

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	Nick Moore
Address	13 Fisher Close, Banbury, OX16 3ZW
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to object to this proposal on the following grounds: 1. As a regular driver on the M40 it is impossible to discern any need for another motorway service station. Warwick to the north and Cherwell Valley to the south (and Oxford in fact) are relatively close - surely another is not needed. 2. There is already a Premier Inn on the Banbury side of junction 11 and now a new one has opened in the town centre - there is no need for another travel hotel so close by. 3. The additional traffic on the junction roundabout will be a nightmare. As someone whose house backs onto Hennef Way I can assure you that there only needs to be a slight problem on the motorway island for traffic to back up right down - all the way back towards the Tesco roundabout at the Southam Road. The massive construction of new warehouses etc on the Banbury side of the M40 has already generated a significant increase in lorry traffic. Add this to drivers going to/from Banbury Gateway and the Wildmere Industrial Estate and the road in/out of Banbury from junction 11 is already dangerously busy and congested at peak times. 4. The expansion of the Tarmac railhead for HS2 traffic is due to further increase the number of heavy lorries that will be crossing the M40 onto the A361 heading into Northants. All of these things together mean that the motorway roundabout is at breaking point many times per day, without additional traffic that will presumably have to travel right around to get into/out of the services. 5. We already have to put up with the noise of the M40. That is fair enough - it was here before our house was, but mainly it is passing noise that fades in the evening and often the prevailing wind is towards it from the town. However, the additional operation of a service station which will operate 24/7 will presumably generate both additional noise and light pollution to those of us living this side of the town. 6. CDC has declared a climate emergency and adopted a plan to respond. The existence of the M40 is a fact of life, but how on earth can anyone take the Council seriously about this if it allows a new service station to be built which will do nothing but encourage more traffic and emissions, to say nothing of all of the concrete that will be involved in building it. We should be working towards reducing motorway traffic, not facilitating it. 7. A considerable amount of effort has gone into developing the area around the Flood Alleviation Scheme and the new Banbury Country Park. Although some idiot has allowed the first warehouse to be built on that that side of the motorway (was it really that difficult to just say no and leave fields there?!) the fact is that you can stand on the alleviation barrier looking away from the motorway and enjoy great views over the Cherwell towards Chacombe etc. Like many people living in Grimsbury we have discovered and grown to appreciate this during the various periods of lockdown. It is a very convenient walk/cycle through Banbury Gateway, under the motorway into countryside. What was the point of all that if you now allow a motorway service station to be built? No doubt some investment company somewhere has purchased this land speculatively and will not go away until they get their way, so you have my sympathy. However, the reason for planning decisions to be taken by local authorities is to look at things on behalf of your residents and council tax payers, so I would sincerely ask you to stand firm in rejecting their continued pressure. Many thanks, Nick Moore.</p>
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Attachments	