

**Planning appeal APP/ C3105/ W/ 24/ 3338211  
(application 23/00853/OUT ) - Vistry Homes**

I wish to object strongly to this application for the following reasons:

- 1 I understand that this site has not been allocated for development in any plan and has already been assessed by Cherwell as “not suitable for development”.
- 2 Speculative applications like this from Vistry make a complete mockery of the statutory local plan process (which allows the public to have a large say in future development) and should be refused.
- 3 More use must surely be made of sustainable brownfield urban sites to deliver the housing in accessible locations that this community badly needs eg affordable homes for young people and those on low incomes and homes designed for the elderly.
- 4 Development of this site would mean building right up to the edge of Hanwell village on Gullicote Lane and would erode the gap between the Banbury urban area and the village, which I thought the Local Plan was meant to protect.
- 5 Development of this site would clearly harm the character and setting of Hanwell village and its conservation area. I am always astounded that we are so careless with Britain’s precious heritage of ancient villages like Hanwell and attractive rural landscapes - they should be protected for future generations to enjoy.
- 6 I understand that a large area of high quality agricultural land would be lost which is increasingly important for our national food security. In fact the Prime Minister himself has again at PMQs re-stated the need for high quality land to be preserved for food production.
- 7 As we know, the natural environment is already badly depleted in this country, and I cannot see how this development would enhance the environment or biodiversity.
- 8 Development of another 170 households will place more pressure on the existing local infrastructure (eg GP surgeries and primary schools).
- 9 I would not have thought it safe to create yet another vehicular access directly on to the B4100 Warwick Road (currently 60mph), as this will inevitably result in increased traffic movements and safety issues on this busy stretch of road.

Thank you for listening to my concerns.

Annika Powers