

# Comment for planning application 23/00853/OUT

<b>Application Number</b>	23/00853/OUT
<b>Location</b>	Land East Of Warwick Road Drayton Warwick Road Banbury
<b>Proposal</b>	Outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access
<b>Case Officer</b>	Richard Greig

<b>Organisation Name</b>	Catherine Kettlewell
<b>Address</b>	Westfield House, Main Street, Hanwell, Banbury, OX17 1HL
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

**Comments**

I object to this planning application because:

**Non-Allocation of Development Site:**  
The site in question is not allocated for development in the Cherwell Local Plan 2011-2031 or the draft Local Plan. Granting permission for this application would be directly contradictory to the adopted Cherwell Local Plan and related spatial planning policies.

**Coalescence of Urban Areas:**  
The proposed development would result in the coalescence of the Banbury urban area and Hanwell, which is in direct conflict with adopted planning policies. Such coalescence goes against the planned and sustainable growth of the area.

**Harm to Hanwell Conservation Area:**  
The development proposal would significantly harm the setting of the Hanwell Conservation Area and its precious heritage assets. Views of the historic St Peter's Church, which are currently enjoyed from various vantage points in the village, would be obstructed. This detrimental impact directly opposes the Conservation Area appraisal's objective to protect and preserve the village's views.

**Adequate Housing Land Supply:**  
Cherwell District Council's latest housing land supply statement demonstrates that there is already a 5.4-year housing supply for the period between 2022 and 2027. Therefore, approving this development would not be necessary and would contravene the provisions outlined in the Local Plan.

**Harm to High Landscape Value:**  
The proposed development site falls within an area of high landscape value. The existing Local Plan identifies key landform and landscape features of significant value that must be safeguarded, including the open and agricultural setting of the outlying villages surrounding Banbury, ironstone ridges, and the historic village and parkland of Hanwell. The development would compromise the integrity of these valuable features.

**Unsuitability of Development Site:**  
Cherwell District Council has assessed the proposed development site as "not suitable" for development. Furthermore, the emerging Local Plan 2040 does not allocate this site for development, reinforcing the unsuitability of the location.

**Erosion of Protected Gap:**  
The proposed development would erode an important gap of undeveloped land that is currently protected under existing planning policies. Preserving this gap is crucial for maintaining the character and identity of the surrounding area.

**Piecemeal Development in the Open Countryside:**  
The development proposal is situated in the open countryside and lies beyond the established woodland green buffer at the boundary of Banbury. It represents piecemeal housing development that deviates from the strategic direction outlined in the Local Plan.

**Harm to Local Environment and Biodiversity:**  
Granting permission for this development would have a detrimental impact on the local

environment and biodiversity. The loss of green space and disruption of existing ecosystems would further exacerbate the ongoing challenges we face in preserving our natural heritage.

**Loss of High-Grade Farmland:**

The proposal would lead to the loss of high-grade (Grade 2/3a) farmland, which plays a crucial role in sustainable farming practices and ensuring long-term food security. The conversion of such land for housing purposes is not only unnecessary but also detrimental to our agricultural sector.

**Traffic Congestion and Safety:**

The proposed development would result in increased traffic congestion, exacerbating existing access and safety problems in the area. The road infrastructure in the vicinity is already struggling to cope with current demands, and adding a significant number of new residents would only compound these issues. This poses risks to both the existing residents and future inhabitants of the proposed development.

**Loss of Public Views and Green Space Amenities:**

The development would entail the loss of important public views and the destruction of green spaces that currently provide essential amenities to the local community. These green spaces contribute to the overall quality of life in the area, offering recreational opportunities, biodiversity, and visual respite. Their removal would undermine the well-being of existing settlements and erode the unique character of the surrounding landscape.

**Strain on Local Infrastructure:**

The proposed housing development would put undue strain on existing local infrastructure, including utilities, schools, healthcare facilities, and public transportation systems. These vital resources are already under pressure to meet the needs of the current population. The addition of a substantial number of new residents without commensurate infrastructure improvements would result in inadequate services, potentially compromising the quality of life for both existing and future residents.

**Cumulative Impact on the Countryside:**

The proposed development, in conjunction with other housing developments north of Banbury on sites not allocated in the Local Plan, would have a detrimental cumulative impact on the countryside beyond Banbury and towards Hanwell village. The unchecked expansion of housing developments without proper planning and consideration for environmental preservation could lead to irreversible damage to our rural landscape, undermining its ecological value and diminishing the beauty of our countryside.

**Received Date**

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**Attachments**