

## 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 MS JUNE MARIAN

Address  
New Moon Cottage  
Main Street  
Hanwell  
OX17 1HW

#### 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

23/00853/OUT

Land East Of Warwick Road Drayton Warwick Road Banbury

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

June

New Moon Cottage, Main Street, Hanwell, Banbury, OX17 1HW

Objection

neighbour

I write to express my grave concern about this developers proposed housing development which not only runs counter to the Cherwell local plan, but also is not identified in any way by CDC as being necessary. It is not identified in the draft local plan and CDC have stated that it has met its target for housing supply. This site has already been identified by CDC as not suitable for development.

While homes are needed for certain sections of our community, this development will not meet that need. Using current stock, converting unused buildings and using land near to the town centre on unused brownfield sites would in my view be a much better option for those without transport, those needing small family units, low income families and individuals seeking small units. These are the groups that need most help. With so much working from home, many more buildings are likely to become available for other uses as companies sell or lease them.

There is insufficient infrastructure here to support further housing in close proximity to this rural and ancient village. The traffic and disruption caused will also be substantial. There will be additional pressure on already strained facilities.

The village draws visitors, walkers and cyclists who value its rural and historical, nature. It is vital that it retains its village feel and is not, as this proposed development would, do, joined up with the large town of Banbury.

Building on prime agricultural land, grade 2 and 3a farmland, is the opposite to what should, in my opinion be the focus for our future food supply. . It is not a question of simply retaining what we have, but of actively encouraging our local farmers to care for the land, enrich the soil and protect biodiversity. Local farming feeding local people should be the aim - local, seasonal food without being flown in.

Protecting our varied and precious fields also protects wildlife, and creates a balanced environment for residents and visitors. Joining the village with Banbury ( as it will because the proposed site extends to Gullicote Lane) completely strips the village of its ancient identity and character, and reduces green space which is currently much used by villagers and visitors. Important for physical and mental health. Hanwell is a conservation area, with emphasis in individual planning applications for retaining its character and not altering its traditional feel. We are close to the Warwickshire border and retaining open green space and farmland is crucial in the north of our county, or we lose important and prominent landscape features.

I strongly believe that this appeal needs to be rejected by the council as was the original application