



19, Randolph Avenue, Woodstock, OX20 1FG

22.01.2022

Dear Mr Campbell,

I am writing to you today in support of my friends and neighbours in Sibford. I lived in Sibford Ferris until April last year, and was part of the Action Group which protested against the Hook Norton Road development. I attended the meeting at Bodicote House when the Council unanimously rejected the proposed development, and I was there at the subsequent meeting when all the objections were quashed by one representative of the government, extraordinary. I have been in Sibford for 29 years and have moved to Woodstock to be nearer to my family, but I may return at some stage.

I am now writing to let you know that I strongly agree with the objection to a further development – the erection of 6 one storey age restricted dwellings on land South of Faraday House, Woodway Road, Sibford Ferris- Blue Cedar Homes Ltd.

I agree with the objection because the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the built up limits of the village into the attractive open countryside surrounding Sibford Ferris. Its layout, form, design and location for older people is unsuitable and would produce an incongruous and cramped form of development, which 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 ESD 15 of the Cherwell Local Plan 2011-2031 Part 1 and government guidance contained within the National Planning Policy Framework and the National Design Guide.

I have already mentioned the disgraceful granting of planning permission on appeal for 25 houses on the Hook Norton Rd in November 2019. The Parish Council is trying to remedy this through the review of the Cherwell Local Plan 2040 but this would be too late if further unsympathetic and inappropriate development is approved. The appeal at Hook Norton Rd should not be carte blanche for developers to do what they please.

To summarise the objection – the proposal will be:

- 1) Contrary to the local Plan
- 2) Unsustainable
- 3) Generate extra traffic on unsuitable roads
- 4) Harmful to the landscape
- 5) Of poor layout and design contrary to the NPPF and National Design Guide.

These objections have been set out in full detail in other letters of objection to you. I fully agree with everything which has been meticulously researched and clearly stated and I join my fellow protestors in urging you to turn down this application.

Yours sincerely,

A handwritten signature in black ink that reads "Diana E. Hughes". The signature is written in a cursive style with a large initial 'D' and a distinct 'E'.

Diana Hughes, formerly of Meadow View, Sibford Ferris, OX15 5RG