Fielding House

Sibford School

The Hill

Sibford Ferris

Banbury

OX15 5QL

Mr Bob Neville

Cherwell District Council

Bodicote House

White Post Road

Bodicote

Banbury

OX15 4AA

27th November 2018

Dear Mr Neville

**Hook Norton Road Planning Application (Outline) Ref : 18/01894/OUT**

I write with reference to the Hook Norton Road, Sibford Ferris, planning application Reference No.18/18094/OUT.

As a long standing resident of Sibford Ferris (10 years) and Business Manager at Sibford School for thirteen years I write to express my objections to the proposed development with some considerable personal knowledge of the area.

My objection to the application is based on two points under the Cherwell Local Plan 2011-2031 (Part 1) in relation to policy villages 2.

- **Satisfactory vehicular and pedestrian access/egress could be provided.**

The site is located at the top of a hill on the entrance to the village spanning the 30MPH speed limit dependent upon where the access or accesses might be established. Vehicles entering the village from the South often do so at some speed, sight is not good for any vehicle accessing Hook Norton road. This was demonstrated on a number of occasions during my time at Sibford school when near misses took place when cars leaving the site failed to see vehicles entering the village. The line of sight is restricted by vehicles parked on the road side, trees and other road furniture, an additional access road on the West side of the road either opposite or near to the school entrance would present further hazards in addition to increased usage of an already busy country road.

There is inadequate parking for vehicles belonging to residents living on the Hook Norton road which means traffic flow is often compromised, this is accentuated by the number of buses accessing and egressing the school site in many instances for the purpose of use of the swimming pool. The school’s facilities are used extensively by state schools as part of public benefit.

There are no footpaths beyond the turning for Cotswold Close which presents a significant pedestrian hazard.

During hours of darkness the Hook Norton road is dark with very limited street lighting.

With a proposed development of 25 houses it would be reasonable to see an additional 35 to 40 cars using the Hook Norton road on a daily basis. Whilst it is claimed that the majority of transport would turn South out of the development, this is simply not true, the limited village facilities, school, shop, public house, village hall and surgery are all to the North and therefore traffic would head in this direction, secondly the direct route to Banbury is through the village as is travel to Stratford, Shipston and the M40.

The roads in Sibford Ferris are narrow with frequent congestion between Lanes End Corner and Holmby House, with particular problems created by the absence of a footpath and poor street lighting.

All of these points demonstrate that it is either not possible or unlikely that any development could adhere to the policy requirement to provide satisfactory vehicular and pedestrian access and egress.

My second objection relates to **facilities and amenities**, the bus service between Banbury and Stratford has been reduced in recent years, Sibford Ferris has only one shop and limited other services, the village would not be able to support such an increase in demand without a review of existing services taking place.

An aside but a critical factor is that one of the school’s boarding houses (Girls) is located on the Hook Norton road directly opposite the proposed development and would therefore be overlooked this is not a question on loss of view but one of safety and safe guarding and should not be overlooked by anyone considering this application.

I trust that the views of those who express their concern about this application are considered.

Yours sincerely

Peter Robinson