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Planning Policy Team,
Cherwell District Council,
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By email: planning.policy@cherwell-dc.gov.uk

8th March 2024

Dear Sir/ Madam

Application Reference:23/00853/OUT
Outline application for up to 170 dwellings on Land East Of Warwick Rd

I refer to the outline planning application referred to above by Vistry Homes Ltd, which would result in further development of the land between Hanwell Fields and the village of Hanwell.

I wish to object to the proposed development for the following reasons:

Planning Policy

- The development would result in the coalescence of the Banbury urban area and Hanwell village. This would harm the identity and character of this historic ironstone village and, importantly, would be contrary to the Cherwell Local Plan (and Draft Local Plan) and related spatial planning policy;
- In previous planning assessments Cherwell DC have already specifically identified the proposed housing site as not suitable for development. We would hope the Council will uphold their existing views and appraisal of the land;
- I understand that recent new housing land supply statement approved by the Council has identified that the district already has a 5.4 year housing supply_ for 2022 – 2027. This development is therefore surplus to requirements to fulfil any broader supply quotas;

Hanwell village setting

- The development would have a damaging impact on setting of the conservation area and heritage assets within Hanwell village, noting that two of the village buildings that would be in closest proximity to the development are the Grade II* listed Hanwell Castle and Grade I listed church;

- The development would harm an area of high landscape value as well as destroying existing high grade arable farmland which is important for the future food needs of the country
- The ironstone villages surrounding Banbury are an important part of the heritage and cultural landscape of the area, widely enjoyed by both local residents within the town and villages as well as visitors and tourists from further afield.
- The development would result in the loss of an important, prominent landscape feature that adds to the character and identity of open countryside north of Banbury;

Cumulative impact of development

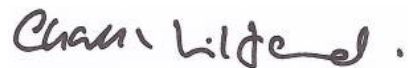
The past seven years have seen rapid expansion of the developed area to the north of Banbury, resulting in the loss of green spaces and agricultural land and an increase in traffic congestion and excessive strain on local infrastructure and amenities. The latest proposed development by Vistry Homes is viewed as a 'step too far' or the 'straw that broke the camels' back'. The development would completely remove the important separation which identifies the rural settlement of Hanwell as distinct from the townscape of Banbury.

Hanwell is a small village with a single narrow road running through, that is already overused as a 'cut through' for traffic between Warwick Rd and Southam Rd. Despite the lack of amenities in the village, it is a thriving and vibrant neighbourhood, which has regularly hosted popular events such as Hanfest and Hanfestive, Stars and Snowdrops which are widely enjoyed by the wider Banbury community who also appreciate the contrasting rural setting and character which enhance village life.

The Vistry development threatens to damage the community through destruction of the village identity. It also represents an arrogant attempt by the developer to embark on piecemeal development in the open countryside on land that has not only been previously rejected as suitable for such development, but also flies entirely in the face of stated local planning policies.

For all the reasons stated above we urge to reject the proposed development outright.

Yours sincerely



Charles Wilford