

# Comment for planning application 23/03428/OUT

<b>Application Number</b>	23/03428/OUT
<b>Location</b>	OS Parcel 7921 South Of Huscote Farm And North West Of County Boundary Daventry Road Banbury
<b>Proposal</b>	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
<b>Case Officer</b>	Chris Wentworth
<b>Organisation Name</b>	
<b>Name</b>	Mr Clive Hunt
<b>Address</b>	Stud Farm, Street From Banbury Road To Mount Pleasant, Wardington, Banbury, OX17 1RU
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>This site does not exist in any current formal Local Plan. At this time, it is only the subject of a tentative proposal as part of the review of the CDC Local Plan 2011-2031 extension to 2040. Furthermore almost the same proposal that formed part of "Banbury 15" in the draft Local Plan 2011-2031 and was subsequently rejected very unequivocally by the Inspector reviewing the draft plan in 2015. Nothing has changed since then other than the construction of the three horrendous warehouses on the west of the A361.</p> <p>The applicant's Environmental Impact Assessment is way wide of the mark. "The Site creates a transitional area of land between the present urban edge and the more deeply rural landscape to the east". With the warehouse development already referred to on the west side of the A361, this assessment is no longer accurate. With some of the proposed warehouses having a height of 24m this point is further exaggerated on the higher ground on the east side of the site.</p> <p>The projected site plans for access to and egress from the site are wholly unrealistic and will have significant impact on flow of traffic entering and exiting Junction 11 of the M40 and quite probably have specific impacts on traffic on the M40 itself. The proximity of the proposed exit roundabout from the site at a distance of 100m from the J11 M40 interchange poses significant issues in terms of safety and traffic congestion at J11 and surrounding access roads. In conjunction with the extra traffic load anticipated from Frontier Park together with anticipated HS2 traffic, the extra traffic load in the vicinity of the already heavily overloaded J11 would be unsustainable. Clearly the applicant has not taken account of the volume of traffic increase that will take place in the next ten years.</p> <p>The framework Travel Plan is totally ill-informed and demonstrates again the lack of understanding of the local issues. Employees on the site are not going to walk a mile from the nearest bus stop in Ermont Way or cycle through the underpass under the M40 and up the hill to the warehouses. The two Stagecoach bus services from Banbury to Daventry and Brackley past the site are both subject to review for economic reasons. These factors will be a further contributor to the traffic flow issues already referred to.</p> <p>The employment benefits referred to in the application are not at all compatible with the aspirations of the Local Plan 2011-2031 for Banbury. This town is renowned for its hi-tech engineering skills and the Local Plan seeks to maintain that reputation. The focus on the warehouses on this site will be "warehousing and distribution" and light industrial with low skilled work forces many of whom will be part time.</p> <p>Foul drainage is proposed to be to a private sewage treatment plant located on the site with the treated effluent being discharged to the ditch system. Although the ditches on the site often run dry they will not be able to manage the increased volume of foul (so called treated) effluent.</p> <p>This will be further aggravated by the large area of the site being concreted over leading to rainwater and effluent running off the site on to the A361 and Frontier Park and thus causing flooding as the area is below the recently constructed Cherwell flood barrier just north of Frontier Park.</p> <p>In summary this application, despite the mass of detail, is totally speculative, ill thought out and ill informed. Banbury does not require it and, if the town is to retain any respect for being the gateway to the Cotswolds from the east, it must not be proceeded with. It will only result in the permanent loss of an environmentally and visually important area of countryside.</p>

I urge the CDC Planning Committee to reject the application in its totality

**Received Date**

15/01/2024 19:24:08

**Attachments**