

THE RT. HON. ANDREA LEADSOM MP



HOUSE OF COMMONS

LONDON SW1A 0AA

Ms Bernadette Owens
Principal Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

21st June 2017

Our Ref: AL/TG/1706

Your Ref: 17/01044/F

Dear Ms Owens,

With regard to the planning application (ref: 17/01044/F) by Monte Blackburn Ltd, known locally and more widely as Euro Garages Ltd, for the development of land to the north east of Junction 11 of the M40 near Banbury, I write on behalf of those residents in South Northamptonshire who have raised their significant concerns about this proposal.

I note that Cherwell District Council has received 56 comments on the relative merits or otherwise of the proposed development, and I have had emails and letters from many of those who have submitted their objections to you as well as from others who have not engaged directly with the planning process. I understand that my colleague Victoria Prentis MP, the Member of Parliament for Banbury, has received similar representations although the majority of the site falls within my constituency boundaries.

There is a strength of local feeling in villages like Chacombe and Middleton Cheney against this proposal, and I trust that this will be taken into account by Cherwell District Council in your consideration of this planning application.

I do not intend to repeat the many excellent points that have been made by my constituents, but I would ask that you give all due consideration to the concerns that have been raised against this proposal.

In particular these are concentrated around the existing service station provision north of Banbury at Welcome Break Warwick North and south of Banbury at Moto Cherwell Valley; appropriate land usage for this site as stated in Cherwell District Council's Local Plan 2011-2031; increased traffic movements, predominantly HGVs, and associated congestion along the A361 and across the wider local road network; visual and noise blight during construction and operation of the site; the timeliness of the publication of consultation documentation including the Traffic Assessment; and environmental mitigations.

Member of Parliament for South Northamptonshire

I do have a specific concern about environmental mitigations and the process being followed that I would like to raise with you directly, and I should be grateful for your clarification. The Planning Statement that was prepared by Jones Lang Lasalle (JLL) on behalf of Monte Blackburn and published on the 9th May states on page 5 that:

3.1.4 An Environmental Impact Assessment Screening Request was submitted to Cherwell District Council in March 2017 in relation to the proposed development (ref: 17/00010/SO). Cherwell District Council issued a decision on 18th April 2017 confirming that the proposed development does not require the submission of an Environmental Statement in support of a planning application for the proposed development.

However, the screening opinion linked to this planning application under consideration (17/01044/F) is 17/00041/SO and no decision has yet been made on this. The screening opinion referred to by JLL in their report, 17/00010/SO, is for a much more limited development than the development outlined in the current application and its associated screening opinion, 17/00041/SO, as you will note below:

17/00010/SO

Screening Opinion for development of strategic development site "Banbury 15" to provide B8 storage and distribution, B1 offices, motorway service area facilities, access and landscaping | Ban 15 Land Adj M40 J11 And West Of Daventry Road Banbury

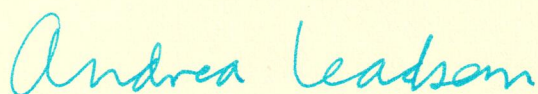
17/00041/SO

Screening opinion to: 17/01044/F - development of land to the north east of Junction 11 of the M40 Banbury, to provide the following industrial unit (Class B8); two office buildings (Class B1); 80 bed Hotel; Motorway Services Area amenity building; Petrol Filling Station with canopy, fuel pump islands, ancillary convenience store and food to go outlet; HGV Parking; creation of a new vehicular access off the A361; parking and circulation; landscaping and associated works. | Part OS Parcels 4200 And 1300 Land Between New Banbury Daventry Road And M40 Street From Banbury To Williamscoth Banbury

Please could Cherwell District Council state whether its decision of the 18th April 2017 still stands, or whether an EIA will be issued?

On behalf of my constituents, I am very grateful for your consideration of my remarks.

With best wishes,



The Rt Hon. Andrea Leadsom MP
Member of Parliament for South Northamptonshire