

Shutford Parish Council response to Community Involvement Paper 2: Developing our Options (on Wed 10/11/2021 22:28)

This response from Shutford Parish Council to the Call for Sites relates to both of the sites identified in Shutford (LPR-A-004 Land at Lower End and Thistle Hill, Shutford & LPR-A-171 Land to the North of Epwell Road, Shutford).

In addition to providing residents with details of the plan and requesting feedback, the parish council held a special meeting on 27/10/2021 to give parishioners an opportunity to discuss the two sites. This meeting unanimously concluded that whilst there is no objection to development, indeed individual applications have been supported which increased the number of dwellings using infill sites within the village, the identified sites do not reflect the lack of infrastructure or facilities that support the village.

Whilst it is recognised that the identified sites have not been inspected or appraised in any way by Cherwell District Council, they are entirely inappropriate for development

As detailed in the Shutford Parish Profile there are no services or facilities whatsoever and very restricted infrastructure in terms of road access, water, drainage or sewage. Indeed, long standing residents have commented that the underlying stone which the village is built on has made even small developments very difficult, whilst the lack of suitable access led to the decision to deny permission for further quarrying. The road network simply could not cope with the increased traffic that further homes would bring, never alone provide access for construction traffic. In addition, the sewage system struggles to cope now and given the ground conditions would be difficult and very expensive to upgrade.

There is little street lighting in the village and none on any of the approach roads. Even if the access and infrastructure were to be improved, which would be a major task, requiring substantial investment, the village has no shop, school or leisure facilities other than the village hall, pub and children's play area. As a result, all residents have to travel by car (the village has no bus or rail links) and given the size and condition of the roads only small lorries can make deliveries.

Even assuming that the above aspects could be overcome, which would be expensive and take considerable time, the Parish Council considers that any development should respect the green belt and environmental issues and consider brown field sites before encroaching outside the present village boundary.

The Parish Council would therefore submit that neither identified site should be included in the draft Local Plan or final Local Plan.