

Comment for planning application 22/00489/F

Application Number	22/00489/F
Location	Os Parcel 9078 And 9975 Adjoining Stocking Lane And North Of Rattlecombe Road Stocking Lane Shenington
Proposal	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)
Case Officer	Robin Forrester
Organisation Name	Joanna Morby
Address	Tamar,The Level,Shenington,Banbury,OX15 6NA
Type of Comment	Objection
Type	neighbour
Comments	<p>Comments in regard to Planning Application - 22/00489/F Applicants Elan Homes, George Arthur Mcpherson Coles, Sarah G I refer to the planning application 22/00489/F by Elan Homes, George Arthur Mcpherson Coles, Sarah G. I object to this planning application for a housing development for 49 dwellings on the basis of the following criteria. Firstly, according to the current Cherwell Plan the villages of Shenington and Alkerton are placed under the category C which specifies that the only building development allowed would be infill or conversion only and this development does not fit that description. A similar proposed development for this site has already been rejected by Cherwell District Council in 2002 and 2008 for very similar reasons as now being stated, and the village has not changed much since then. The village already suffers problems with traffic, parking and essential services. A development such as this would exacerbate these issues due to both development traffic and the increase in the number of cars within the village once the development completes e.g., courier vans and school traffic. Also, the fact that people are working from home more will put more pressure on the sewage system, electricity usage and internet that we so rely on now. This vast increase of 49 new dwellings will change and damage the character of our beautiful Oxfordshire village irreparably. The proposed style of the development is not in keeping with any of the vernacular architecture and will be an eye sore to all around the village. It is also worth noting that new houses and conversions both recently completed and in progress in the village have all been done sensitively and in keeping with the category C guidelines. The proposed development will be clearly visible from the nearby Cotswold AONB as it is only 1 km from its boundaries. Essential Services. Sewage and water: Shutford Sewage works, which serves our village is already under strain and would not cope with effluence from 49 new dwellings. This would lead to an increase in dirty water going into freshwater streams that are close to the works. There are also regular issues of blocked drains due to the sewage system being already unsatisfactory for the village. There have also been no clear plans for sewerage presented by Ellan. Ellan's proposal have only suggested a way they hope to deal with surface water, which I fear will not be sufficient for the village. As in spite of being on top of a hill Shenington is prone to flash flooding and therefore covering a substantial area of field with tarmac and concrete will clearly only make this worse. Thames water have advised that there is a main water supply pipe that crosses the site and have advised no construction activity can take place within 5m of strategic water mains. NB: The water pressure drops on a regular basis due to the supply being only just sufficient for the number of houses it already serves and pipe network being old and often needing repair. Mobile coverage and internet: There is limited mobile phone signal in the village. BT is the only telecoms service available in the village and the broadband signal slow due to dated cables and the villages current usage. Electrical supply: There are regular power cuts and brown outs in the village as the main substation at Epwell is already under a significant load. Also, Shenington and the areas around are often subject to high winds and storm damage, power cables can get damaged easily, and under these circumstances it can be some time before power can be restored. Therefore, the proposed development, which includes charging for electric cars, would be an issue without significant improvement to infrastructure. Traffic and Roads: The roads in the villages are very narrow and in poor repair, with several pinch points which make it difficult for cars to pass safely and it is necessary for drivers to give way to each other to allow progression on the road. Consequently, both development traffic and the increase in general traffic due to the proposed development would cause a significant increase in the traffic issues. The road is</p>

especially narrow and at a blind spot where vehicles coming up the hill from the Tysoe direction, would not see a vehicle exiting the proposed entrance to the housing estate. Also due to the lack of parking for the existing houses on Rattlecombe road there are always numerous cars parked, so even on the wider sections of the road visibility is poor, so it is necessary for vehicles to make a slow careful progress. However, when the traffic is heavier this does not happen, making the road extremely dangerous for pedestrians, taking their children to school, or walking on that Darcy Dalton Way which is a popular walking route that follows the Rattlecombe road alongside the proposed development. The number houses proposed would add at least 100 more cars that would be travelling to work and school increasing traffic and pollution at peak times and also adding to already significant on road parking. Public Transport: The development plan proposes economic houses for lower income families. Lower income houses cannot always afford to run a car. Also, young people cannot easily get into town if they had not passed their driving test and so would be reliant on public transport. The plan refers to an out-of-date bus timetable which even then did not show a regular service to the main towns, the service is run by Warwickshire council mainly to serve Stratford Upon Avon. There is no service that would get a person into Banbury for 9am. The first bus to Stratford leaves too early for any parent who needs to take their child to Shenington School as the school doesn't open until 8.30am and the bus goes at 7.34am and there is not another until 10.59am. The service has been under threat for many years and Shenington may be cut from the route as other villages already have been. Wildlife: The village is very lucky to have some beautiful wildlife in gardens and in the fields. I have seen and heard families of owls, we hear them in the fields at night and see Buzzards and Red kites circling in the sky above the site and diving for prey in that very field. I have seen various species of insects and the field hums with grasshoppers and crickets in the summer. Then there are the swallows in the spring and bats various species. Lots of moths and butterflies not to mention the bugs and insects, and amphibians including the Great Crested Newt. It is noted in the ecology report that the applicants have not submitted a Biodiversity Impact Assessment or demonstrated how the development will achieve a net gain for biodiversity. This development would be a disaster for the villages of Shenington and Alkerton and is not sustainable at any level.

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Attachments