

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	
Name	Clive Hunt
Address	Stud Farm, Street From Banbury Road To Mount Pleasant, Wardington, Banbury, OX17 1RU
Type of Comment	Objection
Type	neighbour
Comments	<p>In 2015 Cherwell District Council (CDC) very unwisely approved the inclusion of the wedge of greenfield land between the M40 at Junction 11 and the A361 for employment development in the Cherwell District Local Plan 2011-2031. I along with many others argued at the time that this would be the "thin end of the wedge" as it would break down the natural boundary to the east of Banbury that the M40 forms. Over the subsequent five years there have been no less than four planning applications for specific developments on the site. The first by Euro Garages Ltd, for a Motorway Service Area (MSA) and warehouses, was rejected unanimously by the CDC Planning Committee principally on grounds of: lack of need of motorway services; road/traffic congestion; road safety issues. The third one in 2019 was approved resulting in the two very large and unsightly warehouses currently under construction. Now Euro Garages Ltd is applying for a Petrol Filling Station (PFS), two drive-thru food outlets, a four storey 240 room hotel and a four story office building. First of all the inclusion of this land (Banbury 15) in the Cherwell Local Plan 2011-31 was for the development for employment classes B2, B8 and E (formerly B1) and did not include class C (hotels, catering establishments, etc). Furthermore the current Cherwell Plan foresaw the Banbury 15 development attracting further skilled labour related to the automotive industry which is the bedrock of much of Banbury's current employment. Thus, for no other reason than this basic one, the hotel and the fast food outlets included in this application should not be permitted. My summary of specific objections is: No need for a PFS - the applicants already own the Esso garage in Grimsbury - less than mile away and there is an Motorway Service Area within 12 miles north and south on the M40 No need for further fast food outlets - there is already a sufficient number within mile on the west side of the M40 No need for a large new hotel - there is an existing Premier Inn, operating well below capacity, within mile and a further 120 room Premier Inn opening this month in the town centre No need for a further office building - it is purely a speculative development with no prospective tenants. Longer term office space requirements are currently very uncertain but there is no doubt that there will a general move in the direction of working-from-home This application is little more than a reiteration of their first application in 2018 and carries with it very similar general grounds for rejection on top of the specific ones listed above with road traffic congestion and safety being paramount. If approved it will lead in the longer term to even more unsightly buildings on the rising greenfield land towards the villages of Wardington, Chacombe, Middleton Cheney and Overthorpe. Ever since the M40 was built Junction 11 has always been seen as the "gateway" to the market (long gone) town of Banbury and the Cotswolds. Now the only description that can be applied is the "gateway" to the "warehouse" town of Banbury with the most unpleasant outlook of any junction on the whole M40. In view of the points covered above, I sincerely trust that Cherwell District Council will reject this application.</p>
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Attachments	