

## 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 JAMIE HENDRY

Address  
Rowarth House  
Horley  
BANBURY  
OX15 6BJ

#### 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

Dear Sirs,

I am writing to once again strongly OBJECT to the proposed development for yet further new housing north of Banbury off Warwick Road on prime agricultural land. Having moved to Horley in 2020 we carefully studied the Local Plan to understand how far developments might encroach north of Banbury towards Hanwell and Horley. This proposal is in contradiction to the Local Plan and existing planning policy and as such should be rejected.

The land north of Banbury has accepted unprecedented levels of development in recent years and this proposal will severely damage Hanwell's individual identity, with no planning policy to justify such.

The proposal is contrary to the Cherwell Local Plan (and draft Plan) and related spatial planning policy; any building would result in the coalescence of the Banbury urban area and Hanwell village, also contrary to adopted planning policies. It had been previously agreed there would be no development beyond the mature tree boundary which exists between Hanwell and Hanwell Chase which is a clear demarcation between rural and urban settlements which is protected under existing planning policy.

Cherwell District Council have previously assessed this land as "NOT SUITABLE" for development.

There are no grounds for accepting this proposal based on housing supply as Cherwell District Council have demonstrated a 5.4 year housing supply for 2022-2027 (as stated by Planning Officer Imogen Hopkins). As such, this development would be in conflict with the Local Plan which seeks to distribute housing to the most sustainable locations. Any further development along the Warwick Road would result in piecemeal housing developments in the open countryside and create a ribbon development heading north out of Banbury, merging rural and urban settlements to the detriment of both, and in contradiction to existing planning policy.

The proposal would immediately impact the local environment, erode prominent landscape features and result in the loss of vital green spaces. Hanwell (and neighbouring Horley) are Conservation Areas boasting many listed buildings; any further development boarding the Conservation Areas would negatively effect their settings.

The proposal would further traffic congestion along the Warwick Road and put immense strain on existing local infrastructure including Doctor surgeries, detrimental to all residents.

The proposal would cause the loss of high grade (predominantly Grade 2) farmland, crucial for sustainable farming and food security.

I sincerely hope that Planning Inspectorate will agree with the council's decision to reject this application and appeal.

Yours,  
Jamie Hendry