

Comment for planning application 22/01488/OUT

Application Number	22/01488/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
Proposal	Construction of up to 140,000 sq m of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site accesses, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associated works including demolition of the existing farmhouse
Case Officer	Samantha Taylor
Organisation Name	Graham Robb
Address	136 Main Rd,Middleton Cheney,Banbury,OX172PW
Type of Comment	Objection
Type	neighbour
Comments	<p>a) The application under the 'call for sites' process is a way to avoid full public consultation</p> <p>b) Cherwell's planning objectives include reducing reliance on motor vehicles. This proposal would dramatically increase vehicle use by the distribution fleets but also by the workers. There is no realistic option to promote cycle use by dedicated cycle pathways.</p> <p>c) Cherwell is considering a railhead distribution centre further south towards Bicester. That should be where any warehouses are located to maximise use of rail capacity.</p> <p>d) The landscape importance of the area is significant - it is an ancient ridge and furrow landscape with some mature trees and hedges - and as such should be protected from development. There is a strong argument that this should be a conservation area, not concreted over.</p> <p>e) Evidently food production needs to be supported as food security is ,and will increasingly, be a priority. Reducing available agricultural land is counter to national interests.</p> <p>f) Increased building coverage reduces the capacity of the landscape for rain infiltration and increases runoff . . 140,000 square metres of building must increase the flooding risk in the Cherwell valley and down to Oxford.</p> <p>g) The traffic flows from Middleton Cheney are already held up by delays at the M40 Roundabout. This is being exacerbated by the HS2 development and will be further exacerbated by the new distribution facilities just east of the junction. The M40 J11 will not cope with such additional 24-hour traffic demand.</p> <p>h) The visual impact on the warehousing will be enormous, despite claims to the contrary by Greystoke. We can see this every time we travel down the A422 bypass towards Banbury and see the 'cliff faces' of warehouses on the west side and now on the east side opposite the Banbury Gateway.</p> <p>i) There will be a claim about this bringing employment opportunities but the existing warehousing , even with the additional housing build in Banbury, is already short of labour and the employment structure of the future cannot be based on unsustainable warehousing /distribution development. We need different employment opportunities in Banburyshire.</p>
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Attachments	