

Comment for planning application 22/00489/F

Application Number	<input type="text" value="22/00489/F"/>
Location	<input type="text" value="Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington"/>
Proposal	<input type="text" value="Erection of 49 dwellings (17 of which (35%) will be affordable homes) with associated garages, parking and refuse storage, private gardens and communal open space/play space, hard and soft landscaping (including SUDs feature and means of enclosure, reinstatement of hedging and ironstone walling along Rattlecombe Road)"/>
Case Officer	<input type="text" value="Robin Forrester"/>
Organisation Name	<input type="text" value="Thea Wieser King"/>
Address	<input type="text" value="Oriel High,Stocking Lane,Shenington,Banbury,OX15 6NF"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="I have reservations about the proposed development on various levels, mainly the scale of the development, the nature of the development, the fact that it is put adjacent to the conservation area and close to an AONB, the fact that its proposed in a Category C village and the access to infrastructure and services. Please see attached for full comments."/>
Received Date	<input type="text" value="19/03/2022 10:13:16"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• F.pdf

To Whom It May Concern,

Shenington with Alkerton

Shenington with Alkerton is a remarkably beautiful village. It is merely one kilometer outside the borders of the Cotswolds, the largest AONB in England, Wales and Northern Ireland. And while it is outside the designated area, it is very much in keeping with the Cotswolds' look and feel of a small, attractive, historical village. While one kilometer may sound far, views in the area are far reaching and extend over that length.

The new proposed 49 houses would be far removed from the character of the village they would destroy the charm, the appeal, the essence of it. Views from various positions would be compromised. The materials, the size of houses, the number of houses and the dwelling/hectare ratio would all be very different from the existing village.

This can't be classified as infill – this is a completely separate housing estate. In the planning application the statement "It is a contemporary stand-alone development that, in many respects, will be distinct from the main village core" seems to underplay the difference in look and feel, the shock to the aesthetics of the village this will represent.

The site is just adjacent to the Conservation Area, part of the Village Fringe Character Area. This development would directly impact the character of the conservation area and how it would be experienced when entering the village from that side.

Scale of the development

While I completely understand and sympathise with the need for more homes in the Cherwell area, I cannot see how a development of this scale can be put into a tiny village like Shenington with Alkerton. These 49 houses would add almost another 40% to the numbers in the village. In a village where there is a strong sense of community - two churches have been retained (mainly by voluntary contributions of time and effort), there are annual (before covid) village fetes and the Shenfest is widely known – real harm could be done dumping so many new people at once into a place that existed with such a strong sense of community, collaboration and belonging.

Shenington – and all its services

Shenington with Alkerton boasts a very good pub, a small village school and a part time doctor's surgery. All very valuable things to have in a village (if you can snag a doctor's appointment any time this month), but where are the other services these additional 100+ people would need? There is no village shop, the bus route is deplorable, no emergency services are anywhere close by – Shenington is a Category C village.

It's not only far away from such services, but due to the fact that routes in and out of the village are steep, it repeatedly gets cut off from all services due to weather. We've only been here for four and a half years, but we've been snowed in here, with two small kids at home.

Cars, Traffic and Roads

The planning application states there will be parking spaces for 104 cars (not counting any double garages twice) but seems to think this will cause "relatively low level of additional traffic". In This village the road network cannot sustain the amount of traffic it sees today on an average day, let alone adding to that number. On a day where there is a delivery of oil or larger items traffic in the village often backs up while people try to drive on curbs and close to old stone walls scrambling to get around a lorry. This also leads to more potholes and damage to the road network.

Apart from the narrow width of roads, one needs to be aware that there are many dangerous corners where visibility isn't just poor but sometimes downright dangerously absent.

For villagers, the lack of pavements in Shenington with Alkerton is another huge safety worry, already with current traffic. Anyone with small children is fearful of taking certain lanes and roads at specific times of day, generally exactly when one needs to be out there. Walking up stocking Lane with my two boys for school is often a harrowing experience, as there is no pavement to keep them safe on.

On the plans they say that there will be cycle storage at every dwelling, but this is only relevant to a location closer to a town where you could access shops and amenities by bike. Our closest village store is in Tysoe and I dare anyone to cycle back up that hill for a pint of milk. It's simply not a feasible mode of transport in a village surrounded by ditches and hills.

Water, Electricity, Internet and Sewage

As delightful as this small village currently is, there are already some issues with water pressure, electricity supply and internet connectivity. We regularly have power cuts, the water pressure often is very low for no reason and internet connection can be tricky around here. How are an additional 49 houses going to cope?

Every house has a planned charging station for an electric car. This is optimistic considering the 35% affordable housing and the fact that the power supply doesn't seem stable right now.

How can planning for this project be approved if the question of how sewage will be connected has not been fully resolved or clarified?