

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/23/3329834

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/23/3329834

Appeal By BLUE CEDAR HOMES LIMITED

Site Address
Land South of Faraday House
Woodway Road
Sibford Ferris
OX15 5RF
Grid Ref Easting: 435390
Grid Ref Northing: 237185

SENDER DETAILS

Name MRS JO HUCKVALE

Address
2, Mannings Close,
Sibford Ferris
OX155RA
Banbury
OXON
OX15 5RA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- Appellant
- Agent
- Interested Party / Person
- Land Owner
- Rule 6 (6)

What kind of representation are you making?

- Final Comments
- Proof of Evidence
- Statement
- Statement of Common Ground

Interested Party/Person Correspondence

Other

YOUR COMMENTS ON THE CASE

For me, this application is another nightmare of landgrab. All of us in this village, and myself, have given good reasons before, with the last application, why 'The Ferris' should not have this development of inappropriately placed 'old people's homes'. I will add this to my last submission. I am 77 years of age. I am classed as old, so I am thinking of the old. Some people of 55, at twenty years my juniors, are not always that well or active and this village hardly has a bus route either. Pouring in cars will have people also driving to the village shop and parking where there is practically no space already and with the addition of oil trucks, farm machines, school buses, the increasingly rare public transport buses it will encourage more deadlock, back-ups and more pollution. My property backs on to Main Street! We see and hear how extra delivery vehicles etc and too many cars cause problems. I am somewhat deaf but it still disturbs me, so I will repeat myself that there is a very thin line between thoroughfares just about coping and too much going on that causes frustration, delay and breakdown. Looking back to the past, this village once had sheep, cattle and geese passing through it on drovers roads and there was chaos then. This whole village is not designed to serve huge increases in population. We already have quite a few accidents being caused up at the cross-roads eastwards outside the village on route for the Shipston Road that connects to Banbury.

Furthermore, I wish to state that I am appalled by this persistent renewal of the threat to all of us residents, but especially those whose lovely houses surround that field. Make no mistake, they already have farm vehicles to contend with, but they should not lose the further amenity of peace and quiet that they may still enjoy in living there. It has been said by others that it is not that safe a place for elderly residents to walk up to the village, or, to the surgery. And what about visiting grandchildren? It's not like living in town with pavements. The way into the village along Main Street past the Manor is narrow and really would become an accident waiting to happen. Elderly people, of which I am one, can still be moderately active but rely on cars a lot more in the initial, often highly active stages of retirement age and lifts in the later ones. That would mean there are still more cars from them, from visitors, from ambulances etc. It is just not appropriate in that small enclave. Please don't allow this to happen to the neighbours there and please don't keep taunting us with the appearance of success of our objections only to have the relief we felt crushed. This is not a good village for some to be old in. I have fibromyalgia and can rarely be able to make it to other villages or to town. I depend on deliveries. Village life does not come with a bargain basement thrown in.

Now I will repeat also, that that field is also an important passageway for wildlife and has a special ecology. The road west of it along Woodway is busy enough. So far manageable, although the potholes are many. They get fixed 'eventually', but also reappear quickly. There are also going to be new people in the other new development beside it, so there will be extra traffic from them, besides the farm vehicles. The fields below the proposed development are intensively farmed, especially with yellow brassica napus/rapeseed, with which some people and animals find they do have breathing difficulties. The direction of the wind may change everything for someone who is not reckoned to be susceptible and I have heard many people who report that their dogs have come out of rapeseed fields wheezing. The agricultural industry will of course play this down. However, a person who has problems with spring allergy miseries will not. Eating locally produced honey may help but anyone who carries an epipen will have knowledge of the effects of pollen that would realistically put them off from purchasing any property in this area. People may think they have grown out of childhood allergies, but getting older brings with it weakening defence systems. Breathing in air thickened with pollen can be unpleasant if your tubes are already affected by colds, food allergies and ageing. I would suggest that Covid has now also undermined many of the natural defences of our human bodies.

Lastly, Developers do not seem to understand how much they are affecting the way of life of any village. Nor do they understand that good soil is not an infinite supply. We are still going to need crops to feed ourselves and the nation and there is much evidence of Medieval strip agriculture in parts of the village that can still be seen having survived ploughing.

You will know that Britain has not been self-sufficient in wheat for a very long time. During Covid, people started making bread, but could not buy even the less nutritious flour for it locally. It ran out.

We could have done with more allotments in that time and we need now to encourage people to be more self-sufficient and there are some in this village who are already good examples of that but I don't see much garden space in the current development taking place and it will be the same for the old people's 'landscaped homes'. This, if nothing else should make it clear to you that there is little intention to provide proper homes for those elderly who need to keep fit and enjoy growing their own produce.

Finally, this is another field, vibrantly alive with wildlife, that will be trashed, ploughed up, bulldozed for all the very wrong and mostly financial reasons. New 'gardens' in it will be doused with weed killer, pesticides, tarmacked over, concreted and I use the word again "landscaped" - a rather euphemistic word in my estimation. Also, underground infrastructure. Pipes, with sewage going down to a sewage treatment works through other older pipes that have in my knowledge as a resident for twenty three years, leaked before! Walkers, dogs, horses go down that particular path, so the adjacent, proposed site, IS THE WRONG PLACE FOR ANY HOUSING OF ANY SORT! One building site is already underway and has destroyed a beautiful field and the peace and view of resident to the East of it.

Planning permission was given for this field and the number of buildings allowed DOUBLED. Sibford Ferris was deeply let down by this and looking at it now, the whole place looks crowded and I may say, out of character for a village. It may have a bit of natural stone but it does not contribute to how the visual aspect of any further housing should develop in a field and village like this. Personally, I find it visually boring in contrast with the wonderful view the residents who lived higher up have always had. The view the boarders at Sibford school have always had of the beautiful Cotswold hills. Tragic and soulless! Also depressing from the point of view of integration into a future which is already threatening us.

I will repeat that this new application for a development is wrong and it must not happen again, that some unknown person higher up in the chain of planning, 'over-rules' again and gives permission for this Blue Cedar application to proceed in a village and environment they do not know or value. Please! Please! Stop it! Sibford Ferris is a rural village that does not want to become a dormitory or a town but a place where people can be a community.

Please stop it now. Send these developers off in search of brownfield sites where homes are also needed. Thank you.