

Comment for planning application 23/00853/OUT

Application Number	23/00853/OUT
Location	Land East Of Warwick Road Drayton Warwick Road Banbury
Proposal	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
Case Officer	Richard Greig
Organisation Name	Richard Kettlewell
Address	Westfield House,Main Street,Hanwell,Banbury,OX17 1HL
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to the proposed planning application, for the following reasons:</p> <ol style="list-style-type: none">1. Contrary to the Adopted Cherwell Local Plan: The proposed development is situated on a site that is not allocated for development in the current Cherwell Local Plan 2011 - 2031. Furthermore, the draft Local Plan also does not allocate this site for development. Approving this application would be in direct contradiction to the adopted local plan and spatial planning policy.2. Coalescence of Urban Areas: Allowing this development would result in the coalescence of the Banbury urban area and Hanwell, which goes against established planning policies. The preservation of distinct urban areas is essential for maintaining community identities and ensuring sustainable development.3. Harm to Hanwell Conservation Area and Heritage Assets: The development would adversely affect the setting of the Hanwell Conservation Area and its valuable heritage assets. The proposed site obstructs existing views of St. Peter's Church, which are important historical and visual elements of the village. The Conservation Area appraisal clearly identifies the need to protect views from the village, which would be compromised by this development.4. Housing Supply: According to the latest housing land supply statement by Cherwell District Council, there is already a housing supply that meets the projected demand for the period 2022 - 2027, amounting to a 5.4-year supply. Therefore, there is no pressing need for this development, which would contravene the Local Plan.5. Harm to High Landscape Value: The proposed development would compromise an area of high landscape value that is specifically highlighted for protection in the current Local Plan. The identified landform and landscape features, such as the open and agricultural setting, the outlying villages surrounding Banbury, ironstone ridges, and the historic village and parkland of Hanwell, contribute to the distinct character of the area and should be safeguarded.6. Unsuitability of the Development Site: The development site has been previously assessed by Cherwell District Council as "not suitable" for development. The emerging Local Plan for 2040 also does not allocate this site for development. Approving the proposal would contradict the professional assessment made by CDC and disregard the future planning direction outlined in the draft plan.7. Protection of Undeveloped Land: The proposed development would erode an important gap of undeveloped land that is currently protected under existing planning policy. The preservation of these gaps is crucial for maintaining the visual integrity, character, and ecological balance of the area.8. Piecemeal Housing Development in the Open Countryside: Situated beyond the established woodland green buffer at the boundary of Banbury, the proposal represents piecemeal housing development that goes against the strategic direction outlined in the Local Plan. This type of development in the open countryside would set a

precedent that deviates from the planned growth and development of the area.

9. Impact on the Local Environment and Biodiversity:

The proposed development would harm the local environment and biodiversity. It would lead to the loss of green spaces, which provide important habitats for wildlife and contribute to the overall ecological balance of the area. The resulting environmental degradation would have long-lasting and irreversible consequences.

10. Loss of High-Grade Farmland:

The proposed development would result in the irreversible loss of high-grade (Grade 2/3a) farmland. This farmland is not only essential for sustainable farming practices but also plays a crucial role in ensuring long-term food security. The conversion of such productive agricultural land into housing would be detrimental to our local and regional food systems and undermine our ability to meet future food demands.

11. Traffic Congestion, Access, and Safety Problems:

The introduction of a significant number of new dwellings without adequate planning for transportation infrastructure would undoubtedly lead to increased traffic congestion, access issues, and safety concerns. The existing road networks in the area are already strained, and this development would exacerbate the situation. The lack of sufficient measures to mitigate the potential traffic impact on nearby roads poses risks to both residents and the wider community.

12. Loss of Public Views and Green Space Amenities:

The proposed development would result in the loss of important public views and the degradation of green spaces and amenities that currently support the well-being and recreational activities of existing settlements. These green spaces contribute to the overall quality of life for residents, providing opportunities for leisure, exercise, and a connection with nature. The irreversible loss of such vital resources would significantly diminish the livability and attractiveness of the area.

13. Strain on Existing Local Infrastructure:

The current local infrastructure, including schools, healthcare facilities, and public services, is already operating at or near capacity. The proposed housing development would impose an additional strain on these already stretched resources, leading to a decline in the quality and availability of essential services. Insufficient provisions to address this strain would have a detrimental impact on the quality of life for existing and future residents.

14. Cumulative Impact on the Countryside:

When considered alongside other housing developments north of Banbury on sites not allocated in the Local Plan, the proposed development would have a cumulative detrimental impact on the countryside beyond Banbury and towards Hanwell village. These developments collectively threaten to erode the character, biodiversity, and natural beauty of the area, compromising its long-term sustainability and the enjoyment of residents and visitors alike.

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Attachments