

# Comment for planning application 22/00489/F

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| <b>Application Number</b> | 22/00489/F   |
| <b>Location</b>           | Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington   |
| <b>Proposal</b>           | 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)  |
| <b>Case Officer</b>       | Robin Forrester  |
| <b>Organisation Name</b>  |  |
| <b>Name</b>               | John Woodcock  |
| <b>Address</b>            | Garters,Stocking Lane,Shenington,Banbury,OX15 6NF  |
| <b>Type of Comment</b>    | Objection  |
| <b>Type</b>               | neighbour  |
| <b>Comments</b>           | <p>I am strongly in objection to this planning application which will demonstrably alter the vista of a village in the Conservation Area and add nearly 40% extra housing to the village of Shenington. My objection is based on the following grounds 1) Shenington With Alkerton is a Category C village and under the current plan it is contrary to the Cherwell District Council Local Plan 2031 under the Policy Villages 1 where only infill and conversion is permitted. Furthermore this does not invoke "tilted balance" criteria as the Local Plan takes clear precedence legally. 2) There is a clear impact on the Vista as you travel up Rattlecombe Road and despite the slight reduction in the number of houses, the site will be clearly visible from many angles and dominate the surroundings. The site is also clearly visible from the AONB which is only 1KM from the site boundary. The site proposes to cross the Conservation area. 3) The Sewerage system in the village is currently not fit for purpose. I see no sewerage plan attached to the planning application. We already have Thames Water visiting Alkerton regularly due to over flow of effluent. A further 49 houses would overload the system which is at capacity at the Shutford Treatment Works. This could cause a significant environmental damage to local rivers and wildlife. 4) The Road system in the village is not capable of sustaining the number of vehicles and journeys. There have already been numerous accidents in the last 10 years in Alkerton, with narrow roads, no clear passing areas for buses and cars especially during busier times during the school run between 8am and 9am and 245pm to 5pm. There is no pavement access down Rattlecombe Road, and no pavement access on the development side to the school. This could increase significantly dangers for pedestrians, children and vehicle accidents. Most vehicles will travel the shortest distance to Banbury and Stratford Upon Avon and this is directly through the village. 5) There is little or no public transport through the village. Buses do not run regularly, and the bus service is operated by Warwickshire CC, not Cherwell. There is very little sustainable transport available. Any new development will require a regular bus service operated by the Council responsible for the area. This is not the case. 6) The village is subject to regular power cuts as the Epwell Substation is at capacity. The electricity supply to extra houses would overload the system and cause severe disruption to the village. 7) There has been significant levels of arsenic in the soil samples taken on site. This must be investigated further with a more detailed environmental report required. The council cannot approve construction of 49 houses on a contaminated site. 8) The village has limited amenities to support the plan. The School is at near capacity, the surgery is also at near capacity. There are no shops, Post Office to adequately provide for an extra 49 houses. Overall, this plan will destroy the character of a lovely Oxfordshire village of outstanding beauty. As a resident I enjoy the peaceful location which during these difficult times has helped support my mental health. Construction of this size will alter the whole social ecosystem of the village in a detrimental manner. This cannot be allowed to happen.</p> |
| <b>Received Date</b>      | 21/03/2022 11:20:19  |
| <b>Attachments</b>        |  |