

Comment for planning application 23/00349/OUT

Application Number	23/00349/OUT
Location	OS Parcel 7921 South Of Huscote Farm And North West Of County Boundary Daventry Road Banbury
Proposal	The 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 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 - All Matters Reserved - re-submission of 22/01488/OUT
Case Officer	Chris Wentworth
Organisation Name	
Name	Heidi Fowler
Address	18 Astrop Road, Middleton Cheney, Banbury, OX17 2PG
Type of Comment	Objection
Type	neighbour
Comments	<p>As the way the applicants have tried to sneak this application through means that previous objections (of which there are many) have not been carried through to the re-submission, I re-submit both previous posted objections.</p> <p>I strongly object for the following reasons; 1)No public consultation has taken place, which should have been paramount and comprehensive for a development of this size. All surrounding villages and houses should have been informed and consulted as it will greatly impact them. 2)The application is contrary to public policy and was previously dismissed by the inspector in 2015. 3)The economic argument of job creation is weak, it is well documented that warehousing creates very little employment and in fact, the previous development to the other side of the A361 of warehousing that is currently being completed actually used little traffic as an argument to allow it as warehousing has less employment and therefore less traffic using the road. 4)Junction 11 of the M40, the A361, and A422 are already under serious pressure from traffic from the increased building works, warehousing surrounding it, and HS2 traffic. It cannot cope with any more construction or traffic, any incident or accident on the M40 already causes serious issues to local roads, and the town and access roads become gridlocked. This will only impact the local highways further. 5)Flooding potential of flattening sloped access, with houses and farms in the vicinity at the top of the hill, subsidence would be a severe concern. 6)Further erosion of rural land, that creates natural habitats for wildlife and an attractive screening from the M40 traffic, noise, and pollution for local homes and villages. This destruction of a rural aspect is detrimental to all the surrounding area. 7)Looking at the neighbours consultation list why have properties that are within a very short distance of the proposed site, and who will be the closest neighbours not been contacted or informed?</p> <p>Nothing in the resubmission of additional information does anything to mitigate or alleviate any of the connections I and others have made. This application, if approved, would have devastating, detrimental consequences for the local environment, residents, traffic and more. This is a rural setting that gives boundaries to local villages, farms, green fields and allows the rural landscape to be maintained and separate from the M40 and other industrial sites. There is no need for this type of development on greenfield sites, there are plenty of underused and underdeveloped brownfield sites in the area that would better serve this kind of development. The suggestion that this would not negatively impact the local area is naive and ill-informed, any kind of accident on the M40 or surrounding roads already causes gridlock on the A361 and A422, impacting all local roads into Banbury. Warehousing produces little employment, it's usually low-skilled and low paid and that is not the kind of employment needed in an area of very low unemployment. Warehousing also creates a higher volume of HGV usage, given that the Hennef Way and other local trunk roads are already measured as having the poorest air quality in the county, to add to this would be dangerous and unthinkable. The suggestion that the developer would contribute to the 200 Bus route, further shows how little understanding there is of local needs and structures when most of the people who will be affected by this actually live on a completely different bus route! Please, please consider all the objections raised and do not allow another application and development like this to blight all our lives and further destroy the environment and our rural areas. It is unnecessary, unneeded and is born solely out of</p>

greed.

To add further to this objection, recent minor works being carried out on the M40 junction 11 have created chaos in the town and surrounding rounds, further highlighting that any incident on these roads causes gridlock to the whole town, which cannot cope with further commercial traffic or re-routing of traffic in an emergency (which happened frequently) thus compounding the issues surrounding air quality and pollution in the area.

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Attachments