

# Comment for planning application 23/00853/OUT

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| <b>Application Number</b> | 23/00853/OUT  |
| <b>Location</b>           | Land East Of Warwick Road Drayton Warwick Road Banbury  |
| <b>Proposal</b>           | 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  |
| <b>Case Officer</b>       | Richard Greig   |
| <b>Organisation Name</b>  | Macer Gifford   |
| <b>Address</b>            | Bramshill Manor, Little Lane, Horley, Banbury, OX15 6BE   |
| <b>Type of Comment</b>    | Objection   |
| <b>Type</b>               | neighbour   |
| <b>Comments</b>           | <p>I object to the proposed development.</p> <p>It is on the raised, agricultural land surrounding the Hanwell Conservation Area and to the North of the existing mature tree line that shields North Hanwell Fields development. This will cause considerable harm to the Conservation Area.</p> <p>There are two EIS in respect of this land. The one submitted alongside the above application, and the earlier report submitted for the North Hanwell Fields Development, which was for the same land-owner.</p> <p>The earlier report makes the argument that that application didn't impact the Conservation Area. It did so by highlighting that the application was not on the land now proposed to be built on.</p> <p>"Elements of setting which make a positive contribution to the value of Hanwell Conservation Area comprise agricultural land, which enables its origins as a rural settlement to be understood, in particular the agricultural land which immediately surrounds it. Due to a lack of a visual relationship, and the distance between the two, the main area of the Application Site is not felt to make a positive contribution to the value of Hanwell Conservation Area."</p> <p>"Development will require the removal of small parts of hedgerows of low value. However, the wooded belt along the northern area of the Application Site will be retained which will screen views from Hanwell Conservation Area."</p> <p>Page 21, NORTH HANWELL FIELDS, WARWICK ROAD PHASE, BANBURY ENVIRONMENTAL STATEMENT NON TECHNICAL SUMMARY. ES Documents 27/12/2012 submitted in relation to Planning Application - 12/01789/OUT.</p> <p>It is apparent, then, that the land-owner's own, earlier report, identified the harm that building on the agricultural land near the Conservation Area would do. It also identified the harm from building to the North of the existing tree line. This application proposes to do both. It should be refused.</p> <p>Macer Gifford</p> |
| <b>Received Date</b>      | 01/05/2023 11:31:34   |
| <b>Attachments</b>        |   |