

Folly Cottage,  
Sibford Ferris  
Banbury  
Oxon OX15 5RG

19<sup>th</sup> January 2022

Wayne Campbell  
Principal Planning Officer  
Cherwell District Council  
Bodicote House

Dear Mr. Campbell,

**Regarding Planning Application– 21/04271/F  
Erection of 6 one story 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 write as a local resident to strongly object to the above planning application.

**Background**

The village is under threat from development following the 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 reasons for my objection are because the proposal will be:

- A. Contrary to the Local Plan;
- B. Unsustainable Development / Poor Infrastructure;
- C. Traffic Implications
- D. Visual Impact

**A. Contrary to Cherwell Local Plan 2011-2031**

- The Local Plan housing quotas for rural villages in Cherwell have already been exceeded.
- Since 2014 a total of 1,062 dwellings have been identified for meeting the Local Plan Policy Villages 2 requirement of 750 dwellings therefore the requirements have already been exceeded.
- There are 8293 permissions granted for homes which haven't been built yet around Bicester, Banbury and Upper Heyford where there is access to shops, services, jobs and other facilities and opportunities to travel other than by the car. Why are these homes not being built first before more land is identified by greedy farmers and land developers to redevelop?
- 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?

**B. Unsustainable development / Poor Infrastructure**

Sibford Gower and Sibford Ferris are treated as one Category A village in the Local Plan. Class A categorization is already under review with both communities and our local MP is seeking a review on this as soon as possible.

- Sibford Ferris only has a small shop. The few public amenities there are lie in Sibford Gower and Burdrop, only accessed by narrow roads with poor, incomplete footpaths, limited lighting and congestion caused by parked cars.
- The two villages are separated by a deep valley (Sib Brook) and have poor accessibility for anyone, let alone older persons, without a car.
- The bus service has more than halved in recent years. It is reliant on subsidy from Warwickshire County Council, has a very limited service to Stratford and Banbury at inconvenient times and has no direct services to Hook Norton or Chipping Norton. It is impossible to use this bus service to get to Oxford in a timely manner for work commitments on a daily basis.
- The Planning Inspector for the Hook Norton development as already noted *“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.”*
- *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
- The District Council has declared a Climate Change Emergency, but none of these environmental objectives will be achieved by repeating the same mistakes and approving more and more homes in attractive but inherently unsustainable villages like Sibford Ferris where increased usage of cars will be inevitable thereby increased CO2 gases and impact to our environment.
- The proposed development is unsustainable for older persons. Government advice on the location of housing for older people states that factors to consider include the proximity to good public transport, local amenities, health services and town centers. None of these apply in this instance.
- As the world and the UK look to address climate change we are rightly constantly being asked to look at what we do and how our actions impact on carbon footprint, sustainability and emissions etc. At this time, why are developers, councils and local and state governments looking to develop on agricultural land that should be used to help us all adapt and live a more sustainable life. This just does not make sense.
- The existing infrastructure is very poor
  - During school term, and summer the roads are incredibly busy. Harvest time means that tractors and trailers are constantly coming through the village, when one of these meets the bus or a delivery truck to the shop there can be a bottleneck for a considerable time.
  - The sewerage and drainage systems are already at peak. The drains going down the main road past my home are blocked and collapsed and in heavy rain there is considerable fast flowing water running the whole way down the road to the end where the drains finally are clear and work.
  - Broadband is still patchy with limited choice of providers.
  - Mobile phone networks are very patchy.
  - The doctor’s surgery who provide an excellent service to existing clients is already at capacity.
  - The limited lighting and limited pavements in the village of Sibford Ferris makes walking at night a dangerous task.

### **C. Traffic Implications**

- In this village the target market for these houses are expected to be older and therefore more reliant on the use of private cars due to the total lack of a suitable bus service to the villages. The proposal for the Hook Norton Road development laughably noted that 25 houses would only need 11 cars in total. With the Hook Norton Road Development and now this development there could be realistically in excess of 60+ more cars needed using the roads through the villages.
- Additionally, the lack of pavements and narrow roads makes it dangerous to walk at certain times and in some places, it is difficult for two vehicles to safely pass each other.

- The roads in the area are already in a dire state. The potholes are numerous and makes running, cycling and walking an impossible task as drivers try to avoid these potholes but it means pedestrians and horse riders are often being forced off the road onto the verges in a dangerous way.
- There is limited street lighting in Sibford Ferris. When they are working there are three street lights in the village. At the moment the one closest to the shop has not been working for 3 months notwithstanding the fact that it has been reported.

#### **D. Visual Impact**

- The proposed development will adversely affect the local character of the village and the outlook over the Cotswolds ANOB.
- Woodway Road is un-spoilt and has a rural character which is well used road by walkers, riders, cyclists and families with small children who frequently visit the Suneday smallholding.
- This whole development would harm the rural character and appearance of this attractive landscape to the west of the village.

**This development is unnecessary, inappropriate and unsustainable.**

#### **Summary of Objection**

I firmly believe that the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the limits of the village into the attractive open countryside surrounding Sibford Ferris. Its layout, form, design and location for older people is unsuitable and, 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 of these reasons we urge the Council to refuse this application.

Yours sincerely,

Elizabeth Tofts  
Sibford Ferris Resident.