

# 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>	
<b>Name</b>	Rosy Burke
<b>Address</b>	19 Banbury Rd, Chacombe, Banbury, Oxon OX17 2JN
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>OBJECTION 1. LARGE TRAFFIC NUMBERS coming off and returning to the M40 will increase the already stifling traffic problems on our small Junction 11, M40. There are 10,000 new houses being built and the allocation of cars for each household may mean 30-40,000 additional vehicles on local roads. HS2 builders traffic has not yet begun - the figures of that are 'daily 3,500 HGV plus other vehicle movements' which will use Junction 11, M40 and Hennef Way starting 'early 2022' for no doubt an extended time. We will become a town with a reputation to avoid and local businesses will suffer in the extreme. 2. NOT A PERMITTED USE UNDER THE LOCAL PLAN A service station and hotel are not among the Permitted Uses for this site under the Cherwell District Local Plan 2011-2030. The Cherwell District Council Banbury Vision and Masterplan of 2016 describes the Banbury 15 site as 'a new strategic mixed use site which should assist in providing for advanced engineering and knowledge-based industries'. This proposal does not meet this criteria and will act as a disincentive to attracting the high value activities that Cherwell and Banbury wish to locate on the site. Our precious commercial building land should NOT be used for any more warehouses. They use large footprint land usage with few jobs due to automation which will only increase and additional traffic provision has not been provided for the increase in trucks and vans. 3. NO DEMONSTRABLE NEED There is no need for a motorway service station - adequate provision exists North and South and the distance between them is well within the maximum recommended between service areas. These services are available close by already. It is still the case that there is no demonstrable need for this proposed service area or hotel. 4. FUTURE PROSPERITY? My concern is for the future prosperity of the town - that we do not continue to shoot ourselves in the foot in the already crowded roads that Oxfordshire County Council has not shown any interest in 'improving' due to the enormous expansion of the town and warehouses over recent years. I urge you to reject this Application.</p>
<b>Received Date</b>	30/08/2021 12:22:33
<b>Attachments</b>	