

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	Hilary Maggs
Address	5 Thorpe Road Chacombe
Type of Comment	Objection
Type	neighbour
Comments	<p>I strongly object to this planning application which effectively replaces one of the 3 warehouses granted permission, despite strong objections, with highly intensive retail, office, hotel and filling station use, crowded into what was to be 1 warehouse unit. Not calling it a motorway service station is just a ruse to get around planning, it's location next to the M40 junction makes it just that. The site will now cause traffic delays in and out of Banbury in all directions as traffic backs up causing costly time delays for existing businesses and residents without even offering the high level skilled work Banbury requires to promote a thriving town. The same traffic delays will deter those accessing the site from driving into Banbury or the other existing retails estates so local businesses will not benefit.</p> <p>1. We have not yet felt the traffic impact on the A361 and M40 roundabout of the 2 huge warehouse units currently under construction on this site or the large warehouse site on the Banbury side of the M40 roundabout not yet fully occupied and already the developers are changing the goalposts for this site to practically replicate the original application. The number of cars and hgvs anticipated is under estimated and clearly the M40 roundabout, A361 and other feeder roads are already under pressure for periods of every day and this is without the high volume HS2 traffic already quantified over the next few years. If the developer did not think there would be high volume use of the filling station facilities and the drive thru coffee and food outlets (the clue to traffic use is in the words 'drive thru and filling station') they would not want to put them in this location next to a motorway junction. This is compounded by a 3 storey office block and 3 storey hotel all necessitating access by car and creating massively increased traffic than the one warehouse it replaces.</p> <p>2. The application makes much of access by foot, bicycle and bus routes again to gain planning points as these will only be relevant to the minority of staff living near the site as workers will not walk or cycle a distance and need to be on a bus route to use it, instead they will choose car transport for comfort and practicality having children etc to drop off on route to work. Access by foot, bicycle or bus will be of NO USE AT ALL to those using the filling station, drive thru food outlets and hotel.</p> <p>3. There is no intention to widen the M40 roundabout or put a roundabout access to the site on the A361. The A361 is not wide enough to accommodate the huge increase in hgv and car traffic this site will generate and with the majority of transport leaving the site turning right back to the motorway, a ghost island will not suffice and impatience will cause accidents.</p> <p>4. These facilities are not necessary. Service stations on the M40 at the correct intervals, there is already a hotel on the M40 junction and another new one being built at Castle Quay, office space is already available in Banbury and the forecast is that less will be required with more working from home and there are local filling stations and food outlets close by. Synically one would suspect that the developer is using every ploy to get this through and the timing of this application over the summer holiday period when councils and residents are less likely to be active and 'sleeping' was no mistake.</p>
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Attachments	