

FARTHINGHOE PARISH COUNCIL



Cherwell District Council
Bodicote House
Bodicote
OX15 4AA
Attention of Samantha Taylor-- Case Officer

30 June 2022

Planning Application Reference Number 22/01488/OUT dated 19/5/2022
Subject – OS Parcel 5616 South West of Huscote Farm and East of Daventry Road. Banbury

Dear Samantha

Please accept this document as an official OBJECTION from Farthinghoe Parish Council to the above-mentioned Planning Application Number 22/01488/OUT. Already there are a plethora of documents lodged on your allotted website and these detail a large number of reasons why this development should not be allowed to go ahead, which we agree with entirely.

We would also point out that with great anxiety we await the news that Planning Application 21/02467/F has been rejected for what it is because in Farthinghoe we see this Planning Application as a thinly & poorly disguised attempt to add the final part of the jigsaw to complete the Motorway Service Area applied for in 2017 on Planning Application 17/01044/F

Now we have Planning Application 22/0148/OUT to consider.

Before this dust settles we hear that consideration may well follow to add more warehousing to the south side of the A422 with of all things direct access onto the A422 at a new roundabout planned to be located half way between the Middleton Cheney roundabout and Junction 11.

In 2017 we could only look at the initial planned proposals with dismay. Now in 2022 we can actually see the partly constructed monstrosities which were the first part of what appears to be a growth plan and that plan is becoming more and more clear.

It is the beginning of a nightmare which will destroy our beautiful area without any consideration for the people who live here.

It is the end product of the relaxation in planning regulations being introduced.

Little wonder that the people of Amersham and Chesham along with Tiverton and Honiton have reacted the way they did at the ballot box and the recipe is right for others to have no other choice than to follow.

We agree with almost all of the objections tendered so far on this Planning Application but in addition Farthinghoe has its own unique problem which will be exacerbated by this particular planned development, A problem which has been profoundly added to each time Cherwell District Council passes plans for yet another warehousing & logistics complex without any due regard for our problem. "Our" meaning the residents of Farthinghoe along with the thousands of drivers who traverse the A422 daily.

Farthinghoe is the sole remaining village in our county which is located on a designated Strategic County Highway and which remains without a desperately needed bypass. As

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CDC

- 5 JUL 2022

POST ROOM

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Farthinghoe is the sole remaining village in our county which is located on a designated Strategic County Highway and which remains without a desperately needed bypass. As anyone who travels regularly between Banbury & Brackley will know our village is a severe traffic pinch point and such pinch points bring with them considerable frustrations and associated dangers.

Your previous actions have made it very clear to us that our village predicament is unlikely be taken into account during the considerations for this proposed development and our situation, which is currently at breaking point, will just continue to get worse.

There seems to us to be a complete shortage of apparent interaction between the relevant County Councils and Unitary Councils when considering such developments which are taking place close to County or District borders, developments which have significant side effects on either side of such borders.

We believe in developments which are designed to increase prosperity and the right kind of job opportunities in our area, but we also believe that only lip service is being paid to the oft touted phrase "but adequate infrastructure should first be in place"

This infrastructure plan should be in place and budgeted before such developments are even considered.

How can we possibly win when even our own Unitary Council feels that our much needed bypass can be considered solely on financial grounds with a financial equation to decide this being best described as a wing and a prayer guess.

The main problem Farthinghoe has is a very restrictive pinch-point, the effects of which are deliberately excluded from this financial equation, along with a number of assumptions which include there being no projected traffic growth on the A422 through Farthinghoe after 2038.

This same Unitary Council seems unable to have meaningful dialogue with neighbouring Councils at either end of the 14 mile Northamptonshire stretch of A422/A421 Highway between Mixbury and J11 of the M40. (designated in 2013 by Northants County Council as part of a Strategic Freight Network).

In 2013 Northants County Council predicted that the daily traffic flow through Farthinghoe would be 13,000 vehicles by 2026 and thus followed an abortive round of discussions in 2015 to finance a Farthinghoe bypass.

If one considers the important weekday traffic flows through Farthinghoe then the 13,000 vehicles per day was eclipsed most probably by 2017, maybe sooner.

I say probably because data is collected on a very random basis and despite the fact that our Parish Council made a senior officer at Northants County Council aware of a traffic count being in situ in January 2020, no concerted attempt was made to locate that data.

In situ meaning on the A422 at its junction with Main Road, Middleton Cheney

This SFN is mostly a through road for Northamptonshire with the main financial beneficiaries being four-fold

Oxfordshire (Banbury)

Buckinghamshire (Milton Keynes)

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National Highways (Contribution to National network + free use when there are closures on the M40 and A43)

Central Government eventually by increased Business taxes.

We have noticed mention of the use of Junction 11 by HS2 Construction traffic on a number of other objections. It is only relatively recently that that this data has become available & this data alone is very concerning.

According to the HS2 Traffic Plan their construction traffic will use the J11 roundabout entering & leaving on both the A361 and the A422.

On the A361 there will be up to 1000 HGV Movements per day along with 1500 other vehicle movements per day

On the A422 the movements will be up to 1000HGV + 2000 other vehicle movements per day

There is a lot of scepticism locally that the planned changes to the traffic light system will even cope with these HS2 projections let alone the building and use of a Motorway Service area along with a multitude of warehousing & distribution complexes.

Does Banbury need these warehouses, do they comply with the Local Plan, do we need the minimal employment they bring allied to the destruction they cause?

We think not and therefore we urgently request Cherwell District Council to reject this planning application in its entirety along with any other similarly destructive plans which might follow.

Farthinghoe is very fed up with being caught between the Devil and the Deep Blue Sea with negligible help, understanding or communication from either party

Yours Faithfully
Cllr Mick Morris

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