

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	James ONeill-Brande
Address	Little London, Main Street, Sibford Ferris, Banbury, OX15 5RG
Type of Comment	Objection
Type	neighbour
Comments	<p>James ONeill Brande Little London Sibford Ferris OX15 5RG 14th January 2022 Dear Sirs Re Objection Letter to planning application 21/04271/F 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 I write as a local resident to object in the strongest terms possible, to yet more development (previous applications have been granted despite overwhelming opposition from residents - why and how??) and specifically to the above planning application. Summary of Objection We firmly believe that the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the built up limits of the village and into attractive and open countryside surrounding our village, Sibford Ferris. Its layout, form, design and location for older people is unsustainable and would produce incongruous and cramped form of development, which fails to respond to the local character landscape and surrounding context and should be refused as harming the visual and rural amenities of the area. The proposal is therefore, (as you will no doubt already know) contrary to Policy C28 of Cherwell Local Plan 1996 Policy and Villages 2 and Policies ESD13 and ESD15 of the Cherwell Local Plan 2011- 2031 Part 1 and Government guidance contained within the National Planning Policy Framework and the National Design Guide. The Village is under repeated and sustained threat and as our elected officials you have an obligation to protect our wishes and follow your own plans. We have seen planning granted for 25 houses at Hook Norton Road in November 2019, when the Inspector regrettably (and curiously) overturned the council's refusal. This appeal decision overlooked the relative isolation, aged infrastructure, limited capacity, lack of facilities and poor accessibility of Sibford Ferris. The Parish Council is trying to remedy this through the review of the Cherwell Plan 2040 but, ,as you will know, this will be too late if further inappropriate and unwanted developments are approved. The appeal at Hook Norton Road should not be a open door for developers to do as they please, or indeed, you as our elected officials to walk away or stand by as this assault on our village continues. The reasons for our objection are because the proposal will be Contrary to the Local Plan Unsustainable Generate extra traffic on sustainable roads Damage the environment with more traffic Harmful to the landscape Of poor layout and design, contrary to the NPPF and National Design Guide. The local plan housing quota for rural villages in Cherwell have already been met to this proposal is unnecessary. I would add the following below in support of my absolute rejection of this planning application and would urge, beg if required that you follow your own guidance and do the job you have been elected to do. 1) Housing Delivery No new permissions in rural areas are needed as the targets have already been exceeded. The application is Contrary to Cherwell Local Plan 2011 - 2031. Since 2014 a total of 1062 dwellings have been identified to meet the Policy Villages 2 requirement for 750. Any further permissions granted will be a material exceedence of this target. There are 8293 permissions granted for homes which haven't been built yet around Bicester, Banbury and Upper Heyford. This highlights the contentious issue of land banking. Why are developers allowed to put land forward for development in rural areas on good agricultural land where targets have already been exceeded and the homes have already been built? 2) Sustainability and Infrastructure. We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes. Roads Traffic bottlenecks Sewerage system at capacity Access to appointments at the local surgery Lack of public transport Lack of pavements Lack of Broadband Water Pressure 3) Traffic Two lots of site traffic opposite the main entrance to Sibford Friends School The potential for site traffic to be moving through the Gade homes development site after the homes have been completed and families are living in them (Safety Concerns) The amount of extra traffic generated by 25 new homes plus another 6 retirement homes with double garages and little or no public transport available. This will</p>

drive up CO2 emissions and drive down air quality. 4) Developer Creep This is clearly a phase 2 style extension of the Hook Norton Rd site, with a phase 3 development site also put forward as part of the Local Plan review. Why was the village not informed at the outset so that these sites would yield the most affordable homes and advantages for the village? The Gade Homes development started with an approval for 8 homes and is now 25 homes with 9 affordable /rental properties. Considering that Blue Cedar homes have access approved, what is to stop them securing planning and then returning with an application for a larger number of homes? 5) Sibford Ferris, Sibford Gower and Burdrop are wrongly categorised as a Category A Village which leaves them vulnerable to speculative and unsustainable development. Class A categorization is already under review with both communities and our local MP seeking a review on this as soon as possible. "Given the spread of services across each settlement, it is unlikely that the development of any site around the Sibfords would readily enable access by sustainable transport modes. This is an argument against the inclusion of the Sibfords as Category A Village, but is not a matter before me in this appeal" Planning Inspector commenting on the appeal case of the Hook Norton Rd Development. "Of 33 Villages only 4 show little capability to sustainably support additional housing. Shennington, Sibford Ferris/Sibford Gower and Charlton-on-Otmoor perform poorly due to their location on minor roads with long travel times and distances to access key facilities. CRAITLUS Report August 2009 6) Retirement Homes. How does the developer ensure that these houses will go to local people? The reality may be that the development will actually attract additional older people to the village, where we already have a much higher proportion than the national average. We need to be attracting younger people and families to the village. 7) Landscape Impact The proposed development will adversely affect the local character of the village and the outlook over the ANOB. Looking across the valley from The Colony the second site will be more visible than the Gade Homes site as it extends further West. 8) Design The design itself appears ill-conceived and overdeveloped which may be driven by a need from the developer for a speedy process to meet timescales. We question if this is to secure planning for 6 dwellings and then to possibly come back with a proposal for more? 9) The Application goes against The Sibfords Community Plan In the Sibford's Community Plan (2012), 64% of people said they would be willing to envisage up to 10 new houses, 31% up to 20 and only 3% over 20 houses. All of these needs have been exceeded by the Hook Norton Rd site and there is no further local requirement. 10) This development is unnecessary, inappropriate and unsustainable. The proposal is contrary to Policy C28 of the Cherwell Local Plan 1996, Policy villages 2 and Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 part 1 and Government guidance contained within the National Policy Framework and the National Design Guide. I trust my objection, along with no doubt others will be seriously considered, I am at an absolute loss to understand why a small village 8 miles away from any town or suitable facilities is under such sustained attack of over development. The national government has also said no more planning on green fields, so lets just hope the process, and integrity of the council follow through and reject any more development whatsoever of Sibford Ferris, Yours sincerely J ONeill-Brande A local resident

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Attachments