

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 VAL INGRAM

Address
The Old Post Office, Shotteswell, Shotteswell, Shotteswell, Shotteswell
Shotteswell
Banbury
Banbury
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OX17 1HU

Company/Group/Organisation Name Shotteswell parish council

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

OBJECTION From Shotteswell Parish Council
23/00853/OUT Application for Land at Hanwell/Drayton Parish

Dear Planning Inspector

On behalf of Shotteswell Parish Council, the neighbouring parish to Hanwell we would like to add our objections to this proposal to build a further 170 houses on this prime agricultural land for the following reasons.

Hanwell & Drayton rural parishes have already had and accepted unprecedented levels of development in both of their parishes and as such it is unreasonable to expect them to make over most of their land to housing.

The land in question is not in the current Local Plan or emerging new plan and therefore, such speculative development should be resisted.

A promise was made not to develop beyond the well-established green bund which exists between Hanwell and Hanwell Chase (which has been recently absorbed into Banbury instead of Drayton). This commitment should not be broken given that this well-established tree line is a clear demarcation between rural and urban settlements.

Cherwell can demonstrate a Five-year housing supply so should not fall prey to speculative development.

With the current Ukraine/Russian conflict the importance of growing our own food is a real and urgent necessity and this land is listed as predominantly Grade 2 prime agricultural ground with excellent crop yields.

Hanwell is a Conservation Area and its historical importance can not be understated, boasting many listed buildings such as the Church of St Peter Grade1 and Hanwell Castle itself Grade11*. The entrance to a Conservation Area is equally as important as the defined area itself.

Hanwell has a well-recognised Observatory, which relies on dark skies in the application itself although it states it will try to avoid spoiling the night sky there is a caveat within the application which gives it a let-out clause and so can not be relied upon.

Thames Water has indicated the pressure this development will place on the utility's ability to provide water to these homes and Vistry has not replied. All the current utility services will suffer from this over-development of Banbury in general

Doctors' surgeries are up to capacity judging by the BOB response, many of these surgeries can not expand their premises further and the BOB required levy does not guarantee that these funds will actually enhance services in Banbury itself. Many satellite services such as Cropredy, Tysoe and Deddington have already indicated the pressure that they are under. In essence, Banbury and its environs will suffer as a consequence if this proposal goes ahead.

The extra traffic on the B4100 will put additional pressure on Banbury and commuters alike, congestion is already bad and the road surfaces are abysmal.

We are equally horrified that the PROW team have not tried to protect a rural footpath over open fields teaming with wildlife from urbanisation. Fresh air and countryside walks are important for physical and mental health and general well-being. Hanwell lost some of its footpaths due to the M40, and the threat of the loss of more is a valid concern. This is proposed development in open countryside on acknowledged landscape-valued land in the Cherwell Plan.

Identification of historical findings should be a further consideration it demonstrates the historic value of this settlement and the need for it to remain rural and retain its own identity.

At the boundary which is demarked by the strong hedge line are the welcome gates to Banbury which clearly identifies this site should not be swallowed by the town and retain the identity of Hanwell as a village

Finally, the consultation by Vistry with the community was extremely poor to cite the "Keep Hanwell Rural Group" set up to oppose this speculative development as their main source of publication is an affront to the group. Of local people canvassed they were vehemently opposed to further development in these fields, but it appears Vistry has paid little heed and ploughed on regardless so a tick-box exercise at best.

We hope that the planning inspector will reject this appeal

Yours faithfully

V Ingram
On behalf of Shotteswell Parish Council

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