

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	Chris Franklin
Address	Woodway Barn,Woodway Road,Sibford Ferris,Banbury,OX15 5DA
Type of Comment	Objection
Type	neighbour
Comments	<p>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 Dear Mr Campbell, My wife and I have lived at our house on Woodway Road since 2000. I am very concerned about the likely impact on the village and local environment of the above planning application and object to it very strongly. In my opinion the proposal constitutes totally unnecessary, inappropriate and unsustainable development extending beyond the built up limits of the village into the attractive open countryside surrounding Sibford Ferris. The village is already under threat from development following the extraordinary granting of planning permission on appeal for 25 houses at Hook Norton Road in November 2019, when the Inspector regrettably 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 Local Plan 2040 but it would be too late if further unsympathetic and inappropriate development is approved. The appeal at Hook Norton Road should not be carte blanche for developers to do what they please, damaging the rural nature, character and attractive qualities of our historic village and its beautiful surroundings on the edge of the Cotswolds Area of Outstanding Natural Beauty. My objections to proposal are based on the following concerns : 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 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</p>

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. It is just developer greed not local need. Chris Franklin Woodway Barn Woodway Road Sibford Ferris OX15 5DA

Received Date

16/01/2022 14:45:35

Attachments