

Comment for planning application 21/04271/F

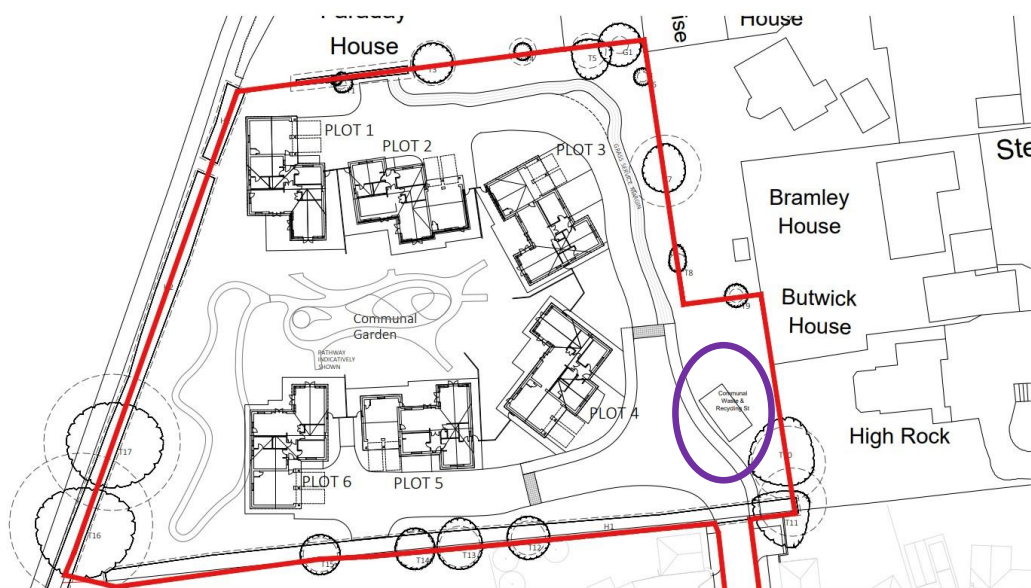
Application Number	<input type="text" value="21/04271/F"/>
Location	<input type="text" value="Land South of Faraday House Woodway Road Sibford Ferris"/>
Proposal	<input type="text" value="Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation Name	<input type="text" value="David Stewart"/>
Address	<input type="text" value="High Rock,Hook Norton Road,Sibford Ferris,Banbury,OX15 5QW"/>
Type of Comment	<input type="text" value="Objection"/>
Type	<input type="text" value="neighbour"/>
Comments	<input type="text" value="Objection attached to the revised layout and specifically the positioning of the waste collection point next to my house"/>
Received Date	<input type="text" value="21/02/2022 18:30:38"/>
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• DS OBJECTION LETTER 2.pdf

David and Heather Stewart
High Rock
Hook Norton Rd
Sibford Ferris
OX15 5QW

**OBJECTION TO Revised PLANNING APPLICATION – 21/04271/F
Land South of Faraday House , Woodway Road Sibford Ferris – Blue Cedar
Homes Limited**

Dear Mr Campbell,

I write to object to the revisions to the Blue Cedar Homes Planning Application 21/04271/F and specifically the new location of the Communal Waste collection point which is in extremely close proximity to our property.



The location of a waste recycling point so close to our house will cause noise on the morning when the lorries come to collect the rubbish and in the winter months the headlights from lorries as they turn around at this point are likely to shine straight into our windows. This is an invasion of our privacy and is further evidence of an over developed site with inadequate amenity spaces.

The design itself appears ill-conceived and overdeveloped which appears to be driven by a need from the developer to rush things through to meet timescales that will enable them to develop the infrastructure at the same time as the Gade Homes Development, this is clearly a stage two expansion of the Gade Home site and cannot be considered separate to it.

The design, incorporating large bungalows with a variety of roof pitches and other uncharacteristic features, is contrived and takes no design cues from the established and historic character of its surroundings. The changes from weatherboard to brick does little to fit in with the character of the village.

The bungalows are sited close together, have very small private amenity spaces and would appear cramped and out of character with their immediate surroundings and the quality of development in the village, which is designated as a Conservation Area. Paragraph 134 of the NPPF states: *'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.'* The proposal is clearly **not** well-designed, does not respond to existing local character and surrounding context and should be refused.

This development is unnecessary, inappropriate and unsustainable. The proposals are 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 Policy Framework and the National Design Guide.

We urge you to:

- Recommend refusal to the full committee for all the reasons stated above

Yours sincerely,

Heather and David Stewart