

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	Richard Greig
Organisation Name	Kenton Bromby
Address	Castle Cottage,6 Springfield,Hanwell,Banbury,OX17 1HG
Type of Comment	Objection
Type	neighbour
Comments	<p>I OBJECT to the proposed development because:</p> <ol style="list-style-type: none">1) It is contrary to the adopted Cherwell Local Plan and the draft Cherwell Local Plan.2) Cherwell district currently has a 5.4 year land supply. As such, there is no need for this development.3) The site is high value "Best and Most Versatile" land (Grade 2 ALC rating) as confirmed by Vistry's own supporting documents. It is therefore prime farmland, crucial for sustainable farming and food security. As such it should be protected according to NPPF 174 (and further reinforced by the levelling up bill).4) The planned site was assessed as clearly unsuitable for development by CDC.5) This development coalesces Banbury and Hanwell - against District and National Planning Policy.6) It will have a negative effect on the Hanwell Conservation Area and national heritage assets including the Grade 1, 12th century church. Cherwell Planning's own Conservation Area Appraisal clearly states that the land around the boundary to the north and the south is important to the character of the village, providing the setting for the Conservation Area. The Conservation Appraisal management plan states that:<ol style="list-style-type: none">i) The pressure from urban expansion of Banbury is a key threat to the integrity and independence of Hanwellii) It is important that the setting of the Conservation Area as well as that of the Grade 1 listed Church is protectediii) The Council will protect existing areas of open land around the conservation areas from future developmentiv) It is essential that the historic and semi-rural nature of the area is not overwhelmed.v) The Council will promote the retention of significant open spaces and field systems around the village.These are clear commitments by the Council. The attempt by Vistry to dismiss the impact on the setting of the village is frankly laughable when they are trying to build up to the boundary of the Conservation Area (the site is <100m from the Conservation Area and a mere 245m from the Churchyard). The cumulative effect must of course also be considered and the planting of a few trees as a "buffer" will not negate the fact that the development is up to the Conservation Area boundary.7) The planned site was identified clearly as "Hanwell Green Buffer" during previous applications / decisions for the Nickling Road development and it will have a detrimental cumulative impact alongside other nearby developments.8) It will have an adverse effect on biodiversity and the environment by removing open space and agricultural land9) The development will cause light pollution and affect the Hanwell Observatory. The Vistry supporting document on light pollution is completely flawed as it ignores the effects of any lighting not included within the original plan. Nearby developments offer clear examples where today many wall-mounted exterior "up-light" fittings can be seen every night, adding considerably to the vertical illumination and upward flux ratio.12) The development is not sustainable - transport to / from the development will be by car and it is not supported by an increase in local amenities - doctors, dentists, hospitals and other public services are all over stretched.11) The development will increase traffic through the village of Hanwell - this is in places a single track road unsuitable for the increase in traffic that has already been seen in recent years. Cars regularly mount pavements to pass and this is a danger to residents and pedestrians that will only be exacerbated by this development.

Hanwell residents (and the residents of each new development towards Hanwell) have been assured each time that each development towards this ancient village will be the last. This village has stood independent for centuries, and while I accept that houses may be needed, not anywhere and not at any cost. Hanwell is a Conservation Area , which gives residents additional (and for the most part justified) planning restrictions - to allow it's destruction by permitting peace-meal development up to it's boundary would make a mockery of the entire system - either it's a Conservation Area, or it's not! There are brownfield sites available in Banbury and the developers should be mandated to develop these first. The fact that this may not be as profitable for them is simply not an acceptable reason or excuse. Enough is enough. Stand by previous commitments to Hanwell and nearby residents and stand by commitments and policy to protect farmland, food security, wildlife, rural communities and open green spaces. There are clear planning (and moral) reasons as to why this land should remain farmland.

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Attachments