

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	Jemima Tate
Address	3 Hanwell Court,Hanwell,Banbury,OX17 1HF
Type of Comment	Objection
Type	neighbour
Comments	<p>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;</p> <p>The proposal would result in the coalescence of the Banbury urban area and Hanwell, contrary to adopted planning policies;</p> <p>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; 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;</p> <p>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.</p> <p>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;</p> <p>The proposal would erode an important gap of undeveloped land that is protected under existing planning policy;</p> <p>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;</p> <p>The proposal would harm the local environment and biodiversity;</p> <p>The proposal would cause the loss of high-grade (Grade 2/3a) farmland, which is crucial for sustainable farming and food security;</p> <p>The proposal would cause increased traffic congestion, access and safety problems;</p> <p>The proposal would result in the loss of important public views and the loss of green space amenities and infrastructure supporting existing settlements;</p> <p>The proposal would increase the strain on existing local infrastructure; and</p> <p>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</p> <p>The land outlined is north (ie outside) of the boundary gap designed and built as a result of previous planning commitments instigated by the CDC planning authority.</p> <p>The land is high grade agricultural land usually used to provide sustainable food security for the UK, something that today is more under threat than ever before.</p> <p>The adopted Cherwell Local Plan 2011-2031 (and latest draft Local Plan) and spatial planning policy does not allocate this land for development.</p> <p>With 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.</p> <p>If the boundary gap noted in (a) is ignored the development will, with its plan to join Hanwell Village at the end of Gullicote lane allow other future developers to "infill" and as such Hanwell Village, a conservation area, will become consumed by Banbury's urban area, losing an area of high landscape value, impacting heritage assets, loss of green space, loss of public views, impact even more local infrastructure.</p> <p>The increased access to the development will, inevitably, give rise to more traffic running through Main Street Hanwell as traffic will drive east through the narrow village street to the</p>

A423 - Southam Road and probably through Broughton and Cropredy to the (red road) A361.

The proposed development will continue to add to the already piecemeal approach to use what was green belt agricultural land north of the two former aluminium sites when the District has and still has numerous brown field sites ripe for creating spectacular residential housing in the centre of Banbury adding to the much needed soul of the town.

The proposed development will increase the light pollution around the Hanwell Community Observatory

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Attachments