

# Comment for planning application 22/00489/F

<b>Application Number</b>	22/00489/F
<b>Location</b>	Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington
<b>Proposal</b>	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)
<b>Case Officer</b>	Robin Forrester
<b>Organisation Name</b>	
<b>Address</b>	Anna Widdowson
<b>Type of Comment</b>	The Old Post Office, Rattlecombe Road, Shenington, Banbury, OX15 6LZ
<b>Type</b>	Objection
<b>Comments</b>	neighbour
<b>Comments</b>	<p>Please find below the basis for my objection to the proposed Elan Homes development (ref 22/00489/F) in Shenington. Shenington with Alkerton has conservation area status. This status affords the preservation of the areas of special architectural or historic interest and includes consideration to character and appearance. The proposed housing development borders on the conservation area on the southern and eastern sides of the development and will have a negative impact on the conservation area in the following ways: - -The development along the southern border of the plot and new road junction breaching the conservation area border will result in the loss of the rural character, impacting the views and vista along Rattlecombe Road. -The development is significantly elevated and therefore will result in a prominent change to the rural character of the village. -The proposed finish to the houses is not in keeping with the rural character of the village, and given the elevation will be prominent in influencing the character of the village. -Increased vehicle movements will impact the rural character of the village. As part of the Cherwell Local Plan, Shenington with Alkerton is a category C village which restricts development to infill and conversions. -The proposed housing development does not meet these criteria in any respect; it is not infill, as it backs onto open fields on the western edge and most of the northern edge of the plot. It does not add to the integrity of the village, it stands in isolation and is essentially a group of houses that could be lifted and placed in a location with more suitable infrastructure and amenities. The highways infrastructure is not suitable for the increased vehicle movements. -The Highways Officer has commented with regard to previous planning applications at this site that the highways infrastructure is unsuitable. The same arguments will apply for this application. -There is no refuge for pedestrians along the main road and the increased traffic will make it dangerous to walk around Shenington with Alkerton. This will be to the detriment of the safety of local residents, including children and people with impaired mobility not just in the vicinity of the proposed development, but all along the main road through Shenington and Alkerton. -Increased traffic will impact on noise in the village. CPRE regard darkness at night as a key characteristic of rural areas. Given that Shenington is a rural village and borders an AONB the preservation of darkness should be considered. There are no details showing how darkness will be impacted by the proposed development.</p>
<b>Received Date</b>	04/04/2022 21:48:08
<b>Attachments</b>	