

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 TOBY WENHAM

Address
Picks Cottage
Hanwell
BANBURY
OX17 1HR

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 wish to express my STRONG OBJECTION to this planned development of 170 houses.

Hanwell Village is a highly regarded historic village with a strong sense of community but its location is being threatened by surrounding developments which impacts not only the rural local environment but also the historical importance of the village.

Hanwell village will effectively become part of Banbury and lose its special sense of identity. Concerns on this additional development include:

1. Infrastructure

There are concerns on the impact of the infrastructure in the surrounding area including:

Traffic - Hanwell is already impacted by traffic queuing into Banbury from the Warwick Road and Southam Road in the morning, which is exacerbated by the lack of any form of public transport. With additional housing, this will add at least one vehicle (or possibly 2/3) per additional household which is not sustainable without significant investments in arterial roads.

Health Care/Dentists - There is already a significant lack of health care available with little to no chance of getting an appointment and there is no consideration for expansion of services to accommodate additional demands. Downsizing of Horton Hospital at a time when demands is increasing is also a major concern.

Impact on services such as water, adequate sewage treatment and broadband availability

2. Environment

The importance of the landscape around Hanwell village is hugely valued and shouldn't be underestimated, not only for its agricultural use and wide range of wildlife, but also for regular exercise for residents both Hanwell Village and Hanwell Fields. This helps not only, meeting other people, but also provides a vital role in supporting mental health from busy lives.

3. Village Traffic

Hanwell is already being used as a regular cut through for traffic between Warwick Road and Southam Road. Traffic has noticeably increased with recent other housing developments with regular speeding through the village particularly at the straight sections at each end of the village with no traffic calming measures in place. This planned development, will dramatically increase traffic further with planned developments and is not sustainable. My wife and I regular walk in the village for exercise, and have found cars just missing us, due to the lack of maintenance, and vehicles regularly mounting pavements, and very poorly managed roads (potholes etc). This is an accident waiting to happen with cars speeding and results in access and safety problems.

4. Finally and most importantly, I understand this proposed development is :

contrary to the Cherwell Local (and Draft Local Plan) and related spatial planning policy

Cherwell District Council has approved a new housing land supply statement, which demonstrates that the district has a 5.4 year housing supply for 2022 - 2027, so this development is not needed;

develop a site that CDC has assessed as clearly "not suitable" for development;

erodes an important gap of undeveloped land, that is protected under existing planning policy;

result in piecemeal housing development in the open countryside, outside the built-up area of Banbury;

cause loss of an important, prominent landscape feature that adds to the character and identity of open countryside north of Banbury;

have adverse impacts on the environment & biodiversity;

cause loss of high-grade- (Grade 2 and 3a) farmland crucial for sustainable farming and food security;

result in loss of amenities such as green spaces;

result in the loss of important public views;

put strain on existing local infrastructure; and have a detrimental cumulative impact

alongside other nearby developments.

I strongly OBJECT to this proposed development based on the above.