

Development Planning  
Cherwell District Council  
Bodicote House  
Bodicote  
OX15 4AA

15 August 2022

Dear Sir/Madam,

**OS Parcel 5616 South West of Huscote Farm and East of Daventry Road, Banbury**

**Outline Planning Application – 22/01488/OUT – Construction of up to 140,000 sqm of employment floorspace (use class B8 with ancillary offices and facilities) and servicing and infrastructure including new site access, internal roads and footpaths, landscaping including earthworks to create development platforms and bunds, drainage features and other associate works including demolition of the existing farmhouse**

I am writing to object to the above outline planning application for the following reasons:

- 1) The site was assessed in detail by the Inspector in 2015 and specifically excluded from the currently adopted Local Plan. Nothing material has changed since then.

The development does not satisfy the criteria of SLE1 of the Local Plan which applies where speculative developments are proposed.

It is not within the built-up limits of the settlement or on an allocated site;

It is not outside of the Green Belt, and no very special circumstances can be demonstrated;

It does not make efficient use of previously developed land, or existing and underused sites and premises;

It does not have good access by public transport or other sustainable modes of transport

The buildings will be out of character with the surrounding rural landscape, and will not be of an appropriate scale;

The buildings will have an adverse effect on residents and the historic and natural environment.

- 2) Detrimental impact on the local landscape

To the East of the A361, Blacklocks Hill and the land rising up to it is attractive and forms an important buffer on the edge of Banbury. Buildings of the height proposed will permanently block a view that is highly valued by local residents, and permanently destroy historic ridge and furrow farmland. It would be a disgrace if we let developers trash this land for profit.

3) Detrimental impact on the surrounding highway network.

There is no easy access for cyclists or pedestrians and the site is poorly served by public transport. Workers and visitors to the site would be reliant on cars for transport. However, the M40 junction is already regularly snarled up with traffic, and it will get worse with vehicles working on HS2 and from the Frontier Park development when it is operational. The proposed development will make it even worse.

Due to other developments, it is not possible to mitigate the effects by building a South East relief road.

4) Absence of Community Engagement contrary to the NPPF

There has been no attempt to engage with the local community, e.g. with public meetings or exhibitions

**Conclusion**

For the above reasons, development to the east of the A361 is inappropriate, and the outline application should be refused.

Yours faithfully,

Kate Spencer