

# Comment for planning application 23/00349/OUT

<b>Application Number</b>	23/00349/OUT
<b>Location</b>	OS Parcel 5616 South West Of Huscote Farm And East Of Daventry Road Banbury
<b>Proposal</b>	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
<b>Case Officer</b>	Chris Wentworth
<b>Organisation Name</b>	Keith Holloway
<b>Address</b>	39 Banbury Road,Chacombe, Banbury
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I strongly object to this proposed development. The proposed area was not in the Local Plan and in fact was excluded by the Planning Inspectorate in 2015. Please explain why it is even being considered a second time! There are many reasons for my objection:</p> <p>1/ Traffic congestion and pollution/air quality/Commitment to Climate Emergency The M40 junction is already a nightmare to traverse, especially from Middleton Cheney or Chacombe (A361), due to volume of traffic and A-road conditions. The A-roads were simply not built for the existing volume of traffic and will be further impacted once the HS2 and two major new warehouses adjacent to the M40 traffic become operational. Imagine that combined with the huge increase in lorries, vans and cars from the proposed new site given it's scale. If the M40 is closed due to an accident the whole of Banbury comes grinding to a halt - we do not need to encourage more commercial traffic to our town and surrounding villages. There are no significant infrastructure plans for the area - the M40 junction will be at significant risk. Idling vehicles produce up to twice as much air pollution as moving vehicles, imagine the increase in pollution to an area already identified in AQMAs in the town, especially in Grimsbury and Hennef Way areas. CDC's commitment is to "do our part to achieve a net zero carbon district by 2030 and lead through example" - so prove it, refuse the application!</p> <p>2/ Flood risk Due to ground conditions, this new development will likely lead to additional floodwater running into adjacent low lying areas. The area around the M40 is already subject to the risk of flooding, how likely is it that the flood defences will fail?</p> <p>3/ Drainage issues The area is mostly impermeable clay and as such is unsuitable for infiltration yet foul drainage is proposed to be to a private sewage treatment plant on site with effluent being discharged to the ditch system. Even if treated there is a considerable risk to neighbouring residents and is unacceptable.</p> <p>4/ Landscape and Wildlife The development will undoubtedly have a detrimental impact on the local landscape intruding into open countryside in agricultural use, harmful erosion of its rural setting on this side of the town. It will destroy Banbury's image as an attractive market town and almost certainly deter visitors to the area. The site is currently greenfield agricultural land and is full of mature hedgerows, trees, ponds and other important wildlife habitats. As a result this area has a massive range of wildlife, including bats, deer, badgers, an amazing variety of birds which will be detrimentally impacted and destroyed.</p> <p>5/ Unnecessity DIRFT III near Daventry already has 345 ha of land designated for such uses - it is just a few miles away and was recently permitted under the national infrastructure regime, specifically to meet the national and regional need for such major facilities. This development is simply not necessary - we already have many warehouses in and around the town empty.</p> <p>6/ Real impact on people's lives - your residents The scale of the impact on our local</p>

environment will be immeasurable, until it is too late, when the damage cannot be undone. Emissions from these proposed factories in terms heat, light, odours and noise will be unbearable, and combined with the traffic levels will severely impact on the many schools, care homes and residents in the locality.

Keith Holloway

**Received Date**

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**Attachments**