

**Chris Brant, resident of Hanwell.
6 Main Street. Hanwell, Oxfordshire, OX17 1HN**

The grounds for this appeal are not relevant to the overall decision made by Cherwell District Council to refuse this application. The application was not refused because CDC had met its housing supply. It was refused by every single councillor on the committee for the following reasons:

I quote from the recorded CDC minutes of the Planning Meeting, 10 August 2023

The proposed development is considered to erode the open arable landscape which provides clear separation between Banbury and Hanwell and forms part of the surroundings within which the setting of Hanwell Conservation Area, St Peter's Church (Listed Building Grade I) and Hanwell Castle (Listed Building Grade II) are experienced, to the detriment of and causing harm (less than substantial) to the setting of these designated heritage assets, contrary to policy ESD15 of the CLP 2031 Part 1 and Government guidance within the National Planning Policy Framework.*

No evidence base has been provided to attempt to demonstrate whether the loss of this 'very good' and 'good' quality parcels of agricultural land could be avoided. The proposals thereby fail to satisfy the prescribed criteria under Policy Villages 2 of the CLP 2031 Part 1 and the requirements of para. 174 of the NPPF.

In the absence of a satisfactory unilateral undertaking or any other form of Section 106 legal agreement, the Local Planning Authority is not satisfied that the proposed development provides for appropriate infrastructure contributions required as a result of the development, and necessary to make the impacts of the development acceptable in planning terms. As such, the proposal is contrary to Policy INF1 of the Cherwell Local Plan 2011-2031, CDC's Developer Contributions SPD 2018 and Government guidance within the National Planning Policy Framework.

I fully object to this planning application for the following reasons;

The farmland in this application has not been allocated for development in Cherwell's Adopted Local Plan 2011-2031, or in the draft Local Plan, therefore there should be no consideration of this land for such development;

This proposed site is in part in the Parish of Drayton, but it's one of the last remaining fields between Hanwell and Banbury. The field is only 95 meters from the Hanwell Conservation Area;

If this development was granted it would be in Hanwell and join the village with Banbury, resulting in the coalescence of the Banbury urban area and Hanwell, contrary to adopted planning policies;

The fields are lined to the south with a 15+ year established green planted buffer between Hanwell and Banbury. If granted the development would be on the adjacent side of this green buffer into Hanwell. It represents piecemeal housing development outside the strategic direction of the Local Plan. The proposal would erode an important gap of undeveloped farm land that is protected under existing planning policy;

If granted, this development of 170 houses would be bigger than Hanwell itself - characterised by Cherwell District Council as a "small village or hamlet" only having 120 dwellings. Therefore, it would result in Hanwell increasing its size by 142%;

If this application was granted, it would be the first development into Hanwell and would set a precedent for other developers to build further into Hanwell and surround the village and the Conservation Area with large-scale housing developments into a rural setting;

The fields in this application are prime agricultural farmland - Grade 2 and 3a and are crucial for sustainable farming and national food security;

This proposed development would mainly be surrounded by agricultural fields and views of the village, and result in an outcrop of urban Banbury;

As well as harming an area of high landscape value, this proposed development would also have a negative impact on the setting of Hanwell Conservation Area, former parkland and Hanwell's outstanding heritage assets. Hanwell is steeped in history as a small hamlet. Its 13th Century ironstone church of St Peter and the 14th Century Hanwell Castle would have a clear sight of this proposed development site especially during the winter months. The proposal would harm the setting of the Hanwell Conservation Area and its heritage assets. The development site is in the line of existing views of St Peter's Church and this view will be obstructed. The 13th Century church of St Peter is only 245 meters away from the proposed site (not 320m as described by the applicant). Views from/to the village are protected according to the Conservation Area appraisal;

The current Local Plan identifies key landform and landscape features of value to be protected, including the open and agricultural setting and identity of the outlying villages surrounding Banbury, ironstone ridges, and the historic village and parkland of Hanwell; In February 2023, Cherwell District Council announced that the District had met its target for housing and now had a 5.4-year housing land supply. (<https://www.cherwell.gov.uk/news/article/1014/building-the-right-homes-in-the-rightplaces>) With this being the case large-scale housing developments like this one on high quality agricultural land, connecting Hanwell into Banbury can be easily rejected by the local Authority;

The proposal would harm the local environment and biodiversity and result in the loss of important public views and the loss of green space amenities and infrastructure supporting existing settlements;

Many of our native mammals live in and around this proposed development site, from deer to badgers, mice and bats. Myself and members of the wider community have often seen wild deer lying in and running through these fields that this development is planned for. We are concerned that this development will intentionally destroy the quality of life of wild deer which will go against the Deer Act 1991 (<https://www.legislation.gov.uk/ukpga/1991/54/contents>);

The proposal would cause increased traffic congestion and further pollution to the north of Banbury. The nearby Hennef Way continues to be one of the worst roads in the South East of England for air pollution. Continuing to build large scale housing developments out of town will only add to this on-going problem for every residents;

And finally, this proposal would increase the strain on existing local infrastructure (i.e. doctor

surgeries, school places and roads) which is struggling at the current levels to meet demand.

I'm not against building more affordable homes, but I am against building more and more into the countryside that we all vitally need for our national food security. This cannot be the answer, by trying to solve one problem with another, especially when Banbury town centre has vast amount of brownfield sites and empty retail spaces that could easily be converted and regenerated into new thriving community living at its heart.