

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="Gareth Morris"/>
Address	<input type="text" value="Foxstone, 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 strongly object to this planning proposal for the reasons outlined in the attached document."/>
Received Date	<input type="text" value="23/03/2022 15:49:00"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• planning objection.pdf

This land is not allocated for development and Shenington is a Category C village with a distinct lack of infrastructure. Therefore the site can only be considered for infilling or conversion of existing dwellings. This proposal is neither and so is outside the built up limits of the village according to the Cherwell Local Plan, so should not be permitted.

The proposal is completely out of scale to the village. It would increase the number of dwellings in Shenington by almost 40%. This is an unjustified and undesirable intrusion into the countryside.

The site is also within the Village Fringe Character Area, adjacent to the Conservation Area which has many listed buildings. A development of this size will inevitably impact the rural character and setting of the Conservation Area and those listed buildings nearby, which need to be preserved. There is in fact a listed building on a plot in close proximity to the site (less than 20m away). The setting of this listed building will be significantly affected by the proposal. I urge you, as planning officers, to conduct a visual inspection of the site and surrounding village to truly understand the impact this proposal would have on the village community.

The site is currently agricultural land which is located 1km from the Cotswold AONB. This proposal would be clearly visible from multiple viewpoints within the AONB, causing detriment to the character and appearance of this designated area.

The drainage system is already working at full capacity, with regular problems arising in Alkerton. Another 49 houses would completely overload the network and likely cause damage to the local environment. The developer has not included any detailed plans of how they will connect to the existing network to address this issue. Surely this level of detail is required before a planning decision can be made?

The roads in Shenington are narrow and of poor quality, with no passing lanes and very few pavements. The road network is already at its limit so a further 49 houses, with the journeys that will bring, would be completely unsustainable. Furthermore, the public transport is extremely limited, there is no village shop and no post office. Anyone without access to a car would not have a safe or reliable means of travel to work or other amenities.

Previous planning applications on this site have all been on a smaller scale than this proposal (29 dwellings being the largest prior to this). All have been refused or recommended for refusal for multiple reasons relating to: the built up limits of the village, highway safety, sustainability of the location, detriment of visual amenities and sewerage disposal. I see no evidence of these points having been remedied by the developer and so the new proposal, being a significantly larger development than all of those prior, will only make these issues more prevalent. I struggle to see how this could be considered acceptable.

Ultimately this is a large scale development, adjacent to a Conservation Area in a rural village containing a number of listed buildings. Notwithstanding the planning policies breached by this proposal, it is clear that this development is wildly out of scale and would significantly harm the character of this peaceful village.