especially as these mainly low-skilled roles are already unfilled elsewhere in the town. What should have been constructed, if this agricultural greenfield site had to be developed was a small business park of no more than two storeys high (unlike the four-storey high warehouse) to be let to hi-tech businesses required highly-skilled workers, which this town seriously lacks. So, I object to this application for development on the basis of lack of any identified existing or future need, the failure to take into account the changing requirements of the work environment for many people due to the Covid-19 pandemic, resulting in more part-time, more working-from-home work experiences, thereby reducing the need for yet more empty office space. It is clear to me that Cherwell District Council's much publicised 'green agenda' does not extend to visual aesthetics of our local area, and indeed, represents a serious threat to encroachment into the neighbouring villages of Middleton Cheney and Chacombe. No real account has been made of the increased traffic movements this development undoubtedly will cause to both the A361 and Junction 11 of the M40 itself, already a congested junction during morning and afternoon peak travelling times. It seems that Cherwell District Council does not care about the environmental impact on increased traffic fumes caused by this development, with residential housing not more than 400 metres away. As it is, this residential development already suffers on occasions illegal levels of air pollution from the nearby Henef Way, Banbury, a major feeder road onto Junction 11 of the M40. This application should be roundly rejected on account that the situation for development has not materially improved since the original application first made in 2015. I support the CPRE's position in opposing this application.</p>
Received Date	24/08/2021 12:15:45
Attachments	