

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	Linda Griffiths
Organisation Name	Allan & Lisa Phipps
Address	Foxdale,Blacklocks Hill,Nethercote,Banbury,OX17 2BL
Type of Comment	Objection
Type	neighbour
Comments	<p>Archaeology</p> <p>We have read with interest the consultation responses submitted from OCC Archaeology. The comments explain how, contrary to council and national policies, the OCC advice requiring further evaluation of the Frontier Park site was disregarded, not only this but no planning conditions were even attached to the permission for the event that any finds were discovered. This does lend to speculation that the two warehouses at Frontier Park have been built in an area of archaeological interest, where finds have previously been discovered but not evaluated and therefore it is simply not known what heritage has been built over. This at best should be considered a negligent mistake and we would implore the council that this is not replicated.</p> <p>Although it could not have been known at the time of the application, it is noted that the decision on the planning application for Frontier Park was made in July 2020, very early in the Covid-19 pandemic when there was a lot of difficulty in normal services being provided across all sectors.</p> <p>Errors are mistakes that we should strive not to repeat, mistakes should not set precedent.</p> <p>Cherwell District Council Local Plan</p> <p>Policy Banbury 15: Employment Land North East of Junction 11 lays out the basis that this site was included for development in the currently adopted Cherwell District Council Local Plan</p> <p>The policy lends to the expectation that eventual development will respect the local landscape setting; support enhancement of biodiversity and create enhanced sustainable travel options to the area.</p> <p>The plans do not appear to achieve these policies</p> <p>Employment Land</p> <p>It is noted that the building on Bridge Stree/Merton Street, previously office buildings has been decommissioned from such use and whilst there is planning consent for hotel use, further options are being explored due to neither being considered viable uses in the current climate. This does not appear to be based on location, but rather to be based on current demand for such uses and therefore it seems unlikely that permitting offices and hotel on this site would bring the employment suggested.</p>
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Attachments	