

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	Ros Holloway
Address	Little Bandeleys,39 Banbury Road,Chacombe, Banbury
Type of Comment	Objection
Type	neighbour
Comments	<p>I most strongly object to this planning application. Granting permission for this application will negatively and substantially impact on all local residents, communities, schools, care homes as well as the local wildlife and natural beauty of the landscape. My objection is based on several factors:</p> <p>The area around the proposed development is already an extremely high-volume traffic area and this will get worse once the still empty (two of these after 3 years!) warehouses on the M40/A361 junction open. There has been no improvement to the infrastructure to cope with the increased level of traffic from these 3 warehouses once active and no obvious plans in place for significant development if this new application is granted. What, if any, assurances do you have from Oxfordshire County Council that infrastructure improvements are planned, signed off and more importantly adequately funded? Given current financial predictions/budgets this seems highly unlikely.</p> <p>There is absolutely no question that increased traffic congestion/idling will exacerbate pollution levels significantly in the area. Already any accident or road closure on or around the M40 junction brings the town and surrounding areas to a standstill. Imagine that compounded by additional hundreds of lorries/vans/cars from such a development on this and surrounding roads. Local villages are already used as rat runs to avoid such occurrences.</p> <p>Increase in these emissions combined with anticipated increase in light, noise, odour emissions will impact the Council's Air Quality action plan and its Air Quality duties (Environment Act) and it certainly won't help achieve its climate emergency ambitions for the area. The negative impact on quality of life for residents, care homes, schools etc in the locality is forever - please don't underestimate that impact. Emission levels can't accurately be calculated until after the event - which is far too late!</p> <p>Recent flooding this past week (Jan 2024) perfectly demonstrates the pressure the flood defence system, canals and riverbanks are already under. Once considered safe, they failed! Due to ground conditions, any permitted new development will cause additional floodwater running into adjacent low-lying areas further exacerbating this issue.</p> <p>What is the justification for more development of this type? Two (now three) warehouses stand unoccupied still (A361 M40 junction) - demonstrating the clear lack of need/justification for more warehouses/facilities like this. There are also many factories and offices within the district available and unoccupied that could be repurposed and utilised. The limited benefit in terms of jobs will never outweigh the misery and distress to residents, community services that permission if granted would cause.</p> <p>Many of the birds and wildlife in the area are already being monitored by Cherwell District Council under its biodiversity policy so you are already aware of the declining trend in this area. Please don't be responsible for contributing to its further decline. This is a beautiful area don't destroy it for development's sake.</p>
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Attachments

