

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 MRS RACHEL GASCOIGNE

Address
2 Hazelwood Cottage
Hanwell
Banbury
OX17 1HN

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 have lived in Hanwell for 32 years and would like to object to this application for a number of reasons:

(i) This proposed site would join the village of Hanwell to Banbury, ignoring the well established green buffer that was created to protect the countryside. Hanwell's independence and identity as a village would be lost and this beautiful conservation area would be compromised with the proposed development easily within sight of the conservation area.

(ii) The land this proposed development is on is not identified in either the current Local Plan or the draft Local Plan. I therefore take this to mean that Cherwell District Council is seeking to protect this land and the identity of Hanwell as an independent village. This makes this application speculative at best. Particularly when one considers that Cherwell District Council has met (and exceeded) its land supply targets (5.4 years).

(iii) The land that this proposed site would be built on is good quality (BMV) farmland and in these times of food shortages and a crisis in the supply of basic crops it is a travesty to be even considering the loss of farmland for housing. That land does yield hundreds of tonnes of crops necessary to our food chain.

(iv) This site has archaeological remains potentially dating back to the Roman age (or earlier). The developer has offered less than due diligence to this fact. To consider developing this site and losing this important and tangible link to history would be tragic. (v) Local services are beyond full capacity, with GPs, dentists and Schools unable to offer places to the current local population, without adding another (minimum of) 170 houses. We must stop building and reflect on our current position; we need communities that support themselves, not isolated communities where residents cannot access basic amenities.

(vi) The plans submitted with this application identify a potential increase in biodiversity. I am completely at a loss to understand how this has been calculated. These are agricultural fields, in the countryside - THEY ARE BIODIVERSE! I would urge you to walk around the area and hear the birdsong, the deer and other animals and see the wildflowers that are already there. We do not need to re-create these in a pastiche of the countryside, they already exist and are the real thing.

(vii) The 'consultation' referred to by Vistry in their application is, I feel, insulting. As a resident of Hanwell I have responded to both Vistry's online survey and the Keep Hanwell Village Rural consultations. I am not aware of any positive responses. Indeed I have been made aware of a feeling in the local community of Hanwell (and the surrounding villages) of deep concern regarding the speculative nature of this application, the lack of detail submitted in the proposed plans and the lack of concern for the value and protection of a historic village.

I therefore urge that this application be refused and I would argue further that all the land around the village of Hanwell should receive protection from future speculative planning applications, thus protecting this conservation village.

I love my village and hate to think it will be swallowed up and become part of the town - ruining forever its history and identity forever