

# 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</b>	
<b>Name</b>	Chris Brown
<b>Address</b>	Changebrook,The Level,Shenington,Banbury,OX15 6NA
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The Cherwell Local plan sets out a desire for limiting growth in our rural areas and directing it towards larger and more sustainable villages. Shenington is considered to be a Category C village i.e. less sustainable and quite rightly growth in these villages, according to the plan, should be limited to infill and conversions. Shenington has accommodated at least 6 infill / conversions over the last couple of years which is fairly sizable when compared to the size of the village. The village has neither the infrastructure nor the services to support the major development that is being proposed. Even the category A villages are restricted to minor developments. Policy Villages 1 allows for the most sustainable villages to accommodate 'minor development' and all villages to accommodate infilling or conversions and careful consideration of the appropriate scale of development, particularly in Category B (satellite) villages. Shenington is a category C village, which according to the Cherwell Plan should be even more protected from large scale developments. With approximately 550 residents in Shenington (425 in 2011 Census), assuming each of the new houses proposed had 3 residents (average) this is an increase of population by approximately 27% - which is both unsustainable and constitutes a major development in relation to the size of the village - which in a category C village is totally unsuitable and completely at odds with the Local Plan. The Local plan states that growth will be directed towards the larger and more sustainable villages within the district which offer a wider range of services and are well connected to major urban areas, particularly by public transport. Shenington offers none of this and there is a complete dependence on the use of a car to access facilities either in nearby villages or local towns, this contradicts the desire to reduce traffic congestion and also negatively impacts on the environment. There is a bus service through the village between Stratford upon Avon and Banbury but this is limited to approximately three buses a day. It also goes against Cherwell's desire wherever possible to reduce the need to travel by car and therefore limit development to larger villages(only) that have a range of services and facilities, reducing the need to travel by car. The Local Plan also states that 'Proposals will not be permitted if they would: Cause undue visual intrusion into the open countryside , Cause undue harm to important natural landscape features and topography, Be inconsistent with local character Impact on areas judged to have a high level of tranquillity' I believe that this proposal would cause all of the above particularly the final point on tranquillity. It should also be noted that Shenington is a stones throw away from the Cotswold Area of Outstanding Natural Beauty. In addition the Local Plan states that : To enable the Council to continue to take a sustainably positive approach to decision making, the applicant will need to assist by submitting evidence to demonstrate how the benefits of the proposal outweigh any adverse impacts. Developments will be small scale unless it can be demonstrated that there will be no significant adverse impacts on the character of a village or surrounding environment. Have the council seen this documentation and have they been convinced that the benefits of this proposal would outweigh the adverse impacts? Personally I think that the advantages are unlikely to outweigh the adverse impacts and erosion of the tranquillity, character and beauty of one of North Oxfordshire's most beautiful villages. There are so many reasons, outlined in Cherwell's Local Plan that, quite rightly, set out reasons why a development of this size is unacceptable for a small rural village like Shenington and I have only outlined a few of these above. I feel strongly that this proposal should be completely rejected for the reasons above.</p>
<b>Received Date</b>	05/04/2022 16:06:11

## Attachments