

Comment for planning application 21/04271/F

Application Number	21/04271/F
Location	Land South of Faraday House Woodway Road Sibford Ferris
Proposal	Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure
Case Officer	Wayne Campbell
Organisation Name	Mr & Mrs Richard IRONS
Address	Meadow Brook House, Colony Road, Sibford Gower, Banbury, OX15 5RY
Type of Comment	Objection
Type	neighbour
Comments	<p>Please find below letter regarding this proposed development, tried attaching pdf version, but comes up with 'error' each time. Meadow Cottage 6 The Colony Sibford Gower Banbury OX15 5RY 18 January 2022 Dear Mr Campbell, OBJECTION LETTER TO PLANNING APPLICATION - 21/04271/F ON BEHALF OF THE SIBFORD ACTION GROUP Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - Land South of Faraday House Woodway Road Sibford Ferris - Blue Cedar Homes Limited We are writing as local residents to strongly object to the above planning application. Our Summary of the Objection In summary, we really believe that the proposal for this development is highly inappropriate for this location, based on a number of issues which are explained within this letter. Background The village is already under threat from development on a number of fronts. The reasons for our objection are several, but mainly because the proposal will be: 1. Contrary to the Local Plan; 2. Unsustainable; 3. Lack of infrastructure, virtually no footpaths, countless potholes, very narrow roads, tight blind bends, continuing use of the village as a short cut for HGV's driving at often dangerous speeds. 4. Harmful to the landscape; and 5. Of poor layout and design contrary to the NPPF and National Design Guide. 1. Contrary to Cherwell Local Plan 2011-2031 The Local Plan housing quotas for rural villages in Cherwell have already been met so this proposal is not necessary. This - and other proposals that are threatened to follow - would further undermine the Local Plan housing strategy of directing most growth to Banbury and Bicester, where there is access to shops, services, medical care including hospital, jobs and other facilities and opportunities to travel other than by the car. This helps avoid commuting, congestion, pollution, climate change and harming the environment. The District Council has declared a Climate Change Emergency, but none of these environmental objectives will be achieved by repeating the same mistakes and approving more and more homes in attractive but inherently unsustainable villages like Sibford Ferris. This is a poorly conceived scheme on an unsuitable site in an unsustainable location and should be refused. 2. Unsustainable development The proposed development is unsustainable for older persons. Government advice on the location of housing for older people states that factors to consider include the proximity to good public transport, local amenities, health services and town centres. None of these apply in this instance. 3. Extra Traffic on Unsuitable Roads In this location, occupants of the proposed dwellings, being older, less mobile and less likely to walk or cycle, will be highly reliant on the use of private cars. It is underlined by the proposed double garages and two parking spaces for each bungalow. This would lead to extra traffic using an access opposite the main entrance to Sibford Friends School, which is already busy at peak times, due to a lack of pavements and narrow roads, where in places it is difficult for two vehicles to safely pass each other. Therefore, the site is not an appropriate location for the development proposed, would result in an increase in private vehicular usage, lead to extra traffic and environmental harm. 4. Other Impacts There are already issues within the village, such as an overloaded sewage disposal system, difficulties with flooding, due to stretched drainage issues, lack of amenities, only one shop in the village and a GP surgery in the next village, with a capacity number of registered residents, and no nearby emergency medical facility. For all of these reasons we urge the Council to refuse this application. Yours sincerely, Mr & Mrs R Irons</p>
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Attachments	