

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	Ray Pearce
Address	1 Hook Norton Road, Sibford Ferris, Banbury, OX15 5QR
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Mr Campbell, 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 am writing to give my strongest objection to the proposed planning application for retirement homes. Please, not again!! My objections in summary are: 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 exceedance 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? Sustainability and Infrastructure. We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes. I am also concerned about the extra pressure and impact on: 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. Added to the above, Sibford Ferris was wrongly categorised as a category A village, lumping it in with Sibford Gower and Burdrop allowing for 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 In addition the application for retirement homes on this site is ill-conceived in terms of location. There is little in the way of infrastructure in the village, elderly residents would need to drive already adding to traffic congestion from the school and other vehicles, the bus service is lamentable with a skeleton service to Banbury and Stratford but nowhere else, there are no footpaths making it dangerous for even the sprightliest of pedestrians. 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 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. 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</p>

of the Cherwell Local Plan 2011-2031 part 1 and Government guidance contained within the National Policy Framework and the National Design Guide. I urge you to take a stand and put the interests of the local communities first, that CDC was elected to serve. Yours sincerely, Ray Pearce.

Received Date

17/01/2022 12:41:58

Attachments