

**Planning appeal APP/ C3105/ W/ 24/ 3338211
(refused application 23/00853/OUT) - Vistry Homes**

I strongly object to this planning application for the following reasons:

- 1 The site of the proposed development is not allocated for development, and the proposals would be contrary to the adopted Cherwell Local Plan 2011 - 2031, the emerging Draft Local Plan 2040 and related planning policies.
- 2 The site has already been assessed by CDC as “not suitable” for development and the emerging Local Plan 2040 does not allocate this site for development. It represents piecemeal housing development outside the strategic direction of the emerging Local Plan 2040. Maximum use should first be made of brownfield land. Having to accept unallocated housing sites like this makes a complete mockery of the local plan process.
- 3 Housing land supply figures indicated that Cherwell had a 5.4 year housing supply for 2022 – 2027, and therefore it appears there is no requirement to approve this development under the provisions of the NPPF.
- 4 The development of this site would result in the coalescence of the Banbury urban area and Hanwell village, contrary to adopted planning policies. The proposals would completely erode the important strategic gap of open, undeveloped land which is protected under adopted planning policies. The village of Hanwell has maintained a separate identity from Banbury for over 800 years and this should not be compromised.
- 5 The proposals involve building right up to the edge of the village and this would be harmful to the setting of Hanwell Conservation Area and its heritage assets, including St Peter’s Church and the historic parkland associated with Hanwell Castle.
- 6 The proposals would be harmful to landscape features of value. The current Local Plan identifies key landscape features of value to be protected, including the setting and character of the distinctive ironstone villages surrounding Banbury, such as Hanwell.
- 7 If approved, the cumulative impact of the proposed development, together with other urban housing sites north of Banbury not allocated in the Local Plan, would cause irreversible harm to the rural character of the open countryside which forms the setting of Hanwell village.
- 8 The proposals would involve the loss of high-grade (Grade 2/3a) farmland, which is increasingly vital for national food security.
- 9 The proposals would not enhance the local environment or biodiversity.
- 10 The proposals involve a new vehicular access for 170 dwellings directly on to B4100 Warwick Road , currently a de-restricted 60mph road. This is likely to cause increased traffic movements, access and safety problems on this busy stretch of Warwick Road.
- 11 The proposals will place even more pressure on existing local infrastructure (eg GP surgeries, primary schools and pre-school) which is already unable to cope with the demands of population growth in the Banbury area.