

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 MRS HILARY WILLIAMS

Address
4 Sackville Court Gullicote Lane
Hanwell
BANBURY
OX17 1HQ

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

Dear Sir/Madam,

We object to the proposed Vistry housing development on the last two existing fields between Hanwell & Banbury because it contravenes the Cherwell Local Plan (and Draft Local Plan) and related spatial planning policy. Through the Local Plan & draft Local Plan it has been demonstrated that if these two fields had been suitable for housing developments they would have been included in the original & subsequent Local plans. As they are not listed within those documents, they have clearly not been assessed as suitable. So why consider them?

Further, the Vistry proposal will result in the coalescence of the Banbury urban area and the rural area that makes up Hanwell village, contrary to adopted planning policies.

Additionally, it will harm an area where many different species of wildlife, flora & fauna thrive, & potentially have adverse impacts on the environment & biodiversity of the fields and surrounding areas. Whilst the loss of two fields may not seem significant to the Council, with the threat of Elgin Energy's removal of a further 8 fields for an industrial-sized solar development (planning application still to be made), the additional loss of these two fields is cause for grave concern particularly at a time when Food Security and growing our own crops should be moving up the political agenda, rather than being pushed to the bottom. The loss of these two fields for yet another housing development, will cause loss of high-grade- Grade 2 and 3a- farmland which is crucial for sustainable farming and food security for the future. There are Brownfield sites in and around Banbury so why not use these instead? Driving through Banbury there are many buildings currently not in use that could be rezoned from commercial premises and converted into new homes. This would promote a regeneration of the centre of Banbury, provide much needed affordable housing, all the amenities being within walking distance, and access to buses, hospitals, GP practices, places of worship, schools etc. all being within close proximity. It seems that this is a much more sustainable way of using the urban & rural landscapes to promote healthy living spaces for both now and in the future with a heavier emphasis on sustainability.

If the proposed development goes ahead it will have a negative impact on the setting of the conservation area and heritage assets contained therein, as well as impacting the clear skies required for the public Observatory as there will be increased light pollution.

We know that Cherwell DC has approved a new housing land supply statement which demonstrates that the District has a 5.4 year housing supply for 2022 - 2027, so the proposed additional development between Hanwell & Banbury is superfluous to current requirements.

If the proposed development were to be given planning permission, it will erode an important parcel of ancient lands mentioned in the Domesday Book, and which is currently protected under existing planning policy. How sad that such history of our countryside is being eroded when there are other Brownfield sites available for use instead.

For further consideration, if this proposed Vistry housing development were to be granted planning permission, it will result in a piecemeal housing development in the open countryside, outside the built-up area of Banbury without any infrastructure to support it. Hanwell has no bus route & very few employment opportunities so how will new residents to the proposed site make a living, travel (as the emphasis from car travel is being withdrawn)? Will there be a new GP surgery to cope with the influx of people? New Schools? New shops? New places of worship? Will a bus service be included that services Hanwell too?

Further, another housing development will negatively impact the already busy Warwick Road, causing additional traffic congestion, pollution, access and long-term safety problems. There will also be extra problems with traffic build-up as it seeks to access the centre of Banbury making the northern approach to Banbury a less attractive place to live.

As we all realised during Lockdown, there is a crucial need to maintain open green spaces for the

wellbeing & mental health needs of the existing population. The loss of these two fields between Banbury & Hanwell will result in a loss of these green spaces which are so crucial for mental & physical health & wellbeing.

With the new proposed development at Drayton, another proposed housing development here joining Hanwell to Banbury, and making this medieval hamlet a suburb with the associated loss of identity that it will cause, will have a detrimental & cumulative impact on both the residents in the existing boundary of Banbury as well as those of us who live in Hanwell. How sustainable do you consider this to be?

When you are looking at the proposal from Vistry, we hope that you will keep all of these points in mind and make a decision that is proportionate & follows the wishes of the present populations.

Yours faithfully,

Hilary Williams (Mrs)