

Comment for planning application 23/03428/OUT

Application Number	23/03428/OUT
Location	OS Parcel 7921 South Of Huscote Farm And North West Of County Boundary Daventry Road Banbury
Proposal	Outline planning application for 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
Case Officer	Chris Wentworth
Organisation Name	
Name	Bryan Eagle
Address	38 North Street,Banbury,OX16 3LH
Type of Comment	Objection
Type	neighbour
Comments	<p>I have reviewed the information provided by Greystoke GB Ltd for their Application 23/03428/OUT and I object to this. The Application is essentially a lightly revised version of their development plans previously submitted. These were discarded due to their lack of success (twice) in proceeding but the developers are here trying again.</p> <p>It is a loophole in the system that previous comments, objections or not, are discarded when a very similar application is made by the same applicant for the same purpose. Timing this current Application across the festive period will reduce the window for comments to be made. I don't think that this diminishes the many previously provided local objections to the proposals, it just makes it frustrating for objectors. I am sure the developers know and utilise this to give momentum to their Applications.</p> <p>I am commenting having read this and the previous Amendment/Application documents. In summary, a huge warehouse complex built on green fields is proposed, to mirror the one built on basically unfarmable land where old munitions yards were, on the Banbury side of the M40. This development will include road/infrastructure changes, some of which are not provided or managed by the developers, they are included as assumptions. Access to the area is non existent now except via the very busy M40 roundabout and will be so afterwards.</p> <p>The key impacts on the Banbury/Grimsbury area of more transient warehouse employment, many more journeys though the already over stretched local roads and destroying a massive green field area. These things haven't been addressed in any meaningful way so I think the Application should be turned down.</p> <p>I think that the Council should produce a decision to prevent a reapplication due to the cost to the public purse. Driving this particular Application through, as the A361 Frontier Park was, would have many detrimental outcomes for the people of Banbury and would open the A361 corridor to Banbury up for a spate of further speculative applications. I do have concerns that the work by our local Councils to review these Applications risks overwhelming their resources, and I am sure the developers know this.</p> <p>To detail my objection to the Application:</p> <p>I do not think that the local infrastructure (J11 of the M40 roundabout, Hennef Way or the A361, Middleton Road etc) can cope with additional traffic both during any construction work or after, when more lorries, vans and employee journeys will be the key outcome for local communities. This is essentially an out of town/edge of town proposal so employees will largely drive to work, as they do in the main to the current large warehouse complexes near the M40. Expecting cycling and walking to address this in any major way is pure fantasy.</p> <p>The additional traffic will further affect air quality and along Hennef Way, and this is a major issue. There is a large Tarmac-owned aggregate depot on Hennef Way, primarily to service HS2 and this in all probability will be the source for building materiel over a sustained period of time, further adding to the air pollution that Banbury residents and especially Grimsbury residents live with. As far as I know this issue isn't being addressed in any meaningful way</p>

at County or District Council level despite having been discussed a good couple of years ago. Co2 monitoring is in place, but not at the Tarmac depot to M40 stretch of Hennef Way though, and no PM10 (fine dust particle) monitoring is in place either. Rejecting the application will be a good choice for the air quality in Grimsbury.

The Frontier Park development on the A361 close to J11 of the M40 has provided a clear template for the disruption any construction work using the locality will cause. As a daily user of that road I would say that the building of Frontier Park has been a major inconvenience and source of disruption to the many people who use the A361 as their primary access to Banbury or to the M40 itself.

Despite being up for lease the site remains vacant, leading to the obvious question of why does the town need even more warehouses? The original Application here included car showroom, hotel etc etc and these haven't been built so the site hasn't provided and won't provide a diversity of employment, it only will offer warehouse work. I suspect that adding varied employment helps Applications get approved but if the developers decide to remove them from their plans later on then this works for them and Councils are powerless to intervene. Its a lot cheaper to build a concrete lorry yard than a hotel goes the logic.

As at today (2.1.24) Frontier Park has not been let and only the warehouse/distribution buildings have been completed or will be so. The additional developments within the approved plan there haven't happened. The aerial photos here prove this;
<https://dtre.com/search/properties/26586-fp217-frontier-park-banbury>

In addition the Frontier Park buildings have left the only large public open space in Banbury (the Flood Defence park) with a backdrop of warehouse walls, rather than the views across fields that were there before. One more example of development reducing the quality of peoples lives.

I do not think there is a coherent strategy around road traffic levels and the associated pollution in the Banbury area and this Application should flag this up. The parcel hub at the old Alcan site on Southam Road, the hub behind the Waitrose supermarket at the "town" end of the Southam Road, the new Amazon etc hub being built on Ruscote Avenue...all provide Banbury's inadequate roads with more delivery van traffic and pollution than is reasonable. These hubs have only appeared in major size in the last couple of years and the many delivery vehicles make local roads very busy and polluting. Adding more traffic from yet another warehouse development is wrong for the residents of Banbury and another reason to turn the Application down.

Finally, the Application does not do enough (or anything in reality) to protect local wildlife. There is an assumption that displaced wildlife will magically repopulate post development. This is not so, no animals survive in a concrete environment. Local diversity will be lost and for the period of any construction will be decimated leaving no chance of those environment specific species returning. Whilst some more adaptable species will return in time, the changed/limited environment will mean that others will not.

I feel that Cherwell should turn this Application down for the good of the town, its people and its environment. The alternative is to set a precedent for Banbury to become a warehouse town and to expect a series of similar Applications the result of which bring nothing to the local community.

Bryan Eagle

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Attachments