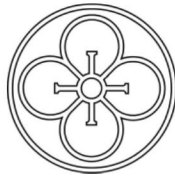


Comment for planning application 22/00489/F

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="Anthony Peter Dawkins"/>
Address	<input type="text" value="Old Rick Barn, Mill Lane, Shenington, Banbury, OX15 6NB"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input (there="" 1="" 2031="" 3.="" 4.="" 5.="" 6.="" 7.="" 8.="" a="" adjacent="" alkerton="" all="" already="" also="" and="" aonb.="" are="" area,="" at="" be="" beauty="" become="" buildings,="" c="" capacity="" category="" character="" character.="" clp="" community.="" concentration="" conservation="" conserve="" contrary="" conversion="" cotswolds="" covers="" dangerous.="" development="" development,="" does="" either="" electricity="" enhance="" field="" footpaths),="" grid="" has="" high="" immediately="" impact="" impacted.="" inconsistent="" infill="" is="" landscape="" landscape,="" large-scale="" lct.="" listed="" local="" main="" maintain="" maximum="" meaning="" meet="" more="" natural="" nearby="" nearly="" needs="" no="" not="" of="" only="" open="" or="" overall="" overloaded="" overloaded."="" pattern",="" pavements="" pedestrian="" permitted.="" policy="" proposals="" proposed="" remote="" risk="" road="" rules="" separate="" sewerage="" shenington="" site="" ssi="" sssi="" strategy="" system="" takes="" that="" the="" these="" through="" to="" traffic="" type="text" under="" value="I object to this proposal for the reasons given in the attached document, for which the following are extracts for summary purposes: 1. The Site is not allocated for development within the Adopted Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review - Oxford's Unmet Housing Need - and therefore is not needed for such housing development needs. 2. The Site lies within the Farmland Plateau Landscape Character Type (LCT), but the proposals for the Site will not " village="" village,="" villages="" where="" which="" will="" with="" would="" zone=""/>
Received Date	<input type="text" value="22/03/2022 18:11:39"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• 2022-03-22_Planning objection 000489.pdf



Old Rick Barn, Mill Lane,
Shenington, Banbury, OX15 6NB, England.



22 March 2022

Cherwell District Council
Planning Services

Dear Sir/Madam,

Re: Planning Application '22/00489/F'

I wish to object to the proposed planning application, for the following reasons:

Cherwell Local Plan

- The Site is not allocated for development within the Adopted Cherwell Local Plan 2011 - 2031 (Part 1) Partial Review - Oxford's Unmet Housing Need.

Farmland Plateau Landscape Character Type (LCT)

- The Site lies within the Farmland Plateau Landscape Character Type (LCT), but the proposals for the Site will not “Conserve the open and remote character of the landscape, and maintain the large-scale field pattern”, which is the overall landscape strategy of the LCT.

Sites of Special Scientific Interest (SSSI)

- The SSSI Impact Risk Zone covers nearly all of the Site of the proposed development, meaning that the SSI will be impacted.

Proximity to Cotswolds Area of Outstanding Natural Beauty (AONB)

The Site of the proposed development is almost immediately adjacent to the Cotswolds AONB, being only 930m away.

- The proposed development does not conserve and enhance the natural beauty either of the village or the Cotswolds AONB.
- Neither does the proposed development make a positive contribution to the AONB.
- The proposed development does not meet the needs of the local community.
- It is not landscape-led.

Email: peter@peterdawkins.com

- It is not needed.
- It will erode the special character of the village.
- It will remove a large part of the agricultural land surrounding and protecting the village.

Shenington with Alkerton Conservation Area

The Site is immediately adjacent to the Shenington with Alkerton Conservation Area, which has a high concentration of Listed Buildings.

Shenington is a Category C Village under the Policy Villages 1 of the CLP 2031 where only infill and conversion is permitted.

- The proposals would be inconsistent with local character.
- The proposals would harm the setting of settlements, buildings, structures or other landmark features.
- The proposals would harm the historic value of the landscape.
- The proposals are not well integrated into the landscape setting.
- The proposals do not relate well to the local palette of building and surfacing materials.
- The proposals do not relate well to the local architectural styles and the local palette of elements of construction, elevational detailing, windows and doors.

