

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	Mr & Mrs Phipps
Address	Foxdale,Blacklocks Hill,Nethercote,Banbury,OX17 2BL
Type of Comment	Objection
Type	neighbour
Comments	<p>We are concerned to read the proposals for the development & our concerns cover several aspects Traffic - we live close to the M40 junction 11 & A422 dual carriageway. We know first hand the issues that traffic causes this side of Banbury, not from driving the area at the same times each day but from being static & being able to see the Banbury bound traffic at the bottle neck that is the M40 junction. This is at the best of times, any problems, incidents, roadworks etc brings the traffic grinding to a standstill and there are limited alternative routes to access or cross Banbury from this side of the motorway, we feel that this should be addressed before further pressure is added by permitting development that will add to the traffic, not only during construction but also in the long term. The lack of alternative routes means that there is huge pressure on local minor roads that are simply not suitable to the volume of traffic that they are bearing. OCC have not been able to tackle this, even though several of these roads have regulations, these are generally flouted by drivers as the Police do not have resources to enforce them Hotels - several small independent hotels in Banbury are currently closing, having struggled through Covid disruption, the opening of a large group chain hotel in Banbury centre has seen smaller hotels simply unable to survive due to being unable to fill their rooms, a further hotel so soon after the new hotel opening seems unnecessary & am not sure that it would make good business sense for a hotel to occupy the site, we understand that the application is speculative & that no chain has expressed interest in the site, this could lead to a hotel being built that may stand empty, if it is unable to make profit then it will not be able to be well maintained & could become an eyesore in this pretty area of the countryside Offices - we are unsure as to why it would be logical currently to build new offices, Covid has seen many offices being left empty, there were previously offices on the other side of the motorway, which were knocked down several years ago, only yesterday we drove down Middleton Road and commented how long the offices previously occupied by Brethertons have been empty, given the signs expressed they moved in Dec 20 - allowing new offices to be built will reduce the chances of those commercial landlords in Banbury of being able to let their currently empty office space</p>
Received Date	03/09/2021 19:13:41
Attachments	