

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	Peter Monk
Address	55 Waller Drive,Banbury,OX16 9NS
Type of Comment	Objection
Type	neighbour
Comments	<p>Banbury Civic Society wish to register a strong objection to Planning Application ref 21/02467/F The Cherwell Local Plan 2011 - 2031 set out objectives for the development of this site (designated under Local Plan policy BAN 15) which lies east of the M40 and immediately north-east of gyratory for Junction 11. Amongst other things that Policy BAN15 requires sought for this strategic 13 Hectare site include: - "Mixed employment generating development providing a variety of employment to ensure that the economic strengths of Banbury in manufacturing, high performance engineering and logistics can be maintained to reflect the need for diversity and resilience in the local economy expressed in the Economic Development Strategy. TARGET - Creating approximately 1,000 jobs A high quality commercial District for the east of Banbury that has high connectivity to major transport routes and is well integrated with the adjacent commercial uses Layout of development that enables a high degree of integration and connectivity between new and existing development, including adjoining employment areas, nearby residential areas and the town centre Provision of new footpaths and cycleways that link to existing networks to link the site with the Banbury urban area Good accessibility to public transport services to be provided to link the site with the Banbury urban area and provide an alternative to travel by car Satisfactory access arrangements including a detailed transport assessment and Travel Plan given the location of the site close to the strategic road network A high quality, well designed approach to the urban edge which functions as a high profile economic attractor but which also achieves a successful transition between town and country environments Development that respects the landscape setting, that demonstrates the enhancement, restoration or creation of wildlife corridors, and the creation of a green infrastructure network for Banbury Development proposals to be accompanied and influenced by landscape/visual and heritage impact assessments A comprehensive landscaping scheme including on-site provision to enhance the setting of buildings onsite and to limit visual intrusion into the wider landscape, particularly given the key views afforded into the site from higher ground in the wider vicinity Include planting of vegetation along strategic route ways to screen the noise A high quality design and finish, with careful consideration given to layout, architecture, materials and colourings to reduce overall visual impact The height of buildings to reflect the scale of existing employment development in the vicinity Demonstration of climate change mitigation and adaptation measures including demonstration of compliance with the requirements of policies ESD 1 - 5" As regards compliance with Policy BAN15, the first stage of development on this site (as consented) is 'mixed use' but otherwise may be regarded as falling well short of the Policy requirements of BAN15 in terms of (a) job numbers, (b) a variety of employment to ensure that the economic strengths of Banbury in manufacturing and high performance engineering are maintained; (c) a successful transition between town and country environments; (d) development that respects the landscape setting; (e) a comprehensive landscaping scheme to limit visual intrusion into the wider landscape and (f) a high quality design and finish to reduce overall visual impact. The uses proposed under the current application are so close to the visual and traffic impacts of the refused application for a motorway service station and other uses that it beggars belief that it is being considered as a valid application. Ban15 is one of the few remaining development sites in the Banbury locality that could provide for manufacturing and 'high-end' employment enterprises that might well be displaced from the Canalside area when development of that area commences. Now that an alternative site for the Banbury United Football Club's ground has been secured, it is seems most likely that Canalside (BAN 1) could proceed within the foreseeable future. With an existing Euro Garages petrol filling station within 600m and an existing hotel within 300m of the</p>

application site and little or no sign of the "manufacturing or high performance engineering" facilities required by Policy BAN 15, it would be perverse to allow further development of the BAN15 for low-grade employment uses that would only duplicate existing uses nearby, when the site us so clearly needed to accommodate the Council's employment priorities and objectives for high-end uses. We have not, at present, trawled through all of the 433 pages of the supporting documents and therefore will wish to respond further in due course. However, we have already noted a couple of questionable statements (1) concerning public transport (overstated by 100%), and (2) cycle access which is claimed to be along well lit roads when, in fact, there is no lighting anywhere east of the M40 Based on the above we consider this application should be refused.

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Attachments