

Temple Close,
Sibford Gower,
Banbury,
Oxon,
OX15 5RX



Dear Mr Campbell,

I am writing as a local resident to object strongly to the planning application number Ref 21/04271/F, the erection of 6 one story age restricted dwellings for older people. There are several reasons for my objecting to the plan.

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 exceed this target.

2) Sustainability and Infrastructure. We do not yet know how the infrastructure will cope with the Grade Homes development for 25 new homes.

- Roads – the roads in the area are of very average quality
- Traffic bottlenecks on the narrow roads are frequent
- Sewerage system at capacity.
- Access to appointments at the local surgery which is inundated already
- Lack of public transport. The bus service is very infrequent
- Lack of pavements
- Lack of Broadband.
- Water Pressure

3) Traffic

- There are two lots of site traffic already opposite the main entrance to Sibford Friends School. This will be made considerably worse if the development is allowed to go ahead.
- The potential for site traffic to be moving through the Grade 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 will massively cause traffic issues. 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 Grade 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.

6) 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 Grade Homes site as it extends further West.

7) 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.

8) 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.

Summary of Objection

In summary, I firmly believe that the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the built up limits of the village into the attractive open countryside surrounding Sibford Ferris. Its layout, form, design and location for older people is unsuitable and would produce an incongruous and cramped form of development, which fails to respond to local character, landscape and surrounding context and should be refused as harming the visual and rural amenities of the area. The proposal is therefore 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 Planning Policy Framework and the National Design Guide.

For all these reasons we urge the Council to refuse this application.

Thankyou for taking the time to read this.

Best wishes

Mark Pougatch
Temple Close,
Sibford Gower,
OX15 5RX