Road and Pedestrian Traffic

- Rattlecombe Road, the main way into and through Shenington village, is regularly used all day by pedestrians for walking, strolling and talking together, as there are no pavements along its whole stretch, meaning that pedestrians are not segregated from cars, vans or lorries using the road.
- Moreover, it would not be possible to install a pavement for pedestrians, as this would entail making the road into a single-track lane, suitable only for one-way traffic.
- The proposed site access is on Rattlecombe Road, opposite the Lynchetts and Grangebrook cottages, lying between Mill Lane and The Level. The cottages face directly onto Rattlecombe Road, raised up on a grass bank, with only pedestrian access. Cars belonging to or visiting the cottages are parked in the road here, as there is nowhere else for them to park. This means that Rattlecombe Road at this juncture is usually only single-track, and therefore totally unsuitable for any site access at this proposed point. It would also be almost impossible for any refuse collection vehicle to navigate safely.

- Rattlecombe Road, which passes through the centre of the village and the village green, could not easily take any extra vehicle traffic, especially the number of cars likely to be used each day if the proposal went ahead, and more especially so at the peak times of day when there are already a lot of cars carrying children to and from the school.

Proposed Residential Travel Plan not much use

The proposals aim to create a sustainable residential development that from the outset encourages and maximises the use of sustainable modes of transport by all residents and visitors, and will have a Residential Travel Plan for the site. Its stated aim is, amongst other things: to maximise the use of sustainable transport modes and thereby reduce the need for travel by private car; to implement upgraded pedestrian connections to Shenington C of E Primary School and other local amenities; to deliver high speed broadband to promote home working; to provide and maintain high quality site amenity space; and to appoint a Travel Plan Co-ordinator (TPC).

However:

- Bus services are extremely limited. There are basically only two buses per day outward and two buses per day return during weekdays, and none on Sundays.
- Banbury is six miles distant, and Stratford-upon-Avon is 12 miles distant, and the main roads to each town have high-speed traffic, so cycling is unlikely to be used, except for recreation in the surrounding country lanes.
- Taxis are an expensive option – and the nearest taxis are in Banbury, which takes 15 minutes for them to drive to Shenington, assuming there is one available immediately.
- The use of a car is virtually a necessity for villagers in order to be able to go to and from work, and to take children to and from school in another village or town, as the local village school is already at maximum capacity.
- Who's going to appoint and pay for a Travel Plan Co-ordinator (TPC)? And for how long? What guarantees are there?
- Broadband in the village is poor, as the village only has copper cables to the houses, which limits the speed. Any dramatic increase in the village use of the existing broadband would make the service increasingly unreliable and slow.
- Mobile phone signals are practically non-existent, except near the pub.
- What amenity space is being referred to? And for how long will it be maintained? And by whom?
- What pedestrian connections to Shenington C of E Primary School and other local amenities are going to be upgraded? The only local amenities are the pub, the village hall, the green, and the church, and there are no pedestrian

connections other than walking in the roads (except to the school, where Stocking Lane has a pavement for most, but not all, of its length.

Electricity

- The electricity grid and power station are already operating at capacity, so any extra load would overload the system, causing innumerable black-outs and hence making it unreliable.

Drainage

- The public sewage system (operated by Thames Water) is already functioning at maximum capacity, and sometimes overflows, causing extensive problems for the village. It would be impossible for it to take the extra foul drainage and surface water drainage of the proposed development. Moreover, the Shutford Waste Treatment Works is operating at capacity. The proposals for the Site would completely overload the system, causing huge problems for all residents of the village, existing and new, as well as elsewhere downstream.

During construction of the proposed residential dwellings

- The noise, especially of the required earth excavations, etc., as well of lorries and van movements, would be highly disturbing for villagers and wildlife in this quiet area of the Cotswolds.
- The movement of construction vehicles and plant would be highly detrimental and even dangerous to all otherwise normal traffic and pedestrian movement.
- Lighting used during the winter months would upset the natural darkness of this area, which in turn is likely to impact on wildlife.
- The time for the development to be completed is not stated, except by implying that it would only be a short time. However, it could take many years rather than months.... Words are easy to say, but unless there is a hard-and-fast legal requirement made to ensure that the time stated is actually kept to, with penalties if the project is not completed in the time stated, the promise that the construction will not take long is simply an empty promise.

Yours sincerely,

A. P. Dawkins