

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 HORLEY PARISH DAVID BECK

Address
C/O 9, GULLIVERS CLOSE
HORLEY NEAR
HORLEY NEAR BANBURY
Oxfordshire
OX15 6DY

Company/Group/Organisation Name HORLEY PARISH COUNCIL

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

Planning Appeal 24/00004/REF

I am the Clerk to Horley Parish Council.

After a meeting held on 11th May 2023, the Council has resolved to object to the original Proposed planning application by Vistry Homes for Housing between Banbury and Hanwell. The Parish Council now wish to re-submit those objections.

This application is detrimental to both Banbury and to Hanwell and I set out Horley Parish Council 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 castle and an observatory. This development would have a negative impact on setting of the conservation area and heritage assets.

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.

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 proposal would cause traffic congestion, access and safety problems. 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 – doctors' surgeries, vets and dentists for example.

David M.Beck Parish Clerk on behalf of Horley Parish Council