

## The Planning Inspectorate

### COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

**Appeal Reference: APP/C3105/W/24/3338211**

#### DETAILS OF THE CASE

Appeal Reference APP/C3105/W/24/3338211

Appeal By VISTRY HOMES LTD

Site Address  
Land east of Warwick Road  
Banbury  
OX16 1HD  
Grid Ref Easting: 433313  
Grid Ref Northing: 243119

#### SENDER DETAILS

Name MR SIMON CLARK

Address  
Rose Cottage  
Hanwell  
BANBURY  
OX17 1HR

#### ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground
- Interested Party/Person Correspondence
- Other

## YOUR COMMENTS ON THE CASE

I fully OBJECT to this planning application for the following reasons;

The site of the proposed development is not allocated for development, so permitting this application would be contrary to the adopted Cherwell Local Plan 2011 - 2031 (and draft Local Plan) and related spatial planning policy;

The proposal would result in the coalescence of the Banbury urban area and Hanwell, contrary to adopted planning policies;

The proposal would harm the setting of the Hanwell Conservation Area and its heritage assets. The development site is in the line of existing views of St Peter's Church. Views from the village (to be protected according to the Conservation Area appraisal) will be obstructed;

With Cherwell District Council's latest housing land supply statement demonstrating that Cherwell has a 5.4 year housing supply for 2022 - 2027, there is no need for this development in contravention of the Local Plan;

The proposal would harm an area of high landscape value. The current Local Plan identifies key landform and landscape features of value to be protected, including the open and agricultural setting and identity of the outlying villages surrounding Banbury, ironstone ridges, and the historic village and parkland of Hanwell.

The site of the proposed development has been assessed by CDC as clearly "not suitable" for development. The draft of the emerging Local Plan 2040 does not allocate this site for development;

The proposal would erode an important gap of undeveloped land that is protected under existing planning policy;

The proposal is in the open countryside and beyond the established woodland green buffer at the boundary of Banbury. It represents piecemeal housing development outside the strategic direction of the Local Plan;

The proposal would harm the local environment and biodiversity;  
The proposal would cause the loss of high-grade (Grade 2/3a) farmland, which is crucial for sustainable farming and food security;

The proposal would cause increased traffic congestion, access and safety problems;  
The proposal would result in the loss of important public views and the loss of green space amenities and infrastructure supporting existing settlements;

The proposal would increase the strain on existing local infrastructure;

The proposal, alongside other housing developments north of Banbury on sites not allocated in the Local Plan, would have a detrimental cumulative impact on the countryside beyond Banbury and towards Hanwell village.