

# Comment for planning application 21/02467/F

<b>Application Number</b>	21/02467/F
<b>Location</b>	OS Parcel 0005 And Part OS Parcel 1300 0878 And 7566 Banbury
<b>Proposal</b>	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
<b>Case Officer</b>	Bernadette Owens
<b>Organisation Name</b>	Ashley Ritchie
<b>Address</b>	32 Grimsbury Drive,Banbury,OX16 3HL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am objecting to this planning application for several reasons. Firstly is infrastructure and access. Access to the site will be obstructive, increase demand on already heavily burdened roads, and add to the growing congestion on the M40 slip roads and roundabout. As a resident who regularly uses this junction and roundabout, I am deeply concerned about the demand this will put on nearby roads and the ability for citizens and local business to gain access to and from the M40 and local shopping amenities and town centre and other retail parks. The A422 is an already heavily congested road in both directions, and with the addition of traffic lights to the M40 junction, this has not been resolved, and has not also not eased flow to and from the motorway. Adding this development will inherently attract more vehicles leaving the M40 to use the junction roundabout, and add more burden to the A361 and A422 as capacity becomes more limited by this increased volume of traffic. Secondly, this development will add another hotel to the Banbury area. While I encourage business and improving the local economy, adding further developments outside the town is yet another damaging action which will harm the town centre economy and central business district. The recent Castle Quay development already has a hotel included, as well as there being a substantial hotel on the A422 near the M40 interchange. This proposed hotel will add nothing to the local economy in terms of town visitors, and it will damage the hotels already in the town, especially the one in Castle Quay2. Given that CQ2 is a significant investment from the local authority, this application should be dismissed for damaging the return in this investment. Further to this, with a small shop, takeaway restaurants and other amenities, it will withdraw further consumers from the town centre and central business district. Banbury has a good cafe and hospitality industry in the town, with a lot of retail units being occupied by them. Adding a coffee shop and other take away venues to this development is another damaging action to the town centre, which is already suffering with a lot of vacant units. With these vacant units, and the development of CQ2, we should be driving consumers into the town, encouraging tourists and visitors to stay in the town centres hotels, encouraging the use of locals amenities, attractions and town centre entertainment venues, not keeping people at the fringes. Finally is the view. Banbury is fortunate to have wonderful views over the local farmland and countryside, and this is a positive feature of the town. Building this development will add further buildings to the M40 corridor that make Banbury appear as a town built on warehouses and industrial buildings. We should be encouraging visitors to the town, to view the historic buildings and enjoy local venues. This development will hamper the visuals of Banbury, and keep people on the fringe, as opposed to drawing them into the town. As such, I believe that planning permission should not be given for the reasons stated above.</p>
<b>Received Date</b>	28/08/2021 17:52:38
<b>Attachments</b>	