

**Spring Farm House
Hanwell
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Planning Policy Team,
Cherwell District Council,
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By email: planning.policy@cherwell-dc.gov.uk

15th May 2023

Dear Sir/ Madam

Application Reference:23/00853/OUT Outline application for up to 170 dwellings on Land East Of Warwick Rd

I refer to the outline planning application referred to above by Vistry Homes Ltd, which would result in further development of the land between Hanwell Fields and the village of Hanwell.

I wish to object to the proposed development for the following reasons:

Planning Policy

- The proposed development would result in the merging of the outer edge of Banbury and Hanwell village, removing Hanwell's identity as a village altogether. This single point would be in clear contrast to the Cherwell Local Plan (and Draft Local Plan) and the related spatial planning policy.
- The coalescence of the two settlements would also have profound harm on the historic character of the village.
- Cherwell District Council have previously identified the proposed site as unsuitable for housing development. One would hope that the Council uphold their previous & existing views on land use.
- I also understand that the most recent new housing land supply statement approved by the Council has confirmed that the district already has appropriate housing supply for in excess of 5 years; concluding that this development is surplus to requirements.

Hanwell village setting

- Hanwell Village is a conservation area which would be significantly harmed by the proposed development. In this regard it is important to note that two buildings within the closest proximity of the proposed development are the Grade I listed church and the Grade II* listed Hanwell Castle.
- The proposed development would destroy high value arable farmland, which is essential for the future food needs of our country. The recent supply chain issues have shown us the negative impact of too much reliance on international trade for food resources.
- Historic ironstone villages such as Hanwell which surround Banbury are of profound importance to the local identity of the area. They are widely enjoyed by both local residents as well as visitors from further afield.

Cumulative impact of development

- There has been rapid expansion of the area immediately north of Banbury in recent years. It is important to note a number of these developments have used “Hanwell” in their name. This suggests a recognition of the village’s cultural importance to the area, something which would be destroyed by the proposed development.
- The recent developments have resulted in increased strain on local infrastructure and amenities, as well as destroying hundreds of acres of green space.
- Hanwell itself is a small village consisting of one narrow road through the middle. Congestion and speeding issues already arise, which main street being frequently used as a cut-through between Warwick Road and Southam Road.
- Despite its small size Hanwell has developed it’s own identity through popular events such as Hanfest & Hanfestive. These are widely enjoyed by the wider region, with a significant feature of these events being the rural and historic setting.
- Whilst it is true that there is a under-supply of housing in this country, emphasis should be placed on how this supply is delivered. This should not be through exploitative developers who are simply driven by short-term profitability. High quality housing is needed, something which cannot be associated with Vistry Homes, who average 1.2 stars on Trustpilot.
- Vistry Homes was formed following the merger between Bovis Homes & Galliard try. The former of which had to settle a compensation case in 2017 due to their poorly built housing. Even following this case there have been continued reports of “snagging” and poor quality building.

For all the reasons stated above we urge to reject the proposed development outright.

Yours sincerely,

George Wilford