

23rd January 2022

Objection to Planning Application 21/04271/F

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

Dear Mr Campbell,

We are writing as long standing local residents of Sibford Ferris to strongly object to the planning application above.

This application is contrary to the Cherwell Local Plan 2011-2031. Since 2014, 1062 dwellings have been identified to meet the Policy Villages 2 requirement of 750. We have been led to believe that this figure of 750 is not a cap, but whatever you may call it, it has been exceeded by over 40%.

There are 8293 permissions granted for homes that have not been built yet around Bicester, Banbury and Upper Heyford. The villages do not need more houses.

It is illogical and immoral to use good agricultural land for more housing when current local housing requirements have been met.

The impact of the Gade Homes development is not yet known as the houses have not been built. This development started as a proposal for just 8 homes. This has now grown to a development of 25 new homes; the majority of which will not be affordable to people from the local area. We have no confidence that this development by Blue Cedar homes will not grow from the proposed 6 dwellings. It seems to be standard procedure for developers to secure planning for a small number of homes and then return with an application for a larger number. Even if Blue Cedar homes do not plan to build any more than 6 dwellings, it sets a pattern for further development in the future.

Sibford Ferris is a small village with limited amenities. There is a village shop/post office, a small play area and a fee paying school. The school generates a lot of traffic. Despite efforts in the past to encourage parents not to drive through the village, the roads are very busy at the start and end of the school day. Only a small proportion of the road through the village has pavements. There are already genuine safety issues with the current level of traffic through the village. The traffic generated by the 25 homes already planned will no doubt further exacerbate the current problems.

Public transport is exceedingly limited. The only route is from Stratford to Banbury and there is no transport in the direction of Hook Norton or Chipping Norton. The buses are so infrequent as to be of limited use for those wanting to travel to access work. It is extremely difficult to access work without a car. This proposed development is for the over 55s which, as we know, are largely not a retired population. They will need to use cars to access work, shops, recreation etc. This will further increase traffic through the village and in addition to road safety issues will potentially negatively impact air quality.

During the building process there will be a lot of site traffic in the region of the main entrance to Sibford School. There will also be site traffic moving through the Gade development after those home are occupied. There are potential road safety issues.

We understand that there are concerns over the capacity of the water and sewerage systems. This needs to be addressed before considering any further development.

Time will tell exactly what impact the Gade development of 25 homes has on access to appointments at Sibford Surgery. Children and the elderly generally have a higher demand on

appointments so it is possible that these two developments together could have a significant impact on availability of appointments.

The CRAITLUS Report August 2009 indicated that Sibford Ferris and Sibford Gower were 2 of only 4 villages out of 33 that 'show little capacity to sustainably support additional housing' due to their location on minor roads with long travel times and distances to access key facilities.

This proposal by Blue Cedar Homes would lead to built development on greenfield, agricultural land beyond the physical extents of Faraday House and the building line of the Hook Norton Road development to the south into the beautiful countryside surrounding the village. This would have an adverse visual impact on the landscape. The development would be clearly visible at short and more distant range from highways and public rights of way. This would significantly harm the rural character and appearance of this attractive landscape to the west of the village.

The design of the bungalows takes no account of the historic character of the surroundings or quality of development in the village, which is designated as a Conservation Area.

For all of the above reasons, we urge the Council to refuse this application.

Yours sincerely,

Anne and David Spackman