

Dr David Abecassis

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Ferris Court  
Hook Norton Road  
Sibford Ferris  
OX15 5QR

21<sup>st</sup> January, 2022

To: Cherwell District Council Planning Department.

Dear Sirs,

**Re: Planning Application No 21/04271/F**

I am writing to object to the above proposal, which is about 100-200 yards from where I live. I have studied the proposal with care, and have already given the developer feedback during their feedback process. I have also studied the current Cherwell District Local Plan and Sibfords Community Plan, and, together with others who support the Sibford Action Group and Sibford Parish Council objections, I have concluded that ***the application should be rejected*** on the grounds I set out below.

**-1. Housing Delivery**

- No new permissions in rural areas and especially the Sibfords 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 excess over this target.
- There are 8293 permissions granted for homes which haven't been built yet around Bicester, Banbury and Upper Heyford. This gives plenty of scope for increasing housing provision outside the Sibfords.
- \* **The last thing we need in the Sibfords is more homes for the 55+ age group – we are already over-balanced and our Community Plan says we do not want to become a retirement village.** We need to be attracting younger people and families to the Sibfords.

**2. Sustainability and Infrastructure. We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes, and if this application goes ahead, it will further add to the demand on the existing infrastructure. I refer here to potentially excess demands on:-**

- Roads, especially regarding danger to people of all ages near Sibford School (exacerbated also by lack of pavements in the relevant areas of road) and High Street traffic bottlenecks, which are already bad at peak times – and see further point 3
- Sewerage systems (which may already be at capacity)
- Access to appointments at the local surgery, where off street parking is already limited
- Infrequent bus services to local towns and cities, making private car use necessary for almost everyone
- Water Pressure

**3. Traffic and safety**

**If granted this application will, during construction, create:**

- Two lots of site traffic opposite the main entrance to Sibford 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.

**4. There is a grave danger of 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.
- 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. 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.

**6. 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.

**7. 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.

Yours faithfully,

David Abecassis