

*3 Barley Close, Sibford Gower,
Banbury, OX15 5RZ*

24 January 2022 – by email

Mr W Campbell
Principle Planning Officer
Cherwell District Council
Bodicote House
Bodicote

Objection Letter to Planning Application – 21/04271/F

Erection of 6 one storey are restricted dwellings – Blue Cedar Homes Ltd

Dear Mr Campbell

We write as local residents (who are over 55) to strongly object to the above planning application. We would not consider the Sibfords to be suitable villages to retire to, indeed a number of friends have recently moved away because the amenities offered are not suitable as you get older.

The Prime Minister has stated there should be no further development of green land as there is enough of brown fill sites.

There is also no need to give permission for these homes as the targets for the number of new homes to be built by Cherwell District Plan has already been exceeded.

There is already building of houses on the Hook Norton Road, which time will tell how the infrastructure will cope –

- Roads
- Traffic bottlenecks
- Lack of public transport*
- Lack of pavements
- Lack of broadband
- Sewage system at capacity
- Water pressure
- Parking
- Access to appointments at the local surgery

*The transport situation has become dire, we are reliant on the subsidy from Warwickshire County Council, the number of buses in recent years has halved and the buses are at inconvenient times.

Having two sets of site traffic on a country road, opposite a busy school, sounds like an accident waiting to happen.

Glade Homes original application was for 8 homes, it is now 25. Is this what Blue Cedar propose to do? Start by putting in an application for retirement homes they think are needed, when they are not, then apply for more two storey homes?

All of this development is contrary to the local plan of the two villages, that should not be taken as one village, being wrongly categorised as one category A village. Sibford Ferris has a small local shop and nothing else. There is a lack of footpaths. A car will be necessary to get anywhere for anything especially for retired people who could be less mobile, Sibford Gower and Burdrop are across the valley and have the Church, village school, village hall and public house and restaurant.

In the Sibfords Community Plan (2012) in which my husband and I contributed, 64% of people said they would be willing to envisage up to 10 new homes, 31% up to 20 and only 3% over 20 houses. All of these needs have already been exceeded by the Hook Norton Road site and therefore there is no need for further development of any kind.

The proposal is contrary to Policy C28 of the Cherwell Local Plan 1996, Policy village 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.

In conclusion, we strongly feel that the application should be refused. The development is not well designed, is not a suitable area for retirement homes, fails to reflect local design policies, and government guidance on design. It also fails to take into account any local design guidance and supplementary planning documents such as design codes. In addition, despite being described as for older people, the proposal is to all intents and purposes is open market housing. If it is for retirement people then the age should be way above 55, we believe the Government are looking at moving the state retirement age to 70!

We strongly oppose this application being decided by an individual and trust it will go to the full Council Planning Committee for discussion.

Yours sincerely

R D Ascott

P Ascott

Local residents