

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	Mrs Bruce Maggs
Address	5 Thorpe Road Chacombe,Chacombe
Type of Comment	Objection
Type	neighbour
Comments	<p>I would like to raise objections against this scheme in several areas.</p> <ol style="list-style-type: none">1. Impact on local transport, in particular the M40 J11 itself, Hennef Way and the likely 'rat runs' created through villages in Oxfordshire and South Northants. The M40 junction itself is not capable of handling additional traffic to the increasing traffic already planned without causing severe hold ups at certain times of the day on Hennef Way, A361 and A422. The junction remains a 2 carriageway bridge and no changes to traffic lights etc will allow additional vehicles at peak times. Similar delays can be expected to the 2 carriageway Junction 10 where access in and out of the service station there is virtually impossible in the busy summer months. Queues backing on to the M40 can be expected as at J10 and J9. This congestion, particularly on Hennef Way will have a huge detrimental effect on existing businesses in Banbury and deter potential visitors to the town centre who are desperately needed. In order to travel across Banbury vehicles will use runs through villages such as Williamscombe, Cropredy, The Bourtons, Wardington and Hanwell in Oxfordshire and Middleton Cheney, Overthorpe and Chacombe in South Northants. Most of these villages are not capable of handling significant traffic volumes and several have village schools etc. on the likely through routes. No further developments are possible without significant investment in J11 itself, a new southern relief road or a new motorway junction - all of which seem expensive and unlikely at this time. The traffic analysis within the proposal is totally inadequate. Currently the A361 traffic can be 'stacked up' all the way to the Chacombe turn between 8.00 am and 9.00 am without any traffic from the empty warehouses to the west of the A361. Checking the odd day in June is not a detailed traffic survey and fails to take into account the eventual traffic from the existing development.2. Impact on the countryside and visual impact of high buildings close to the M40 and Banbury. If this application succeeds along with the existing warehouse developments west of the A361 and West of the M40 south of J11 the view presented of Banbury will be one of a huge industrial estate. This is not the way to attract visitors to Banbury town centre. At present the view of the Overthorpe escarpment is an extremely attractive rural view which 'softens' the urban sprawl of Banbury itself. It is attractive and presents the right image of Banbury as an interesting/small town to visit. The presence of farm animals, deer, birds of prey etc enhances this opinion. This view will be totally destroyed by the height of the proposed buildings and a landscape which has remained the same for centuries will disappear for no good reason. The removal of cattle and sheep will also impact the ecosystems of this attractive area. Efforts have been made to make the land east of the M40 a recreational space by linking footpaths, wild life areas and the Flood Alleviation Scheme. Despite the noise of the motorway these areas are heavily walked and link with the 'out of town' shopping nearby. Destroying the view and creating an area of huge warehouses will ruin the good work carried out in these areas. If this application is successful we would become a warehouse wilderness like Daventry where the town has no soul and many units are empty. Interestingly Leamington has not followed this route and has a much more balanced local economy and a strong town centre.3. The wrong employment. We need to attract hi tech businesses to the Banbury area. There has been some success in terms of engineering, electric vehicles, service industries etc. but this proposed development will not provide the further high skilled jobs needed. They are essentially huge warehouses for receipt and dispatch of goods. This generates warehouse type jobs that are already proving difficult to fill. Most logistics companies cannot fill

vacancies in Banbury today. Many are offering incentives to join, open days etc in order to recruit unskilled staff. They offer no genuine skill training and often offer temporary contracts so they can flex their workforce as needs suit. We are not short of unskilled roles in Banbury today, creating more would be a major mistake given the transport and environmental cost involved. Given that insufficient unskilled labour is currently available, creation of more will merely negatively impact existing businesses meaning that eventually some of these businesses will leave. At a time when Banbury is trying to reinvent itself it is vital we attract the right type of employment opportunities and there are many more suitable sites for such smaller, lower height buildings to attract hi tech and service industries within the Banbury urban area. Young people in Banbury are completing education and leaving. Generating more unskilled warehouse jobs will not make them stay. In summary I can find no benefit for this scheme outside the farmers selling the land and the developers actually building the structures. Both are motivated by profit not long term sustainability or overall wealth creation for the area. Interesting to note that the first of the units west of the A361 is still empty (as are the other 2) despite being built in 2020 !! A small considered housing development would be preferable to the industrial wilderness being proposed. Banbury can really have a bright future - looking forward this development will be a major step backwards.

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Attachments