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From: Tom Sadler [REDACTED]
Sent: 07 November 2024 23:52
To: Planning
Subject: KHVR Action Group objection to 24/02514/OUT

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Keep Hanwell Village Rural Action Group response to planning application 24/02514/OUT

Application: Outline application for up to 114 dwellings, off Dukes Meadow Drive.

Applicant: Armstrong Rigg Planning (on behalf of Manor Oak Homes).

<https://planningregister.cherwell.gov.uk/Planning/Display/24/02514/OUT>

Keep Hanwell Village Rural Action Group object strongly to this application for the following reasons:

- A. The proposed site is not allocated for housing in the adopted Cherwell Local Plan, which identifies housing sites up to 2031, and is therefore inappropriate and contrary to the development plan.
- B. The site was in fact assessed by CDC as clearly “not suitable” for development as recently as the 2018 HELAA. Site HELAA036 was described as:
“Greenfield site outside the built-up limits. The site is considered to be unsuitable for development as development in this location would be prominent on the landscape, particularly when viewed from the east (one of the highest points locally). It would lead to the loss of greenfield land and informal recreation space for local people from all areas of Banbury and surrounding villages.”
- C. The proposed housing development represents a significant and urban extension of Banbury that is not in the Local Plan.
- D. This is part of a piecemeal application from the developer, in flagrant disregard of the Planning Regulations. It is disrespectful of planning legislation to persist in submitting these piecemeal applications.
- E. This application would lead to the loss of an important, prominent landscape feature that adds to the character and identity of the area of open countryside north of Dukes Meadow Drive. The land opposite this proposed site is recreational land, presumably to minimise the impact on the horizon. It is therefore perverse to consider building on higher ground as this will be more obvious and detrimental to the skyline views.
- F. Development of this site would set a damaging precedent for greater coalescence of the Banbury urban area and Hanwell village, including the gradual loss of the important strategic “gap” between Banbury and Hanwell. Adopted planning policies seek specifically to resist such coalescence (C15).
- G. Regarding the sustainability of this proposed development, the site is not sustainable for a number of significant reasons and therefore contrary to planning policies, including:
Loss of an important and prominent landscape feature (C13, ESD13).

Loss of important open vistas (C33, ESD13).

Loss of informal open space for residents of Hanwell Fields (BSC11)

Adverse impacts on the environment & biodiversity (ESD10).

Does not "enhance" the area (ESD10).

Adverse impacts on local road networks due to pressures on transport infrastructure and poor public transport (TR7, SLE4, ESD1, ESD15)

Lack of further community facilities to serve this development (R14, BSC12).

H. The approval granted to 21/03426/OUT specifically stated that 'WHEN LIMITED to the application site, would not result in coalescence of the settlements or any significant inter-visibility.' This extension beyond the previously defined limits would clearly breach this stipulation and would cause significant inter-visibility as there is no natural buffer and the area is much more prominent on the landscape.

Furthermore the impacts upon the village of Hanwell, and other local villages, including Drayton and the Bourtons, are significant and include an increase in traffic through the villages, especially dangerous on single track and unlit roads. In addition, the publicly funded Community Observatory in Hanwell would be negatively impacted by light pollution by this proposed development.

There is a much valued green buffer between Hanwell and Banbury and this would be further eroded if this development went ahead. This green buffer is also a much needed reserve for wildlife.

Keep Hanwell Village Rural note and appreciate that this application has previously been refused by the Planning Committee and trust that this decision will be held steadfast for this and any other spurious and piecemeal applications that seek to threaten any of our rural and town communities.