

The Sibford Ferris Parish Council have reviewed the revised submission by Blue Cedar homes and still strongly object to the planning application on the following basis and in addition to our previous submission:

- The development has been adjusted so the plots are closer to Woodway Road to accommodate the turning circle and pathway requirements identified by Highways. Consequently there is less green space as larger areas are consumed by the access road to facilitate the expansion of the turning circle around plots 1 & 2 and the changes affect the openness of this part of the village and only brings the built development closer to the well-used PROW and national cycle route.
- The design still appears ill-conceived and overdeveloped. 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.'*
- We note that the communal refuse is now located at the rear of High Rock and we object to this on amenity grounds, as the refuse is too close to pre-established household of High Rock.
- We cannot see new illustrative designs and the proposal is clearly not well-designed and now appears to have replaced timber with red brick which will make it appear to be a 1970's design and does not respond to existing local character and surrounding context.
- In addition, despite being described as for older people, the proposal is to all intents and purposes expensive market housing for occupiers of 55 years of age and above. This is not retirement age?
- It is unclear from the revised site maps how this impacts on the drainage plan.
- The revised plans do not address the lack of sustainability and Infrastructure in the village

We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes on the adjacent site. We are particularly concerned about sewage and note that Condition 8 (Sewage) has not yet been discharged for the Gade Homes development.

Our sewer is located in a steep valley and we do not want to risk foul sewage escaping into The Sib, which is adjacent to it. We urge the case officer to recommend objection to this application until the safety of the Sib is proven.

HAVE SEVERN TRENT UNDERTAKEN A COMPREHENSIVE STUDY TO SEE IF CAPITAL IMPROVEMENTS ARE REQUIRED AND HOW AND WHEN WILL THIS WILL BE DONE?

SEVERN TRENT'S COMMENTS

Application No. 21/04271/F

Site Address : Land South of Faraday House Woodway Road Sibford Ferris

With reference to the above planning application the Company's observations regarding sewerage are as follows.

- Foul is proposed to connect into the public foul water sewer, which will be subject to a formal section 106 sewer connection approval. As a pumped solution is being proposed for foul water discharge from this site, a sewer modelling study may be required to determine the impact this development will have on the existing system and if flows can be accommodated. **Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required.** If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

Other points to note

- The labeling on revised Plot 6 elevations are wrong (South elevation not labelled as such)
- Windows on the East side are invasive to privacy of the properties of High Rock, Bramley House and Butwick House.
- Faraday house will have noise and Light pollution due to vehicles turning by their property.

We also note that the revised plan doesn't overcome the OCC's previous objection to the proposed development:

"The proposals are likely to have an adverse impact upon the local highway network in traffic and safety terms, OCC therefore object to the granting of planning permission."

We believe that the original judgement of the OCC was based on well-founded concerns about the wider implications on the local road network should still stand, irrespective of the latest internal amendments to the scheme.

Occupants of the proposed retirement dwellings, being older, less mobile and less likely to walk or cycle, will be highly reliant on the use of private cars and this is underlined by the double garages and two parking spaces for each bungalow included within the scheme. The danger of extra traffic on unsuitable, narrow roads through the village, which lack pavements is a real concern to the SFPC. Many places in the village it is difficult for two vehicles to safely pass each other and bottlenecks frequently occur.

Unsafe Site Traffic

There is also the added complication of the proposed access through the Gade Homes site. If the two site are developed at the same time, there will be double site traffic passing the

main entrance to the Sibford School on the Hook Norton Rd, in order to enter and exit the Blue Cedar homes site through the access provided to this development by Gade Homes.

If the development of the Blue Cedar homes site runs beyond the completion date of the Gade Homes site, then there is the health and safety risk associated with construction traffic accessing the Blue Cedar homes site through the already completed and occupied Gade home site.

The revised plans do nothing to address our prior concerns about the over development in the Sibfords, the cumulative effect of which are material and significant.

Cumulative Impact of multiple developments (this case clearly should not be considered for its own merits but in relation to the adjacent plot?)

Even though the developers are presenting their developments one at a time, the fact is that this revised application from Blue Cedar Homes appears to be part of a long term three-phase development and the cumulative effect of all three developments on the village, need to be considered.

The original Phase 1 application for 25 houses was approved on the Hook Norton Rd is now subject to this phase 2 style development by Blue Cedar Homes development on the adjoining field to the north of the Gade homes development. In addition, the adjoining field to the South of the Gade homes development, which forms the third phase of the development, has been submitted as part of the local plan review process under ref LPR-A-045



Land registry document Title Numbers ON196300 and ON239204 show that access has already been established for all 3 sites. The access point is opposite the main entrance to Sibford School, which raises serious traffic and safety concerns.

The revised plans do not address the lack of sustainability and Infrastructure in the village. We strongly object and urge the case officer to recommend refusal.

