

THE BOURTONS PARISH COUNCIL

Great & Little Bourton, Banbury, Oxfordshire

Cherwell District Council
Bodicote House
Bodicote, Banbury

Submitted electronically via CDC Planning Portal : May 18th 2023
Copy sent by email to :

Re : Planning application : **23/00853/OUT land east of Warwick Road, Drayton for the development of up to 170 dwellings**

This Council wishes to **OBJECT** to this application on the following grounds :

- Encourages the coalescence of outlying villages into the area of Banbury Town.
 - Impact to the local Conservation area and heritage assets.
 - Housing land supply.
 - The area surrounding Hanwell has high landscape value and comprises high quality agricultural land.
 - The Cherwell Local Plan emphasises the need to maintain clear rural buffers between outlying villages and Banbury Town.
- 1) This application is against the principle contained in the Cherwell Local Plan that developments in previously unallocated land areas that encourage to coalescence of outlying villages into the area of Banbury Town should be avoided. This Council considers that this application breaches this principle and if approved could provide a precedent for similar applications in other villages that are adjacent to the boundaries of Banbury Town. While this has happened in villages to the south of Banbury, those north of the town have retained their identity and avoided coalescence, this must not be allowed to happen in the strongly rural area, and good quality agricultural land must be retained in use for the production of crops and produce, this being highly relevant in these times of Climate Change.
 - 2) The proposal would harm the setting of the Hanwell Conservation Area and its heritage assets. The development site is in the line of existing views of St Peter's Church. Views from the village (to be protected according to the Conservation Area appraisal) will be obstructed.
 - 3) While the under-way review of the Cherwell Local Plan continues, CDC have recently published the update to their 5 year housing land supply which clearly demonstrates that they now **meet** their target. By the time this development is considered, possibly approved and construction commences this review will be complete and be published. We therefore believe that it is wrong to base the assessment of land supply on number now known to be out of date.
 - 4) 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 parkland of Hanwell. The proposal would cause the loss of high-grade (Grade 2/3a) farmland, which is crucial for sustainable farming and food security.
-

Please reply to

**The Clerk, The Bourtons Parish Council,
The Bourtons Community Hall, Main Street, Great Bourton, OX17 1QU
email : clerk@bourtons-cherwell-pc.gov.uk**

- 5) 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 erode an important gap of undeveloped land that is protected under existing planning policy.

On the basis of the above this Council considers this application inappropriate for the area; in breach of the Cherwell Local Plan; developing valuable agricultural land and setting dangerous precedent for other nearby Parishes by failing to comply with Cherwell's stated belief in the importance of maintaining independence and green barriers between Banbury Town developments and their surrounding highly rural outlying villages.

For these reasons, this Council urges members of the Planning Committee to respect the importance of these points and refuse this application.

Clerk to the Council
for and on behalf of
The Bourtons Parish Council

Please reply to
The Clerk, The Bourtons Parish Council,
The Bourtons Community Hall, Main Street, Great Bourton, OX17 1QU
email : clerk@bourtons-cherwell-pc.gov.uk