

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	Frederick Willis
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Address	Horley Gardens,Hornton Lane,Horley,Banbury,OX15 6BL
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Type of Comment	Objection
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Type	neighbour
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Comments

I object to Vistry Group's plans to build 170 new homes on the land between Hanwell and Banbury, for the following reasons:

1. Building on the last remaining piece of land between Banbury and Hanwell will effectively remove Hanwell's identity as a village, resulting in it becoming enveloped within Banbury. Notwithstanding the fact that this is contrary to adopted planning policy, Hanwell is an ancient village cited in the Domesday Book with its own unique identity and should it become a suburb of Banbury this identity will be lost.
2. Hanwell obviously sits within a Conservation Area, due to its character, appearance and setting. It is difficult to understand what is being conserved should new housing linking the village to Banbury be consented.
3. The Conservation Area appraisal specifically refers to the land around the boundary of the Conservation Area to the north and south as being 'important to the character of the village, providing the setting for the Conservation Area, and as such should be protected from unsympathetic development'. Clearly what construes 'unsympathetic development' is subjective but given the 170 homes planned will significantly overshadow the c120 existing homes in Hanwell it's hard to think of many more unsympathetic options.
4. In addition, the Conservation Area management plan refers to 2 major threats to the character and appearance of Hanwell, the first of which is the erosion of open space and rural character by unsympathetic infill housing. It also specifically refers to the pressure on the village from the urban extension of Banbury, and its 'threat to the integrity and independence of Hanwell'. The Conservation Area appraisal also states that 'The Council Will Promote the retention of significant open spaces and field systems around the village'. I really don't see the purpose of the Conservation Area and such Council assurances if not to offer some protection against proposals such as those made under this application.
5. The proposal would harm the setting of the Hanwell Conservation Area and its heritage assets. The development site is in the line of existing views of St Peter's Church. Views from the village (to be protected according to the Conservation Area appraisal) will be obstructed.
6. Existing services and local shops are already stretched and 170 new homes will put further pressure on local infrastructure, schools, medical services and transport networks.
7. The site of the proposed development is not allocated for development, so permitting this application would be contrary to the adopted Cherwell Local Plan 2011 - 2031 (and draft Local Plan) and related spatial planning policy.
8. The proposal would harm an area of high landscape value. The current Local Plan identifies key landform and landscape features of value to be protected, including the open and agricultural setting and identity of the outlying villages surrounding Banbury, ironstone ridges, and the historic village and parkland of Hanwell.
9. The site of the proposed development has been assessed by CDC as clearly "not suitable" for development. The draft of the emerging Local Plan 2040 does not allocate this site for development.
10. The proposal would erode an important gap of undeveloped land that is protected under existing planning policy.
11. The proposal is in the open countryside and beyond the established woodland green buffer at the boundary of Banbury. It represents piecemeal housing development outside the strategic direction of the Local Plan.
12. The proposal would harm the local environment and biodiversity.
13. The proposal would cause the loss of high-grade (Grade 2/3a) farmland, which is crucial for sustainable farming and food security.
14. The proposal would result in the loss of important public views and the loss of green

space amenities and infrastructure supporting existing settlements.

15. The proposal, alongside other housing developments north of Banbury on sites not allocated in the Local Plan, would have a detrimental cumulative impact on the countryside beyond Banbury and towards Hanwell village.

Received Date

15/05/2023 22:20:57

Attachments