

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	
Address	Arundel House, Backside Lane, Sibford Gower, Banbury, OX15 5RS
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Mr Campbell, We write as local residents to strongly object to this planning application. Our view is that the proposal constitutes unnecessary, inappropriate and unsustainable development extending into the attractive open countryside surrounding Sibford Ferris. The location for older people is unsuitable given the spread of facilities and distance from major amenities and the incongruous form of development 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. Specifically, we are very concerned that the nearby Gade Homes development started with an approval for 8 homes and will now be 25 homes. The impact of this development on traffic and local facilities has yet to be seen. We see a real risk of identical 'developer creep' should this application be approved. What is to stop Blue Cedar homes securing planning for 6 homes and then submitting a follow-up application for a larger number of homes on the site? In addition, this Application goes against The Sibfords Community Plan (2012), in which 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 Road site and there is no further local requirement. The application is also contrary to Cherwell Local Plan 2011-2031. The Local Plan housing quotas for rural villages in Cherwell have already been met so this proposal is not necessary. Since 2014 a total of 1,062 dwellings have been identified for meeting the Local Plan, Policy Villages 2 requirement of 750 dwellings. The Policy Villages 2 requirement has therefore already been exceeded by 312 dwellings, 749 have been built or are under construction and there is an appeal for 43 homes at Station Road, Hook Norton, which could lead to substantially more. This is with 9 years to go to the end of the Plan period. At close on 50% more than the 750 dwellings requirement, this proposal would add to a material excess of the policy figures. The begs the broader question why are developers allowed to put land forward for development in rural areas on productive agricultural land when targets have already been exceeded and the homes have already been built? Finally, the design, incorporating large bungalows with a variety of roof pitches, timber boarding and other uncharacteristic features is unsympathetic to the historic character of the village, which is designated as a Conservation Area. The bungalows are sited close together and are out of character with the village surrounding them and should be refused for contradicting Paragraph 134 of the NPPF: 'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.' For all of these reasons we strongly urge the Council to refuse this application. We thank you for the consideration of our objection Sincerely, Dr Paul Harffey and Mr Allan Smith</p>
Received Date	22/01/2022 17:33:55
Attachments	