

From: dc.support@cherwell-dc.gov.uk <dc.support@cherwell-dc.gov.uk>
Sent: 01 April 2022 12:14
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 Robert & Claire Bryan

Address:
Rose Cottage, Street Through Shenington, Shenington, Banbury, OX15 6NH

Comment type:
Objection

Comments:

The topography of the land in the Parish of Shenington with Alkerton ('the Parish') - there are 2 hills within it with narrow, winding roads ('the Roads') passing through them with respective gradients of 14% and 20% and the limited infrastructure of the Parish - informed the determination by Cherwell District Council ('the Council') in the Cherwell Local Plan 2011 - 2031 of those villages which are Category A or B. The Parish is in neither category, thus permitted development is limited to infill and conversions. As the Proposal is for a 30% increase in housing within the Parish* and is a separate site, it cannot reasonably be argued to constitute 'infill', and clearly is not a 'Conversion'. Accordingly, the Proposal should, in any event, be rejected.

The Proposal, if effected, would cause significant and lasting environmental damage to the Parish. The site of the Proposal abuts, and, if implemented, would have a deleterious effect on, the Conservation Area in which much of the Parish is located. Currently, 31.6% of the 175 households in the Parish own one car, 46.6% own two cars and 13.2%, three cars*. As there is no reason, based on the nature of the properties contained in the Proposal, to believe these percentages would be materially different in the occupying households, this would mean an additional 80 cars passing through the Parish on a continuing basis. On average, this would result in greater air pollution concentrations, with the levels of Benzene, Nitrogen Dioxide, Particulates and Sulphur Dioxide concentrations all increasing to above the England average. This is not appropriate in a Conservation Area.

Notwithstanding it is located just over the Oxfordshire county boundary, the proximity of Tysoe, with a considerably greater infrastructure and facilities and commensurate categorisation in the current Stratford District Council, should be considered.

The Council owes a duty of care to the existing residents of the Parish. These additional cars, particularly, given the absence of pavements in most of the Parish and the width of the Roads, which is insufficient in most places to allow two cars to pass safely, mean that the health and safety of those residents would be put at considerable risk. Further, if the Proposal were permitted, traffic during its construction would create a danger to residents and cause damage to the existing road infrastructure.

It is well known that the current sewerage system is not fit for purpose. Thus, to place a greater strain on it would cause a significant environmental risk both to

residents of the Parish and to those who live in other neighbourhoods which are reliant on the Shutford Waste Treatment Works.

Accordingly, the adverse effects of the Proposal would significantly and demonstrably outweigh its benefits if implemented. The strain imposed on the infrastructure of the Parish would be significant and sustained and the Council would be in breach of its duty of care identified above and which may result in commensurate legal action.

*OCSI Oxfordshire Parish Profile Report, 22nd January 2021