

Comment for planning application 22/00489/F

Application Number	22/00489/F
Location	Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington
Proposal	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	Robin Forrester
Organisation Name	Robin Furneaux
Address	Lady Barn,The Level,Shenington,Banbury,OX15 6NA
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to the application because it attempts to undermine Shenington's status as a category C village. The applicant's Planning and Affordable Housing Statement implies in many places that Shenington is not a category C village, for example clause 4.43 says: "The point we seek to make is that, while - in 2015 - Shenington reverted from a 'Category 1' settlement to a 'Category C' settlement, the reality is that it had not (as a settlement) shrunk in size or become any less sustainable than it was when it was identified as a Category 1 settlement on the basis of its 'physical characteristics and the range of services within [it] to enable [it] to accommodate some limited extra housing growth.' The extent of local amenities remain the same today as those in 2015 when it was identified as Category 1." Shenington was identified as a category 1 village in the 1996 Local Plan, the categorization policy of which had been in operation since 1976. The applicant's Planning and Affordable Housing Statement concedes that origin (clause 4.96). The extent of the local amenities has not remained the same. The village has lost a shop, a post office and a petrol filling station, all of which were within the built-up area of Shenington. None of the amenities identified by the applicant (pub, church, school, surgery and village hall) has been acquired since Shenington received the category 1 status. On the erroneous assumption that the amenities had not changed, the applicant's Planning and Affordable Housing Statement clause 4.111 suggests that Shenington could "accommodating 'some limited extra housing growth.'" Perusal of Cherwell DC's online database of planning applications, which goes back to 1995, reveals that there have been 35 new homes built or approved in that time (excluding ones outside the built-up area). The last were in 2020. This is equivalent to an average of 1.4 homes per year. The largest comprising five homes was completed in 1997. I contend that limited extra housing growth has, in fact, occurred and at an appropriate rate. However it may be judged, the proposal for 49 new homes is totally disproportionate. The 1996 Local Plan says that category 1 settlements will be restricted to: Infilling; Minor development comprising small groups of dwellings on sites within the built-up area of the settlement; The conversion of non-residential buildings . "Minor" is a relative term. There are about 135 dwellings in Shenington. The proposed new development includes 49 homes which would mean that the village would increase in size by over one third. That would not be a minor development. The proposed new development is on the edge of Shenington and in the countryside as conceded by the applicant in its Planning and Affordable Housing Statement clauses 4.32, 4.50 ad 5.12 among others. Thus, the proposed new development would not be within the built-up area of the settlement.</p>
Received Date	21/03/2022 15:46:57
Attachments	