

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	Graham Robb
Address	136 Main Rd,Middleton Cheney,Banbury,Oxon,OX17 2PW
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to object to this proposal on three main grounds a) Traffic flows. The transport report attached to the application states in the summary that the M40 Junction is already over capacity but that the development does not require any mitigation steps at the A361/roundabout location. The A 361 already has significant traffic problems approaching the M40 roundabout from existing traffic flows. In addition to this I did not see specific modelling of the impact of the HS2 building work over the next few years on the location access roads. I therefore object that not sufficient attention is given to the traffic beyond the immediate site. b) Site drainage. The drainage report attached to the application says that even 1 in 100 floods (+40% climate change) can be accommodated. But it does recognise that in extreme circumstances spill over (by which I assume it means downstream) is a risk and that 'routine maintenance' is the only way to mitigate this. The mitigation steps since the 1998 Banbury floods have been impressive but I object to this proposal on the basis that any greater surface construction coverage upstream from Banbury must be avoided not least because of the risk to other central Banbury developments on the flood plain let alone downriver. c) The original proposals were rejected, including after analysis of whether there was need for the proposed facilities. That was before COVID. I am unconvinced that there is need for another multi storey hotel in Banbury especially as business journeys may stay at a reduced level post COVID. I object to this proposal therefore on the grounds that the demand is not proven.</p>
Received Date	30/08/2021 10:18:05
Attachments	