

## 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 MR PHILIP LEDGER

Address  
The Holt  
Hanwell  
BANBURY  
OX17 1HN

#### 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

Planning & Development Dept.  
Bodicote House,  
Bodicote  
Banbury  
Oxfordshire, OX15 4AA

Hanwell  
OX17 1HN

Banbury

Ref: Planning Application 23/00853/OUT  
Case Officer: Richard Greig

Proposal: Outline application for up to 170 dwellings (Use Class CS) with associated open space and vehicular access off Warwick Road, Banbury, All matters reserved except for access.

Dear Sir,

I am writing to you to express my wish that the village of Hanwell should maintain its integrity as a village. It should not be consumed into the ever increasing boundaries of Banbury Town.

The site of the proposed development is not allocated for development, so permitting this application would be contrary to the adopted Cherwell Local Plan 20112031 (and draft Local Plan) and related spatial planning policy.

- The proposal would harm the setting of the Hanwell Conservation Area and its heritage assets. The
- Development site is in the line of sight of existing views of St Peter's Church. Views from the village are to be protected according to the Conservation Area appraisal.
- The proposal would harm an area of high landscape value. The current Local Plan identifies key landform and landscape features of value to be protected, including the open and agricultural setting and identity of the outlying villages surrounding Banbury, ironstone ridges, and the historic village and Park land of Hanwell.
- The site of the proposed development has been assessed by CDC as clearly "not suitable" for development. The draft of the emerging Local Plan 2040 does not allocate this site for development.
- The proposal would erode an important gap of undeveloped land, that is protected under existing planning policy.
- The proposal is in the open countryside and beyond the established woodland green buffer at the boundary of Banbury. It represents piecemeal housing development outside the strategic direction of the Local Plan
- The proposal would harm the local environment and biodiversity.
- The proposal would cause the loss of high-grade farmland, which is crucial for sustainable farming and food security
- The proposal would cause increased traffic congestion, access and safety problems.
- The proposal would result in the loss of important public views and the loss of green space amenities and infrastructure supporting existing settlements.

The proposal would increase the strain on existing local infrastructure.

The proposal, alongside other housing developments north of Banbury are on sites not allocated in the Local Plan. They would have a detrimental cumulative impact on the countryside beyond Banbury and towards Harwell village.

Yours sincerely,

Evelyn Ledger