

Faraday House
Woodway Road
Sibford Ferris
Banbury

Oxon

OX15 5RF

26th February 2022

Planning application 21/04271/F Revised Transport proposal

Sustained OBJECTION by resident.

Dear Mr Campbell

We are writing to you as residents directly affected by this proposal from Blue Cedar homes.

Having seen the amended proposal we understand consultation on these ends on the 28th February, therefore we would like to state our continued **OBJECTION** to these plans.

Having already objected to this development, see letters uploaded to the CDC website on 23rd January, we were disappointed to read that although OCC highways initially objected to the plans due to safety concerns, that by Blue Cedar Homes altering the internal layout of the site, it is now satisfactory to their needs of access and manoeuvrability of large vehicles – in particular “Blue light” and refuse collection within the proposed development. Unfortunately this still completely fails to take into account the bigger picture. There is already a huge strain on an insufficient, unsuitable road infrastructure through Sibford Ferris.

As previously stated in our original objection letters, Sibford Ferris is not a suitable location for these age restricted dwellings. The traffic Assessment in support of the application is not a true reflection of our village infrastructure, we have only one small shop/post office that often does not have the most basic of items that you may need, it is located in the centre of the village which is a distance of 900 meters away from the proposed site. If accessed on foot, it is by a narrow road which for the most part does not have a continuous footpath, add to that on street vehicle parking, it makes it difficult to walk safely there. This would mean that you would most likely need to use a car to get there or even travel further afield to a larger centre for your needs. These journeys, which are also on substandard, winding B roads that will deteriorate further with all of the large construction vehicles that are used to build these developments.

The assessment mentions there have been no reported accidents at the proposed location, again this is not a true reflection of the village. There are a considerable number of large private vehicles travelling through the village at peak times and beyond to drop/collect from the private school. The entrance to this is opposite the proposed entrance to the new Gade Homes development, which is where the new development will join the Hook Norton Road and access the Blue Cedar Homes site. Add to that the school coaches, minibuses, construction vehicles and this, in the short term, is just an accident waiting to happen, let alone in the longer term.

The Cherwell Rural Area Integrated Transport and Land Use Study (CRAITLUS) commissioned by Cherwell District Council and submitted in 2009 concluded that Sibford Ferris and Sibford Gower were two of only four villages in the rural area where road conditions and transport links rendered them unsuitable for further residential development. This was not reflected in the Cherwell Local Plan 2011-2031 as in that Plan Sibford Ferris and Sibford Gower were considered a single entity despite having separate Parish Councils and being physically separated by the Sib Valley.

The classification as a single village is inconsistent with the reality of two separate entities and in the context of the revision of the Local Plan is being contested by both Parish Councils, with the support of the local constituency MP.

From a more personal perspective the revised plans put the new road access, along with the swept path assessment, directly bordering our entire garden, from the point you turn by plot 3 to the enlarged turning point that is bordering our property boundary, to parking at plots 1&2. This will affect our property with fumes, noise and after dark light pollution. Vehicle lights from anyone driving along this access road will shine directly into our property when this road is in use. Whilst there is fencing and planting along our garden it is not a close board fence nor should it have to be and this road will cause considerable disturbance. Our children will no longer be free to play and shout and be children as they will have to consider the effect they may have on the new neighbours, the accidental ball kicked over the fence will now become a hazard to retrieve. This road alongside our garden means a complete loss of privacy, as well as a loss of wildlife that we often observe there from pheasant to deer and a loss in our ability to enjoy our hard worked for home and garden.

In an age of ever increasing mental health issues, busy work lives, balancing the work/home life our outside space is at a premium for wellbeing, putting roads and properties on unsuitable green space areas decreases our chances to connect with nature and have those peaceful safe spaces.

Our family has lived in this village for over 50yrs and whilst there have been changes within the village and attempts to build on this site over the years, **they have all been refused as the site was deemed unsuitable**. Whilst the village has grown over the last 50 years the infrastructure has not been improved, in particular the roads have not changed and we still have no continuous pedestrian pathways thorough the village. So how can this site now be seen as a suitable site for restricted age dwellings?

Again we urge that this application be **REFUSED** and we confirm our **continued OBJECTION** to the application notwithstanding the revised plans.

Regards

Andrew, Claire, Peter & Sophie Evans