

CDC

05 APR 2022

Moonstone, The Level, Shenington OX15 6NA

POST ROOM

Email [REDACTED]

The Planning Department,  
Cherwell District Council,  
Bodicote House,  
Bodicote,  
Banbury,  
Oxon.  
OX15 4AA

2<sup>nd</sup> April 2022

Dear Sirs,

**Planning Reference 22/00489/F**

We wish to oppose most strongly the above application for the development of an estate of 49 new houses in Shenington.

Shenington is classified as a Category C Village under the Policy Villages 1 of the CLP 2031 in which only infill and conversion should be permitted. The application does not fit into this categorisation, which must surely stand, and therefore it should be rejected. A development of this number of properties would increase the total number of houses by approximately a third, thereby having a significant impact on the character, appearance and setting of this ancient Ironstone Hills Village. In our view, it would have a detrimental impact on the attractiveness and beauty of the wider area of the Ironstone Hills, for tourists as well as residents. In our view, the development is not compatible with the village conservation area which it joins on the south-east corner of the development.

In addition, and importantly, the development would significantly exacerbate infrastructure problems already experienced by this small community. These include the already overloaded sewerage system, the water supply and the narrow country lanes accessing the village. In the absence of more public transport provision, the development would add a significant new burden on the roads and their safety. We understand that the Electricity Grid and powers station providing local supplies are also operating at capacity.

In respect of the road safety issues mentioned above, we would draw particular attention to the lack of footpaths on the main thoroughfare, through the village. Also, to the proposed estate's access from Rattlecombe Road which would appear to be

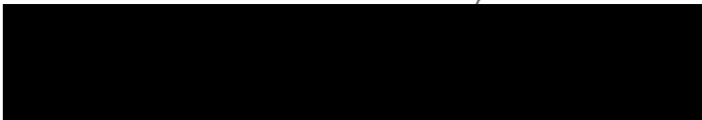
opposite the existing exit of The Level, creating a minor crossroads, and likely to cause conflict between vehicles emerging simultaneously with limited sight lines onto the narrow main road through the village.

Lastly, it must be an immutable condition of any further development in Shenington that a thorough prior archaeological investigation of the site is undertaken using geophysical techniques and systematic trench excavations with professional investigation. The use of Lidar, though valuable in some instances in revealing remains that cause surface irregularities, may not show such features as Iron Age field boundaries, and certainly not small buried artefacts that might indicate sequences of earlier human occupation.

The site in question, lies close to the boundary of the medieval village, and as such has a fairly high probability of revealing pre-Open Field agricultural activity.

We trust that all the above factors will be taken into account in their entirety, and that the Government's and local authorities' need to meet housing, including affordable housing demand, will not be allowed to reverse the well-considered Category C policy decision as per the Adopted Cherwell Local Plan 2011 - 2031.

Yours sincerely,

A large black rectangular redaction box covering the signature area.

G. P. Allen and N. Allen