

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	Victoria Pauling
Address	15 Ickworth Close, Daventry, Northants, NN11 8AP
Type of Comment	Objection
Type	neighbour
Comments	<p>I previously objected to the original planning application for this site whilst living in Middleton Cheney. Although I now live in Daventry, I still regularly visit Banbury and Middleton Cheney and regularly use the A361. I therefore feel the need to object to this further application. The key objections previously were around both traffic and the lack of need for this type of development as well as the fact that this site was supposed to be reserved for engineering and technical industries that provide high quality jobs. Since the previous planning application was rejected, none of the above things have changed. In fact, the traffic has got worse from the installation of further traffic lights on the M40 roundabout and the start of ongoing work on HS2 which significantly affects the A361. As time goes on and HS2 work increases, traffic on this road and the M40 roundabout will only get worse, negatively affecting access to Banbury and South Northants for local residents and businesses. There continues to be no need for motorway services at Junction 11 considering the close proximity of both Warwick Services and Cherwell Valley Services. Although the new application tries to get around this by stating it won't be signposted on the M40 and will be for local residents, clearly their intentions are to attract motorway traffic. The Services will be clearly visible from the M40, potentially encouraging motorists to exit at Jct 11 despite this not now being classed as motorway services. This will further increase traffic and effectively make this a motorway services for which planning was previously rejected. There is no need for this type of development for local people. There are already plenty of local petrol stations including in Middleton Cheney, at the top of Middleton Road (owned by this same company) and Tesco, to name the nearest. There is also a further petrol station along the A361 in Byfield. Local residents do not need another one. As for fast food outlets, we already have the majority of chain drive-thrus and coffee shops very close to this site, including an empty unit where Frankie and Benny's was that has not been filled and vacant units on the Gateway retail park. Further fast food outlets would not be attractive. A large hotel is also not required in this area. There is already a Premier Inn in close proximity to the M40 as well as a brand new Premier Inn in the town centre as part of CQ2. To my knowledge, these hotels are not regularly fully booked and therefore further out-of-town hotel capacity is not required. An office block is also not required considering the number of empty office blocks in Banbury town centre, some of which are to be converted into flats as they have been empty for so long. I would have thought, considering the effects of covid on office working, that even more office blocks are likely to become surplus to requirement. Therefore why do we need another one? This land was reserved for a particular use (Engineering and technology) and therefore any planning applications should reflect this.</p>
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Attachments	