

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 MISS CARINA COELHO

Address
Courtington Lane
Banbury
OX15 4QX

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. This proposal would lead to the loss of identity and unique character of the historic village;

The proposal would harm the setting of the Hanwell Conservation Area and its heritage assets. The site also has ancient archeological remains which would be destroyed forever by building on the land. The development site is also 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 permanently 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 cause permanent harm to the local environment and biodiversity. Additionally, the proposal would cause significant increased traffic congestion and further pollution. Nearby, Hennef Way is one of the worst roads for air pollution in the South East of England;

Wildlife such as deer, mice, bats, birds and badgers (to name a few) live in and around this proposed development site, and this development will permanently destroy their habitat and quality of life, which goes against the Deer Act 1991 and the Protection of Badgers Act 1992.

The proposal would cause the permanent 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 services such as doctors, dentists and school. These key services are already under immense pressure and are beyond full capacity.

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.

I therefore strongly object to this planning application. I urge you to refuse this application and any future speculative planning applications on the land surrounding the historic conservation village of Hanwell. Thank you.