

# 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>	MR ASHLEY TAYLOR
<b>Address</b>	5 The Dairyground,Shutford,Banbury,OX15 6PN
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The proposed planning for development is over-bearing and disproportionately large for a small, rural village. The "Cherwell Local Plan 2011-2031" suggests that development in Category C villages be limited to 'infill and conversions'. Shenington is a Category C village. Even a Category A village should be limited to 'typically less than 10 dwellings'. This is also supported by "Submission Cherwell Local Plan (January 2014) Proposed Modifications (October 2014) Addendum to Topic Paper 2: Housing Village Categorisation Update 2014". Where Shenington continues to be classed as a Category C village. The proposed number of affordable dwellings seems fairly ridiculous considering the (poor) level of public transport links (one bus service), amenities (one local village Public House and village hall, no childrens facilities) that the village has. There is no mention in the planning submission regarding any investigation as to whether the school in the village is appropriately sized to cope with additional pupils on the roll. The Doctors Surgery appears to be at capacity with the majority of patients being referred to the branch at Fenny Compton. The population of Shenington is quoted as 425 in the above documents. A development of 49 dwellings will likely bring in at least an additional 100 people at a conservative estimate thus increasing the population by at around 25%. Again, this seems totally at odds with the proposed scope and size of village developments as proposed in the Cherwell Local Plan. The local road network and infrastructure is poor and not suited to additional traffic that additional housing will inevitably bring with it. The proposed housing plans do not consider the increase in vehicle numbers per property and as such do not provide sufficient parking for the 3-4 vehicles many families now own, and do not provide provision for visitor parking (again, considering the poor local public transport links, people will drive to visit people). The statement of 2 parking spaces provided for 4 and 5 bedroom houses it totally inadequate and does not reflect the actual number of cars per family/dwelling. This will lead to increased on road parking on already reduced width roadways. I note that the Transport Statement makes mention of the provision of cycling but it does not mention the abysmal condition of the local roads around Shenington - all are unclassified roads and many can not be considered much more than farm tracks due to the poor nature of their surface and upkeep. The statement that people can cycle to either Banbury or Stratford-on-Avon via NCR5 seems very unrealistic. Whilst this may be possible for leisure activities, it is extremely unlikely to be practical for daily commuting. The main/key materials proposed for the dwellings are out of character with the vast majority of other dwellings in Shenington (those mostly being of locally sourced Horton Ironstone), since only those dwellings facing/bordering the existing roads are proposed to be faced in Ironstone, the remainder of dwellings within the development show red brick, vertical hung tiles or white render to be used [SHN EF 001 - D External Finishes Layout]. Thus the development will not appear integrated as part of the existing streetscapes and style of the village. This is inconsistent with local character as none of the local dwellings share this design style and again are at odds with the Cherwell Local Plan. This is further required to be considered as the proposed development borders a conservation area and Shenington abuts an Area of Outstanding Natural Beauty on the Northern edge of the Cotswolds at the Edgehill escarpment. [As a complete aside, some of the architecture proposed in these new proposed developments are an absolute embarrassment to the developer and architects - this proposal is no exception and has less architectural merit, integrity, interest and value than could be produced by a first year architecture student]. I cannot see any reference made to the environmental impact or considerations in the design of the houses. There is no mention of the possible</p>

installation, at the time of building, of environmental benefits such as ground source heat pumps, maximised insulation, roof mounted photovoltaic or solar heating cells or any other environmental applications of modern technology, other than the provision of electric charging points for vehicles. This is further exacerbated by the fact that the village is not connected to any natural gas supply, so rendering the dwellings to be dependant on oil or LPG fired heating sources. This is a very disappointing omission for a modern development and suggests that the developers are seeking to maximise profit rather than actually leaving a positive legacy of an environmentally sustainable development. The local area has been highlighted to have high levels and concentrations of Radon gas. There is no mention in the proposed planning how this will be mitigated ie: figment of Radon sumps in the dwellings. This is more of a significant consideration in modern properties which have much better airtight sealing of doors and windows than older properties do. I cannot see any consideration being made to the provision for the improvement of other infrastructure such as broadband (which is already poor due to the rural location and mostly being supplied by copper rather than FTTP), or childrens recreations areas such as play areas or observable open spaces. Another current omission in the application is any response from Western Power Distribution as to whether the power networks would be able to cope with the increased demands on the local network that this development would bring. I note that provision has been made to equip every dwelling with an electric vehicle (EV) charging point. If every dwelling had an electric car with a 7kW wall charger this is an additional requirement of 0.343MW of capacity. Even with a more realistic use based on current uptake of EV's of c.30%, this still brings an additional 103kW capacity requirement. In summary, I object to the proposed planning/development [22/00489/F] as being overbearing for the scope and scale of the village of Shenington and it's services and amenities, unsympathetic and at odds with the streetscape of the existing surrounding dwellings and being at odds with many aspects of the Cherwell Local Plan.

**Received Date**

27/04/2022 17:13:13

**Attachments**