

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	Leonie Oliver
Address	Mullinahogie, Well Lane, Alkerton, Banbury, OX15 6NL
Type of Comment	Objection
Type	neighbour
Comments	<p>I oppose the above planning application for the following reasons: * the properties as outlined will not be in keeping with or even remotely sympathetic to existing housing stock. * the properties as outlined will be in the view of the area of outstanding natural beauty, detracting rather than adding to the beautiful countryside and views. *the properties as outlined will be stuck on the side of a conservation area with some properties bordering the curtilage of Shenington village. Shenington village has been designated at Category C village according to Oxfordshire County Council's own planning rules which means that it should only consider barn conversions and infills. Previous building resulted in The Level in Shenington, a small estate of substantial and attractive houses with large gardens that in no way sit comfortably with the existing housing stock, built as they were in the 80s. Shenington has done its best to help Oxfordshire with its housing stock issues. Currently there is an infill property being constructed. *the properties as outlined are intended to be affordable housing. Leaving aside the nonsense of measuring affordability, especially after recent announcements, these are still expensive houses. There is no mention of a housing company or housing charity getting involved to help families in need afford these properties. *the properties as outlined have limited outdoor space. A lack of gardens is the bane of inner city development. In the countryside, the proposal of limited or small gardens is inexcusable. *there is insufficient infrastructure to support the building of another 49 houses. There is no post office or shop, an infrequent bus service, infrequent enough to make it necessary to own a car. If each household has two drivers, that would mean nearly another one hundred cars in the immediate locale having implications for the roads, road safety and Oxfordshire County Council's green credentials. If this is genuinely an effort to provide affordable housing, these are houses for people who need easy access to amenities. There is a small village gastropub which relies on outdoor seating to accommodate customers - a business saver during covid. I do not believe that extending the seating outdoors would be acceptable to the village beyond its current extent. The Doctors' Surgery is always busy and getting an appointment can take up to two weeks' waiting time. This would be made worse by introducing another 200 patients to the surgery assuming two children per family. I am unaware of the capacity of the School to take these new pupils but they would need to be accommodated elsewhere given the apparently high pupil numbers that currently attend Shenington School. * the original plan was 60 houses but it has been cynically reduced to 49, a number which appears like a generous cut on the surface but has been greeted with derision by the village. If this is housing stock for people of means, why do the builders think they will want to live cheek by jowl on the edge of a village rather than in a larger property with proper landscaped gardens and space within the boundaries of a village? The thinking and reasoning behind the build seems muddled. I do not believe Elan homes has thought this through clearly with a genuine idea of its target buyer. This type of downmarket and cheap build belongs closer to a town rather than on the edge of a Cotswold village and yes I realise how snobbish and nimbiest that sounds. It doesn't mean that the point is not valid. * I also have concerns about the commercial viability of the build and the builders starting something they cannot finish. The industry is suffering from supply issues and poor business practice. Quotes for work are out of date as soon as they are written on paper given inflation and delivery issues. Leaving the landscape scarred without finishing the build is a real possibility. There appeared to be no contingency planning or finances in the Application given the current economic situation and this seems short sided in a climate of spiralling costs and supply chain weakness. * the limitations on infrastructure run to such</p>

basics as the sewage system. Brook Cottage in Alkerton is currently coping with a series of raw sewage leaks which are being continually monitored by Thames Water. Another 49 houses has the potential to break the sewage system without a massive investment in infrastructure which would involve destroying established gardens in Alkerton. (I can find no plans by Thames Water to address the existing issues.) The whole issue of sewage was kicked down the road in the application - completely ignored. This is because Elan Homes and the Trust know this is a massive issue with no easy solutions that would not impact on profitability. * Shenington and Alkerton suffer with a very poor delivery of electricity - we have frequent outages of power. I understand the substation is already undersized for the capacity for the local area which extends as far as Hook Norton and the Sibfords. There are also plans to build in these two areas which would put massive strain on electricity delivery locally. * another massive issue is the immediate road network surrounding the site. There is nowhere on Stocking Lane or Rattlecombe Road for cars to safely exit or enter the site. The road can barely support two cars passing each other and in one or two spots, it cannot be done. If there is a car waiting to turn out of Stocking Lane either left or right, a car cannot turn in to Stocking Lane. Just beyond, the road narrows and there is nowhere for the car to move, meaning the entrance / exit is blocked. The whole of Stocking Lane is very narrow and cars have to crawl slowly past each other. Stocking Lane is the site of the School and the Doctors' Surgery so no-one can be in any doubt that it is a difficult road to navigate during busy periods. * there is a proposed access from the site onto the Rattlecombe Road. The measurements of the road provided by the Applicants are extremely generous if not misleading. Again, the entrance would be sited at a very narrow part of the road. It is impossible to see how the increase in traffic during school run or drive time would not increase the traffic or the danger to children, given how close this is to the school. The idea of heavy machinery moving through Shenington with Alkerton to do the build would be laughable if it wasn't going to be quite so dangerous. * the additional traffic on the roads generally will be detrimental to local road safety. The road between Shenington and Alkerton has four dangerous bends, two very narrow so cars struggle to pass each other and two hairpin bends. There are no pavements and no room to add pavements and such pavements would not be in keeping with the village. There is little lighting between Shenington and Alkerton on this narrow and weaving lane. The verges are thin and unforgiving for smaller cars although some four x fours can climb onto the verge. However this is a road frequented by dog walkers and horses. Cars travel too quickly - the hairpin bends are poorly signposted and there are no white lines on the road to guide drivers. The bends should not be taken at a speed in excess of 20 miles an hour but cars race through. Sadly a lady had to be cut out of her car last year and there are enough prangs and bumps to cause a lot of local concern. It is a dangerous road for car users, dog owners, horse riders and walkers alike. People attending the karting track approach from the A422 via Sugarswell to avoid the Rattlecombe Road and its problems so the precedent has been established to stop access to Shenington and Alkerton. It would make more sense to extend this to all traffic including parents on the school run rather than allow another hundred cars into the local area. However the Sugarswell Road is hardly wide enough to take a huge uplift in traffic. * Road safety is something the Parish Council is very concerned with and they are being lobbied to extend speed-calming measures. I have spoken to Victoria Prentis MP, our local representative, who having seen the plans, told me that she thought the scheme would be inappropriate for the village. Elan Homes is working with the cooperation of a Family Trust. The job of the Trustees is to make money for the beneficiaries of the Trust, some of whom live in the village, and it is their fiduciary duty to do so. While I understand that need, it is terrible that there is a conflict between the Trust's need to perform their duties and the needs of their neighbours and everyone affected by this Application. It doesn't make for a happy neighbourhood but granting the Application will make for an even unhappier village. For the greater good, I would ask the Planning Committee to reject the Application.

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Attachments