

# The Old Rectory, Hanwell, Banbury, Oxfordshire, OX17 1HN

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OUR REFERENCE

JES.caa  
11 May 2023

Dear Sirs

Re: Planning Application No. 23/00853/OUT

My wife and I have lived in Hanwell since the beginning of 1977.

Hanwell is an ancient and largely unspoiled North Oxfordshire village, with all of the charm that that entails. There is a strong village community.

There are no urban or suburban characteristics of the village: almost all the houses are over 200 years old. The village street is narrow and winding. It is surrounded by agricultural land and it provides the atmosphere and character that persuaded people to move to it and to stay in it.

My wife and I, and I have to say everyone in the village so far as I am aware, is very strongly opposed to the development comprising 170 new houses to be built on Hanwell's boundary. My wife and I and again, so far as I am aware the whole community, were massively disillusioned when promises made earlier that there would be no development beyond Dukes Meadow Drive were broken.

If ever consideration is to be given to the views of local residents, this new development should not take place.

There are a number of detailed factors which go to support the decision my wife and I have reached above, as follows:

The proposed development would:

1. be contrary to the Cherwell Local Plan (and Draft Local Plan) and related spatial planning policy. Furthermore, Cherwell District Council has approved a new housing land supply statement, which demonstrates that the district has a 5.4 year housing supply for 2022 - 2027, so this development is not needed;
2. result in the coalescence of the Banbury urban area and Hanwell village, contrary to adopted planning policies;
3. harm an area of high landscape value;
4. have a negative impact on setting of the conservation area and heritage assets;
5. develop a site that CDC has assessed as clearly "not suitable" for development;

6. erode an important gap of undeveloped land, that is protected under existing planning policy;
7. result in piecemeal housing development in the open countryside, outside the built-up area of Banbury;
8. cause loss of an important, prominent landscape feature that adds to the character and identity of open countryside north of Banbury;
9. have adverse impacts on the environment & biodiversity;
10. cause loss of high-grade- (Grade 2 and 3a) farmland crucial for sustainable farming and food security;
11. cause traffic congestion, access and safety problems;
12. result in loss of amenities such as green spaces;
13. result in the loss of important public views;
14. put strain on existing local infrastructure; and
15. have a detrimental cumulative impact alongside other nearby developments.

I do hope these objections are taken seriously.

Yours faithfully



Johir Spratt