

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>
Sent: 29 March 2022 12:26
To: DC Support <DC.Support@cherwell-dc.gov.uk>
Subject: New comments for application 22/00489/F

New comments have been received for application 22/00489/F at site address: Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington

from Shenington With Alkerton Group

Address:
Annexe Adj, Garters, Stocking Lane, Shenington, Banbury, OX15 6NF

Comment type:
Objection

Comments:
ON BEHALF OF SHENINGTON WITH ALKERTON VILLAGE GROUP

We are writing to strongly object to the proposed development submitted by Elan Homes for 49 houses on the land adjacent to Rattlecombe Road and Stocking Lane. The Village Group believe this development will demonstrably change the character and vista of a beautiful Ironstone village irreparably. The plan is contrary to the Cherwell Local Plan 2030 which clearly defines Shenington with Alkerton as a Category C village suitable for infill or conversion only. Development on this land has been rejected by Cherwell District Council in 2002 and 2008.

The proposal is in effect a housing estate, in open countryside and not within the curtilage of the village. Furthermore the proposed development would be clearly visible from the AONB which is less than 1KM from the proposed site.

The current sewerage system is incapable of supporting a further 49 houses in the village, with regular issues of blockage and flooding through local land in Alkerton and the valley towards the treatment plant in Shutford. This plant is already running at capacity. The impact on the environment would be significant, and the developers have neglected to provide any sewerage map or solution, despite stating it will use Mains Sewage.

The road infrastructure in the village is incapable of supporting the current traffic volumes. The proposal will increase the car density of traffic through the village in order for people to travel to work in either Banbury or Stratford. There are numerous pinch points throughout the village where the road is single track and there is limited area for passing. There is no pavement along a significant part of the road, and there are Public Footpaths used by walkers (Darcy Dalton Way) on this road. The increase in traffic will cause significant risk to pedestrians and vehicles.

The development is not sustainable, with limited public transport (3 buses per day operated by Warwick CC), most people will use their cars to travel to work. There are no cycle paths to the village to either Banbury or Stratford.

The site transgresses and aligns a Conservation Area, established to protect the village and vista. This proposal would damage the conservation area and the views to and from the conservation area. It would create significant noise and light pollution and affect the natural environment. The land is frequented by Buzzards, Kites and

Swifts and any development would have a severe negative impact on the local wildlife.

In conclusion, the Group is strongly objecting to this proposal which will spoil the nature and character of an historic Ironstone village, impacting both the AONB nearby and the Conservation Area. The proposal is not safe or sustainable, due to the lack of infrastructure and local transport. It should be rejected accordingly.