

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

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

- 1 This site has not been allocated for development in any plan and is not acceptable.
- 2 The site has I believe already been assessed by CDC as “not suitable for development”.
- 3 Speculative applications like this make a complete mockery of the Statutory Local Plan process and should be refused.
- 4 More use must be made of brownfield urban sites to deliver the housing in accessible locations that this community badly needs. Eg affordable housing and homes designed for the elderly - not more uninspired suburban estates from the usual volume builders.
- 5 Development of this site would mean housing right up to the edge of Hanwell village and would erode any meaningful gap between the Banbury urban area and the village which I thought the Local Plan was meant to protect.
- 6 Development of this site would clearly harm the character and setting of Hanwell village and the conservation area.
- 7 The proposals would involve the loss of high-grade (Grade 2/3a) farmland, which is increasingly vital for national food security.
- 8 I cannot see how this development would enhance the local environment or local biodiversity.
- 9 The development of another 170 households would place even more pressure on existing local infrastructure (eg GP surgeries, primary schools and pre-school).
- 10 The proposals involve a new vehicular access for 170 dwellings directly on to the B4100 Warwick Road, creating increased traffic movements and access and safety problems on this busy stretch of Warwick Road.

Finally it makes me so angry that after 70 years of town planning in the UK, this is the best we can come up with. Building on yet another unallocated greenfield site when everyone would prefer sustainable local communities, 15 minute neighbourhoods etc.

KSJ March 2024