

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	Stephen Watson
Address	34 Chacombe Road,,Middleton Cheney,,Banbury,
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this application in the strongest possible terms.</p> <p>The reasons include, but are not limited to:</p> <p>Natural Environment: The proposed development would cause the destruction of ancient, ridge and furrow, greenfield farmland and countless flora and fauna. Once destroyed, this cannot be recovered. Significantly, it will also remove land that serves to prevent flooding in other populated areas during heavy rain.</p> <p>Traffic Congestion: The local road network is already unable to cope with the volume of traffic accessing or crossing the M40 at Junction 11 with regular congestion and long delays on the A422, both east and west of the M40, and other adjoining routes. Additional commuter and HGV traffic from this development will exacerbate the problem massively. This is magnified as the development will not be easily accessible on foot from Banbury or the surrounding villages.</p> <p>Pollution: Combined with the congestion, the extra traffic will cause a large increase in air pollution from HGV and commuter traffic. This will combine with light and noise pollution from the site and its associated activities. The negative health consequences for those living in the area do not stop at reduction in quality of life, longevity, and the inevitably increased pressure on the NHS.</p> <p>Urban Sprawl: The M40 traditionally served as a barrier to the expansion of Banbury eastwards towards the Northamptonshire border. Whilst this has already been broken with the development forced through between the M40 and A361, it cannot be allowed to continue any further. For a worthy development, of which this most certainly is not, brown field sites should be used. The character of the area is being fundamentally changed for the worse by repeated, large scale, low value, commercial developments.</p> <p>Necessity: This type of development is unneeded and unwanted. Existing vacancy rates, and employment levels, of similar developments that have recently been allowed should be testament to this. The type of low skill, low wage, transient employment this development will offer is absolutely not what the area needs. It will do nothing to upskill the local population or increase footfall in Banbury town centre to arrest it's decline. And, for the environmental devastation and pollution it will cause, will provide a very low income density when compared to the huge surface area it will occupy.</p> <p>Desirability: The image of Banbury and the surrounding area presented to potential visitors travelling along the M40 has already suffered a significant negative impact due to similar developments along the west, and now east, of the motorway. Further development to the east will present it as nothing more than an area in decline. One that is dominated by a metal and concrete warehouse corridor with nothing to offer those passing by.</p> <p>Jurisdiction: Though this falls within Cherwell the fact it lies on the boundary with Northamptonshire must not mean it is snuck through. Those living in Northamptonshire</p>

must be represented and heard.

In conclusion the council must represent the interests of the residents and the environment, not the profits of developers with deep pockets. This is the wrong development in the wrong place which will irreversibly damage the area, the environment, and the lives of local residents; as such this application must be denied.

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Attachments