

Comment for planning application 23/00349/OUT

Application Number	23/00349/OUT
Location	OS Parcel 5616 South West Of Huscote Farm And East Of 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	Simon Holloway
Address	39 Banbury Road, Chacombe, Banbury
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this proposed development for the following reasons:</p> <p>Traffic congestion and pollution/air quality/Commitment to Climate Emergency The M40 junction is already a nightmare due to volume of current traffic. This will be further impacted by traffic from the HS2 and the two huge warehouses adjacent to the M40 traffic in the coming months. Should this new development be permitted the massive increase in lorries, vans and cars from the proposed new site (given it's scale) will be significantly detrimental to current road users both in terms of volume and emissions (standing traffic especially high). Whenever the M40 is closed due to an accident the whole of Banbury comes to a halt - more traffic on and around this junction would be untenable and there doesn't appear to be any significant infrastructure plans for the area. Air pollution is already an issue in some areas of the town this will only add to it. Your 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>Flood risk/drainage issues 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, increasing the risk further. The area is impermeable clay and as such is unsuitable for infiltration. It is proposed to divert to a private sewage treatment plant on site with effluent being discharged to the ditch system. Even if treated, there will surely be a considerable and unnecessary risk to neighbouring residents and environment.</p> <p>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. This development will decimate the wide range of wildlife, including bats, deer, badgers, and birds.</p> <p>What is the local need for this development? DIRFT III near Daventry already has land designated for such uses 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, including the two new ones on the A361 which are still stood empty!</p> <p>Detrimental impact on people's lives The scale of the impact on our local environment won't be truly known until it is too late. The damage can't 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.</p> <p>The proposed area was not in the Local Plan and in fact was excluded by the Planning Inspectorate in 2015 for good reason - listen to your residents - the development is simply</p>

unnecessary and will impact negatively on so many people's lives. Please refuse it.

Received Date

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Attachments