

# Comment for planning application 23/00853/OUT

<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>	Ronald Corkish
<b>Address</b>	Holly Cottage, Main Street, Hanwell, Banbury, OX17 1HW
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>I am OBJECTING to the Vistry planning application on the following points:</p> <ol style="list-style-type: none"><li>1/ The application will lead to further encroachment from the continuous development of the land for housing from Banbury. This development will result in the coalescence of Hanwell Village &amp; the Banbury urban area. This will result in the loss of identity of a historic village that is set in a conservation area with heritage assets. Allowing this application would be contrary to the CDC's existing planning policy.</li><li>2/ The loss of further agricultural land is detrimental to the Country's efforts to be self sustainable in the times of shortages of staple crops across the world. The loss of this farmable agricultural land inevitably leads to a reduction of overall profitability/viability of the farming operation around Hanwell. Ultimately, rendering the Farm an unsustainable business. Less farms will only exacerbate the food shortages &amp; high prices we are currently enduring &amp; threatens our food security for future generations. Priority should be given to retain agriculturally viable land rather than turn it over for housing development.</li><li>3/ CDC already has a 5.4 year supply of housing. Therefore, this development is not necessary. There are several "Brown Field Sites" within the Cherwell area that should be considered before building on green/agricultural land. For example further development of; Upper Heyford, Graven Hill, MOD site/Airfield/Bicester Heritage (to name but a few). These would be more appropriate for consideration as development land before considering fields with agricultural &amp; high landscape value.</li><li>4/ The application addresses the biodiversity of the area &amp; how Vistry will address &amp; reinstate the habitats of the wildlife (some of which are protected species). What they don't appear to discuss/consider is; whilst these species are being disrupted &amp; disturbed during the development of the area, the wildlife will miss vital breeding/nurturing seasons to maintain their low numbers. Such a break in their life cycle will likely mean they will never recover to inhabit the "new" reinstated environment. The wildlife will be set back for many years - if indeed they reach numbers to recover. This is especially applicable to the bat &amp; newt colonies that have been observed by residents on Gullicote Lane. It isn't "green" to destroy naturally evolving &amp; sustainable habitats that have existed for decades/centuries. Especially when supposedly replacing them using hydrocarbon burning machinery when re-landscaping the environment in the hope that the wildlife will return &amp; flourish. This proposed development isn't good for the ecology of the area.</li><li>5/ The application doesn't fully consider the local; infrastructure/traffic &amp; Pollution impact on the Warwick, Southam Road &amp; wider Banbury area. The new developments that have been built over the last 8 years in the Banbury area; Cherry Fields, Hanwell Chase, Hanwell View, Longford Park (to name but a few) has resulted massively in increased commute times to the Motorway &amp; surrounding Banbury area. At peak times it currently takes 20 minutes plus to reach the Motorway from Hanwell Village. 16 years ago when I moved to Hanwell this journey was less than 10 minutes! The result of more cars sat idling on; Hennef way, in town &amp; on surrounding arterial roads is; adding to pollution, reducing air quality &amp; impacting the health of all that reside in the area. More houses = more vehicles = more pollution. The existing road infrastructure does not keep traffic flowing, thus increases vehicle emissions. The building of further dwellings will exacerbate pollution &amp; ultimately poor health for ALL that live in the area. This development will further increase pollution &amp; emissions which will especially impact the children that walk to &amp; from NOA along the Warwick road. The roads through the villages will inevitably be used as "cut throughs" at peak times. These roads were not designed to take high volumes of traffic which the new development will inevitably add to. These roads have not been maintained or invested in sufficiently by; OCC, Highways, CDC to carry the increased levels of traffic. The new development would add further to the deterioration of these roads.</li></ol>

6/ Health services in the local area are already stretched too far, as is prevalent when trying to book a; GP appointment, dental appointment or attend A&E at the Horton hospital. Our local services are struggling to support those of us that currently reside in the Banbury area. More dwellings will inevitably lead to more difficulty for any resident trying to access Health Services. Granting permission for this development will worsen this issue.

7/ If I have I understood the application properly, it is proposed that Gullicote Lane may be used to access the development site. This would not appear to be appropriate, as the road into Hanwell & Gullicote Lane would not be wide enough for 2 lorries to pass each other comfortably without mounting verges/pavements & subsequently destroying them. These roads would not have been designed & built to withstand such heavy continual traffic. The continual movement and pounding of heavy lorries & equipment would have a detrimental impact to the older historic buildings on Guillicote Lane. Due to their age, they are likely not have been originally built with foundations/footings/suitable strong structure to withstand such heavy vibration/pounding. The continued heavy traffic & disruption to; residents, their homes & lives. It will inevitably have a detrimental affect on their mental well being.

8/ Previous developments that have been granted permission by CDC along the Warwick road do not blend in well with the outstanding beauty of the Hornton Stone villages of the area. The majority of the new homes are "Red Brick" or "white/cream render" with very few clad/faced in local stone. If this is the style of the proposed dwellings in the Vistry application this aesthetic will look severely out of place being so close to the village of Hanwell & isn't in keeping with the historic style of the area.

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**Attachments**