

CDC

22 JAN 2024

FARTHINGHOE PARISH COUNCIL



Parish Council

Cherwell District Council
Bodicote House
Bodicote
OX15 4AA
Attention of Chris Wentworth--Planning Dept Case Officer

15 January 2024

Dear Chris

Please accept this document as an official OBJECTION from Farthinghoe Parish Council to Planning Application Number 23/03428/OUT OS Parcel 7921 South of Huscote Farm and North West of County Boundary Daventry Road Banbury. From a Farthinghoe viewpoint we see very little difference between this Planning Application and Planning Application Number 22/01488/OUT. Already there are a plethora of documents lodged on your allotted portal and these detail a large number of reasons why this development should not be allowed to go ahead, which we absolutely agree with. Previously Cherwell District Council had agreed to allow the construction of the three ugly and overpowering white elephants on the other side of the A361. These ugly invasive monstrosities have remained unused since they were built 2/3 years ago and were clearly not needed. Before this dust had settled we were hearing that consideration might well follow to add more warehousing to the south side of the A422 with direct access onto the A422 at a new roundabout planned to be located half way between the Middleton Cheney roundabout and Junction 11. In 2017 we could only look at the initial planned proposals for this area of Banbury with a considerable dismay. Now in 2024 we can actually see the constructed monstrosities which were the first part of what appeared to be a growth plan and that plan is becoming more and more clear. It is all part of a nightmare which will destroy our beautiful area without any consideration for the people who live here. We read on many objections about this location not being part of the Local Development Plan and therefore the supposition is that it is protected. But what is a Local Plan really worth when the Dept for Levelling Up and the Planning Inspectorate can become involved and logic seems to disappear. These speculative developers have experience of this and thus continue to try their luck. Most of the local South Northants Parishes also have experience of this situation to their detriment and cost. Cost in terms of money and considerable lost time and energy and emotion, along with negative emotions which upset our lives because we love where we live. As mentioned earlier we agree with all of the objections tendered so far on this Planning Application, but in addition Farthinghoe has its own unique problem, which has lasted more

Clerk:

Mr Dave Weston
51 Simons Walk
Pattishall, Towcester, Northants NN128NX
Telephone: 07920 888250

Chairman:

Mr Mick Morris
Telephone: 07867 545869

FARTHINGHOE PARISH COUNCIL



Parish Council

than 30 years and which will be exacerbated by this particular planned development, a problem which has been profoundly added to each time Cherwell District Council passes plans for yet another warehousing & logistics complex without any due regard for the outcome. The dismay is shared jointly by the residents of Farthinghoe along with the thousands of drivers who traverse the A422 daily.

Farthinghoe is the sole remaining village in our county which is located on a designated Strategic County Highway and which remains without a desperately needed bypass. As anyone who travels regularly between Banbury & Brackley will know our village is a severe traffic bottleneck and such bottlenecks bring with them considerable frustrations and associated dangers every day and almost every hour within those days.

Weekends now becoming almost as bad as weekdays.

In recent years it has become apparent to all affected that the Dft and National Highways have made decisions that have increased our woes and they show no signs of wanting to support or indeed help to find finance to overcome the downsides of these decisions. These decisions being to make the A422 through Farthinghoe part of the MRN road grouping to speed up traffic between their SRN assets and to make the same road the automatic M40 Diversion in case of Motorway Closure.

Their care is purely about money and to hell with the lives which they ruin and put in danger.

Even the National Highways submissions to J11 Planning applications does not seem to recognize this problem to the extent that a submission to the previous iteration of THIS Planning Application seemed to intimate that the road from Banbury to Brackley is a dual carriageway.

How can we have confidence in such EXPERTS?

Your previous actions have also made it very clear to us that our village predicament is unlikely to be taken into account during the considerations for this proposed development and our situation, which is currently at breaking point, continuing to get worse.

There seems to us to be a complete shortage of apparent interaction between the relevant County Councils and Unitary Councils when considering such developments which are taking place close to County or District borders, developments which have significant side effects on either side of such borders.

We believe in developments which are designed to increase prosperity and the right kind of employment opportunities in our area, but we also believe that only lip service is being paid to the oft touted phrase "but adequate infrastructure should first be in place"

This infrastructure plan should be in place and budgeted before such developments are even considered.

How can Farthinghoe possibly win when even our own Unitary Council feels that our urgently needed bypass can only be considered solely on financial grounds with a financial equation which is incomplete, thus being inaccurate and therefore understated?

As mentioned earlier in this text the main problem Farthinghoe has is a very restrictive bottleneck, the effects of which are deliberately excluded from this financial equation, along

Clerk:

Mr Dave Weston
51 Simons Walk
Pattishall, Towcester, Northants NN128NX
Telephone: 07920 888250

Chairman:

Mr Mick Morris
Telephone: 07867 545869

FARTHINGHOE PARISH COUNCIL



with a number of assumptions which include there being no projected traffic growth on the A422 through Farthinghoe after 2038.

There is a lot of scepticism locally that the planned changes to the traffic light system at J11 and along Hennef Way will even cope with the HS2 traffic projections let alone the building of a multitude of warehousing & distribution complexes.

Farthinghoe is now being offered a Traffic Light Scheme at the Bottleneck as an option to a bypass. —Can you believe it?

WE WOULD WELCOME COMMENTS ABOUT THIS PLAN FROM ALL OF THE 12,000 DRIVERS WHO USE THE A422 DAILY—YOUR THOUGHTS MIGHT STIMULATE A RETHINK ON THIS IDEA Such naivety can only be driven by monetary thoughts

Does Banbury need these warehouses and the minimal employment opportunities they bring especially when compared to the destruction they will cause?

Recently we have been asked as a Council and as individuals to contribute to a Consultation concerning the changes needed to recover the centre of Banbury to make it into the default destination to visit for shopping and entertainment.

We believe that the compilers and analysts of the data for this consultation should read the objections to this Planning Application very carefully to understand why people will avoid coming to Banbury and the “Warehouse City” comments which are currently bandied around are an indicator that it is already having its effect.

In essence by allowing such development Cherwell District Council is actually undermining the fine efforts of people who are trying to recover the centre of this fine Market Town.

We urgently request Cherwell District Council to reject this planning application in its entirety, along with any other similarly destructive plans which might follow, before it is too late.

As mentioned on a recent submission there is a wealth of information about all of the area's history and it's rural significance on the “Keep Nethercote Rural” website and, if they haven't done so already, I would urge all of the Planning Officers and all of the councillors on the CDC Planning Committee to read all of it

I reiterate this advice

Farthinghoe is also very fed up with being caught between the Devil and the Deep Blue Sea with negligible help, understanding or communication from the parties involved in such developments

Yours Faithfully
Cllr Mick Morris
Chairman

Clerk:
Mr Dave Weston
51 Simons Walk
Pattishall, Towcester, Northants NN128NX
Telephone: 07920 888250

Chairman:
Mr Mick Morris
Telephone: 07867 545869