

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 PAUL TATE

Address
3 Hanwell Court
Hanwell
BANBURY
OX17 1HF

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

As a resident of Hanwell Village I object to the Vistry proposal because:

- a. The land outlined is north (ie outside) of the boundary gap designed and built as a result of previous planning commitments instigated by the CDC planning authority.
- b. The land is high grade agricultural land usually used to provide sustainable food security for the UK, something that today is more under threat than ever before.
- c. The adopted Cherwell Local Plan 2011-2031 (and latest draft Local Plan) and spatial planning policy does not allocate this land for development.
- d. With Council's latest housing land supply statement demonstrating that Cherwell has a 5.4 year housing supply for 2022 - 2027, there is no need for this development in contravention of the Local Plan.
- e. If the boundary gap noted in (a) is ignored the development will, with its plan to join Hanwell Village at the end of Gullicote lane allow other future developers to "infill" and as such Hanwell Village, a conservation area, will become consumed by Banbury's urban area, losing an area of high landscape value, impacting heritage assets, loss of green space, loss of public views, impact even more local infrastructure.
- f. The increased access to the development will, inevitably, give rise to more traffic running through Main Street Hanwell as traffic will drive east through the narrow village street to the A423 - Southam Road and probably through Broughton and Cropredy to the (red road) A361.
- g. The proposed development will continue to add to the already piecemeal approach to use what was green belt agricultural land north of the two former aluminium sites when the District has and still has numerous brown field sites ripe for creating spectacular residential housing in the centre of Banbury adding to the much needed soul of the town.
- h. The proposed development will increase the light pollution around the Hanwell Community Observatory