

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 GEOFFREY LOXTON

Address
Horley House, Hornton Lane, Horley
Horley
Banbury
Banbury
OX15 6BL

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

I am writing to object to this planning application as I believe there are a large number of issues with the application

Previous planning was granted on the understanding that the mature tree-line that exists between Hanwell and Hanwell Chase would not be developed past, this is a natural boarder between Banbury town and the countryside and should not be breached.

The land in question is not in the current local plan or emerging new plan; such speculative development is not needed given CDC can demonstrate a 5.4+ year housing supply anything extra is simply not needed or warranted.

Hanwell is a Conservation Area; there is significant negative visual impact for Hanwell and other conservation designated villages (such as Horley & Wroxton) and a creep into the rural villages that surround Banbury. These villages hold a significant heritage value to the rural history of the area which should be respected and not ruined by new and creeping housing developments. Hanwell's individual identity will also be destroyed with no local or national planning policy to justify this. It will also cause an increase in traffic on an already pressurised network within Henwell itself which is a small rural village with a small winding road running through it. If used as a cut through which it will, it will pose a health and safety risk to residents given that for much of the village it is practically a single track road. I note that the parish council has repeatedly raised this in recent years.

It will also cause significant hinderance to the local communities with road closures if the new development occurs as has happened with the previous developments. There will also be an added pressure to local amenities and to the larger Banbury road network which is already over loaded and has become in recent years with all the new development a gridlocked nightmare during rush hour which it wasn't before.

This also represents a significant loss of productive arable land; development land is predominantly Grade 2 prime agricultural ground with excellent yield crops. As well as lost environment for our local wildlife which is already struggling and seeing a decline because of excessive developments.

There is also a significant acreage along the Hanwell side of Banbury that has already been granted permission to build on and has not been built on yet. I suggest this is done so before anymore land is proposed for development alongside sorting out the road infrastructure and amenities of Banbury itself so it can catch-up with the significant increase to its population in the last 10 years.

Yours sincerely
Geoffrey Loxton