

**To: Planning Department, Cherwell District Council, Banbury , OX15 4AA
emailed to Nathanael Stock cc Alex Chrusciak**

Subject: Objections to Planning Application 21/02467/F

**From: Chair, Wardington Parish Council, The Old Granary, Church Close, Wardington, Oxfordshire,
OX17 1RS.**



Date Sent: Thursday August 26 2021

Planning Application - 21/02467/F - Erection of mixed-use development including hotel, office building, roadside services and petrol filling station with ancillary retail store

Having reviewed the application, Wardington Parish Council has the following objections:

Summary of Objections

- The need for a 240 Bed Hotel is questionable
- Substantial Roadside Services, Petrol Filling Station with Ancillary Retail Store are unnecessary at this location
- Increased congestion on A361 (north), at Junction 11 and between Junction 11 and Banbury
- Increased Air Pollution in an area which is already among the most polluted in Oxfordshire
- The Application does little to address the Type of Employment aims of Banbury 15

1. 240 Bed Hotel

This large hotel will increase congestion considerably around Junction 11 and on the A361 at the junction. The original application for this site was for an 80 bed hotel. There is already an hotel close to Junction 11. A new 117 room hotel has just opened in Banbury.
We consider quoting Bicester Village as part of the justification is fanciful.

2. Roadside Services, Petrol Filling Station with Ancillary Retail Store (RS/PFS etc)

2.1 They are Unnecessary.

These services already exist locally close to Junction 11. There is no reason to suppose local people need an extra facility of this type on this scale at this location. In our view this will still be the case when the development of the site is complete and local providers have responded to the need.

If the application is really for the equivalent of a motorway services area, these are already available 15 miles to the north and 10 miles to the south.

2.2 Access is Poor.

Junction 11 is already congested. Access from the A361 north of the motorway is congested at peak times. It will become more so with the increase in traffic from the warehousing already approved.

HS2 construction traffic on the A361 will reach up to 1000 HGV's a day over the next 5 years. We understand the same is true of the A422. At the time of Wardington Parish Council's petition to Parliament in 2016, HS2 accepted there would be a 6% year on year increase in traffic (= doubling every 12 years) on the A361 through Wardington in addition to that generated by HS2.

Of all the 3 Parts of this application: (1) office block (2) hotel (3) RS/PFS etc, Part 3 has the potential to generate the most extra traffic and the most extra congestion. It will have adverse effects on the A361 north and west, the A422 east and west and traffic between Banbury as a whole and the motorway. It will get worse if this application is approved.

3 Air Pollution

Air pollution was raised at the CDC Planning Committee meeting in May 2019 at which the Planning Application (19/00128/HYBRID) to develop warehousing was discussed. It was stated that the area in the vicinity of the access roads between Junction 11 and Banbury was among the most air polluted places in Oxfordshire. It affects drivers, people working in the area, customers visiting shops and food outlets and nearby residents.

The extra traffic generated from this application, particularly by the flow of traffic to and from the RS/PFS etc, can only increase this pollution to even more harmful levels.

In our opinion it should be rejected on this basis alone.

4 Type of Employment

The original criteria and aims for the type of employment envisaged at Banbury 15 have been watered down by the warehouse development. Of this new application only the office, and to a limited extent the hotel, have the potential to redress this somewhat. The 123 jobs expected to result from the RS/PFS etc will not.

In conclusion Wardington Parish Council object to this application and ask for it to be rejected.

Malcolm Patterson
Chair
Wardington Parish Council