

Horley Manor, Horley, Banbury OX15 6BJ

Dear Sirs,

**Planning Application (23/00853/OUT)**

I am a resident of Horley, a village adjacent to Banbury, along the Warwick Road. I am also a member of Horley Parish Council

I am at a loss to understand the appeal by Vistry, after a unanimous decision by the local council to reject their initial application. This will cost a large amount of money to defend, at a time when councils are struggling to provide services to their residents.

This application is detrimental to both Banbury and to Hanwell and I set out my objections below.

The proposal is contrary to the [Cherwell Local Plan](#) (and Draft Local Plan) and related spatial planning policy and would result in the coalescence of the Banbury urban area and Hanwell village, contrary to adopted planning policies, and to the detriment of both. It is an erosion of an important gap of undeveloped land, that is protected under existing planning policy.

Hanwell is an historic village, a conservation area and has a Grade 1 listed church, a castle with archaeological sites around, some of which are only just being investigated and an observatory, which is in this area because of the dark skies. This development would have a negative impact on setting of the conservation area and heritage assets.

Banbury has also had an enormous amount of new development on all sides in recent years, and this does not appear to be taken into account when looking at forward development. Further, this proposal is to develop a site that CDC has previously assessed as clearly “not suitable” for development.

The proposal would cause the loss of an important, prominent landscape feature that adds to the character and identity of open countryside north of Banbury and have an adverse impact on the local environment and rich biodiversity of the area. It would result in loss of amenities such as green space, used for exercise and an essential element in maintaining both physical and mental health. It would harm an area of high landscape value.

The proposal would cause loss of high-grade (Grade 2 and 3a) farmland crucial for sustainable farming and food security, which is becoming ever more essential.

The main road is a B road and already busy with the traffic from current housing, which will increase with the new housing already under development. It would add to the strain that the local infrastructure is already under – schools, doctors’ surgeries, vets and dentists for example.

I strongly object to this application.

Yours faithfully,

Catherine Wythe

