

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="Philip Lewis"/>
Address	<input type="text" value="5 Long Acre, 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="My objections are included in the attached document"/>
Received Date	<input type="text" value="28/03/2022 20:24:16"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• PL Objection.pdf

As a resident living in close locality to the proposed Elan Homes development I am strongly opposed to any development of the area of land adjacent to Stocking Lane. My reasons for objecting are as follows:

- 1) Shenington and Alkerton are classed as Category C villages. Within the Cherwell Local Plan 2011 - 2031, development allowed in Category C villages is defined as infill and conversion only. This development fulfils neither of these criteria and constitutes a gross overdevelopment of a historically important ironstone village which would increase the size of Shenington by over 33% in a single step. In addition to the above, the proposed development site is an arable field used currently for grazing and has been as such since records began.
- 2) The sewage works in Shutford which would ultimately serve this development has significant existing issues and there is absolutely no information in the planning document about how they plan to connect to the Thames Water foul sewerage system. They state: 'At this stage, the relevant Water Authority (Thames Water) has not been contacted for information regarding the public storm and foul water sewers.'
There have been many reports from residents living in Alkerton of sewage backing up and spilling onto fields/roads in the valley which requires regular visits by Thames Water to rectify. When looking at this from a purely data driven perspective, in 2020 (the most recent dataset available from <https://environment.data.gov.uk/>), there were a total of 63.7 days of spills from Shutford Sewage Treatment Works (STW). This equates to more than 1.2 days of spills every week. Within the UK as a whole, this places Shutford STW in the bottom 5% performing sewage works in the UK and within our local area it is the 3rd worst performing based on days of spills. Any additional load on this system will certainly result in further unacceptable spills into the rivers and streams of the local environment and additional spillages into Alkerton.
- 3) The highways within Shenington and Alkerton already pose a significant safety risk in that there are a number of pinch points on the main road through villages. This road also incorporates 2 sharp & blind corners as well as hills with a significant incline. In addition to the above, most areas of the village do not currently have a pavement for pedestrians which results residents to walking in the roadway to access the amenities such as the pub and school. The proposed development would act to both increase road traffic and pedestrian traffic significantly along the roads through and around Shenington and Alkerton leading inevitably to additional accidents.
- 4) As a resident of Shenington in close proximity to the development I believe that there will be potential for the new houses to overlook and affect the privacy of the houses along Stocking Lane and Rattlecombe Road. This would be particularly applicable to those located on the school side of the road.
- 5) On reading the Document 21076J-02 (Ground Investigation Report) the report states that 11 of the 12 soil samples taken from the site exceed the safe limit for arsenic. The average for all samples is approx. 2.9x the safe limit and three of the samples recorded exceed the safe limit by over 5 times. In addition, exceedances of Nickel and Vanadium are also recorded in multiple samples versus the screening values provided. These results are not referenced or addressed anywhere in any of the other planning documents provided by Elan Homes. Given the extremely close proximity of the local primary school to the development, there is a huge risk regarding construction dust containing arsenic to regularly enter the school property and be suspended in the air resulting in an unacceptable risk to children. This includes my own children who attend the school.

- 6) The existing plans do not account for the fact the main building material in use throughout the village is Horton Stone. Of the 49 properties proposed, only 9 include 'Ironstone Art Areas' with the primary building material being 'buff' bricks. As such the proposed style would result in an alien and incongruous feature in the landscape which would affect the character and amenity of the village and not respect its historic significance.

Might I also bring to the attention of the Planning Councillors the many and varied errors and omissions that litter the various planning application documents.

- In the Transport Assessment, the Bus services are described as 'regular' and as a 'realistic option for future residents and visitors to the proposed residential development'. In reality there are a total of 3 buses which stop in the village each day to Banbury/Stratford. Any other travel would require the use of a car.
- Crashmap.co.uk data is used to justify that 'there are no obvious underlying highway safety issues associated with current operation of the local highway network'. However, the gov.uk dataset on which Crashmap is built states the following: 'The statistics relate only to personal injury accidents on public roads that are reported to the police, and subsequently recorded, using the STATS19 accident reporting form.' Thus any accidents which occur which are not reported to police, or subsequently recorded using the STATS19 accident reporting form, would not be included in this data set. As such, this assessment does not duly consider the unreported or minor incidents which occur due to the nature of the road through Shenington / Alkerton. In addition, there are a number of accidents recorded on Crashmap at intersections, crossroads and turning points on roads leading from Shenington / Alkerton toward the major employment, transport and shopping locations nearby (Stratford, Leamington & Banbury). Given residents in the new development will have to use these roads these should also have been included in the assessment.
- The Transport Assessment section on additional traffic uses TRICS data based on 44 suburban / edge of town developments areas. Is this representative of a development in a village with no shop and no regular bus services in place?
- In multiple documents, including the Statement of Community Involvement and the Design and Access Statement, Elan homes refer to Shenington / Alkerton as Shennington / Walkerton.

To summarise, I am wholly against this development and am against any development on this parcel of land in Shenington. Not only does it go against the fundamental guidance as outlined in the Cherwell Local Plan for a Category C village, but it is also unsustainable from an infrastructure perspective as per my points above.