

Comment for planning application 23/00853/OUT

Application Number	23/00853/OUT
Location	Land East Of Warwick Road Drayton Warwick Road Banbury
Proposal	Outline application for up to 170 dwellings (Use Class C3) with associated open space and vehicular access off Warwick Road, Banbury; All matters reserved except for access
Case Officer	Linda Griffiths
Organisation Name	Phil Collett
Address	33 Bismore Road, Banbury, OX16 1JN
Type of Comment	Objection
Type	neighbour
Comments	<p>Ref to the Cherwell local plan 2011-2031: There is no provision for this development, secondary it does not meet any of the requirements for this area of Banbury as set out in pages 198-201. Specifically the below clauses: Noting: This encroaches and contravenes the C.149& C.151 clause - See below</p> <p>C.151 has already been fulfilled as regards number of houses. "C.151 Land North of Hanwell Fields has been identified as having the potential to provide up to 544 homes and associated services, facilities and other infrastructure"</p> <p>"C.149 Hanwell village is situated about 500m to the north and the southern boundary of its Conservation Area is approximately 400m from the site. The village also hosts a community observatory. Development of the site can be achieved without harm to the character and appearance of the Conservation Area but the existence of a local ridgeline means that new houses could protrude into the skyline when viewed from the north. Careful design will therefore be necessary to ensure harm to the historic environment is avoided and the impacts on the character of the rural area and local amenity are minimised. This should include the enhancement of the band of semi-mature trees on the site's northern and western boundaries and detailed consideration of building heights and lighting schemes. The improvement of woodland to the north would help permanently establish a green buffer between the site and Hanwell. "</p> <p>In addition: This development does not connect to any services and as most of the provision for local infrastructure contained within the local plan 2011-2031 relied on Buses that has not been fulfilled it will put more strain on the already stressed northern Banbury roads. specifically the junctions on warwick road and the "tesco" roundabout.</p> <p>The transport study carried out is clearly biased and does account for the already approved developments in the area (Transport document is quoting max junction loading of circa 56%, which is clearly not the case if you try driving) Over a 1000 vehicle increase over the next 4 years that is not accounted for!</p> <p>E.g Additional already approved 350 East of Warwick road circa 400 North of Hanwell fields road Circa 200 West of Southam road/Crematorium area</p> <p>Statement of Community engagement: The outline of Reservations made all have a distinctly biased answer e.g.</p> <p>This statement clearly states "The site has been promoted to the Oxfordshire Plan which will set the framework for planning in the county to 2050, as well as promoted to the Local Plan Review 2040 which will replace the current adopted Local Plan" Neither of are formally adopted to date.</p> <p>Local infrastructure: Paying some money and walking away fixes it ? lots of money has been collected by CDC and OXCC over the years and little to no infrastructure changes have been done in Banbury</p>

Bio Diversity: How can adding a houses and Tarmac improve Bio Diversity in an arable landscape

In summary

This development joins Hanwell to Banbury and will set a precedent for building a greater Banbury.

It will add little to the overall community being an enclave not connected to Banbury.

It does not consider the overall impact on services and the transport issues by treating its application as isolated from all others in its proposals and mitigation plans

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Attachments