

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	Bruce Maggs
Address	5 Thorpe Rd,Chacombe,Banbury,Oxon
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposal for many reasons but my overriding objection is that it will bring significant harm to Banbury Town Centre and existing businesses at the very time everyone is trying to regenerate the central areas. We need to attract people to the town and this development will do the opposite. 1. There is no need for a 'service station' on this site as the motorway and nearby non motorway services are already available in line with government guidelines ie 12 miles north and 12 miles south with off motorway services within 1/2 mile 2. Junction 11 is totally inadequate for significantly increased traffic without causing major disruption. The two lane bridges at the roundabout are insufficient, no matter what traffic light systems are used. The conventional road junction on the A361 to the site will lead to chaos (just like that at the service station roundabout at Junction 10 on the M40 where at times Eurogarages admit people cannot leave the service station due to traffic. The A361 is blocked at certain times of the day now - without the HS2 traffic to come. The traffic numbers fail to include traffic from the new premises themselves ie Drive Thrus, hotel, office block and huge distribution warehouses. Add this to at least 2-3 years of HS2 traffic and this will lead to gridlock, impacting on existing Banbury businesses, Hennef Way, local industrial estates and the new retail park. Businesses will not be able to operate effectively, visitors will not come into the town and villages will be turned into rat-runs as people seek an alternative route to work, schools, doctors, leisure facilities, hospital etc. Villages to be impacted will be Middleton Cheney, Overthorpe, Chacombe, Williamscote, Cropredy, Great Bourton etc. This will be highly dangerous as most of these villages have primary schools. 3. Much is made in the proposal of pedestrian links and cycle routes. People do not visit petrol stations and Drive Thru food/coffee outlets on foot or by bicycle. The operators of the site are clearly trying to attract passing trade from the motorway since all the drive thru facilities already exist within 1/2 mile of the junction. The operators already run franchise arrangements with Starbucks and KFC both of which exist in Drive Thru form nearby and these already appear on sat nav maps and search engines on phones etc. It is also the stated objective of Eurogarages to add mini ASDA's to all their forecourts now they own the company. I am sure the existing convenience stores in the town, including markets and small shopkeepers, will not take kindly to 'out of town' convenience stores, reducing further potential visitors to the town. 4. There are no hi tech jobs on site at all. This was the original preferred development option and can still happen if smaller factory units replace the unwanted petrol forecourt and Drive Thru options proposed. If this requirement has now disappeared then the negative impact of the site should be minimised by only having distribution warehouses on the site to minimise footfall and traffic movements. This application is not about job creation, its about generating profit for the site operators. It will only generate jobs for Drive Thru units and unskilled warehouse operators. There is already a shortfall of people to fill these jobs - all existing similar businesses are trying desperately to recruit and can't. 5 The application is written in order to tick boxes in the application process. There is no significant change in the application and the reasons why the application was rejected last time still apply. Plus it has now been confirmed their figures for job creation, traffic flow and impact on the local communities have all been underestimated. They were last time and they are again. There is no rational reason to change the decision.</p>
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Attachments	