

Comment for planning application 22/01773/F

Application Number	22/01773/F
Location	Land South of Faraday House Woodway Road Sibford Ferris
Proposal	Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - re-submission of 21/04271/F
Case Officer	Wayne Campbell
Organisation Name	Sibford Action Group
Address	Bramley House,Stewarts Court,Sibford Ferris,Banbury,OX15 5QX
Type of Comment	Objection
Type	neighbour
Comments	<p>The Sibford Action Group act on behalf of a large group (over 150 members) of local residents living in Sibford Ferris and Sibford Gower - and write to strongly object to the latest planning application (22/01773/F) for six dwellings on land south of Faraday House, Woodway Road, Sibford Ferris ('the site') for the reasons set out in this letter.</p> <p>This application as per the last application should be refused by reason of its siting outside of the built limits of the settlement, and having regard to the number of dwellings delivered in the rural areas (770 dwellings completed at 31st March 2021), the proposal represents development in an unsustainable location, remote from key amenities, especially for elderly residents. Notwithstanding the Council's present lack of a five year housing land supply the proposal conflicts with Policy BSC1 of the Cherwell Local Plan 2011-2031 and saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance in the National Planning Policy Framework. This identified harm significantly and demonstrably outweighs the proposal's benefits of providing additional housing. 2. By reason of its scale, layout and design, the proposal would be out of keeping with the form and pattern of development in the local area, resulting in significant and demonstrable harm to the character and appearance of the area. The proposal therefore conflicts with Policy ESD15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996, the Cherwell Residential Design Guide, National Design Guide, and Government guidance in the National Planning Policy Framework.</p> <p>The Sibford Action Group object to the proposal for the following summarised reasons:</p> <ol style="list-style-type: none">1. Conflict with the development plan;2. Unsustainable;3. Harm to the landscape;4. Generating extra traffic on unsuitable roads; and5. Poor layout and design, contrary to the NPPF and National Design Guide. <p>Full details are explained in the attached letter.</p>
Received Date	30/06/2022 10:10:16
Attachments	The following files have been uploaded: <ul style="list-style-type: none">• Sibford Action Group Rejection Letter.pdf