

**MYRTLE HOUSE
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HANWELL
OX17 1HL**

Cherwell District Council
Planning and Development
Bodicote House
Bodicote
Banbury
OX15 4AA

17 May 2023

Dear Sir,

Ref: Planning Application 23/00853/OUT
Case Officer: Richard Greig
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.

I wish to OBJECT to this planning application (23/00853/OUT) in its entirety for the following reasons:

1. 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;
2. The proposal would result in the coalescence of the Banbury urban area and Hanwell, contrary to adopted planning policies;
3. 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;
4. With Cherwell District Council's latest housing land supply statement demonstrating that Cherwell has a 5.4 year housing supply for 2022 — 2027, there is no need for this development in contravention of the Local Plan;
5. 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.
6. 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;
7. The proposal would erode an important gap of undeveloped land, that is protected under existing planning policy;
8. 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;
9. 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.

Yours faithfully

Nigel Hall