

# Comment for planning application 22/01773/F

<b>Application Number</b>	22/01773/F
<b>Location</b>	Land South of Faraday House Woodway Road Sibford Ferris
<b>Proposal</b>	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
<b>Case Officer</b>	Wayne Campbell
<b>Organisation Name</b>	Seely
<b>Address</b>	Home Farm, Backside Lane, Sibford Gower, Banbury, OX15 5RS
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The Sibford villages (Sibford Ferris, Sibford Gower &amp; Burdrop) are unsuitable and inappropriate locations for retirement home development and we therefore object strongly to this application for the following reasons:</p> <p>-- The villages are sited on a steeply sloping valley, remote from key services and facilities, promoting increased reliance on private car journeys, contrary to CLP 2015 Policy ESD1 and saved Policy H18, and therefore unacceptable in principle and in conflict with LA housing strategy.</p> <p>-- Cherwell District Council has recently stated that: Policy ESD1 of the CLP 2015 states measures will be taken to mitigate the impact of development on climate change and deliver the goals of sustainable development. This includes distributing housing growth to the most sustainable locations as defined in the Local Plan and delivering development which reduces the need to travel. The local plan has a strong urban focus with large amounts of housing planned at Bicester and Banbury. The policies relating to rural housing growth are therefore more restrained.</p> <p>-- The area is very poorly served by public transport - with no public transport services passing the site of the proposed development, and either no or inadequate pedestrian access (pavement). Private transport will be essential for residents to travel on both non-essential and essential journeys at a location that already carries heavy, and dangerously speeding traffic to and from Sibford School at peak drive times.</p> <p>-- The local surgery is already oversubscribed, and an increase in ageing population will serve only to exacerbate that challenge.</p> <p>-- There are already several retirement-specific developments in the vicinity, including - but not limited to - accommodation at Tadmarton Park, Godswell Park at Bloxham, and the McCarthy &amp; Stone development at Chipping Norton. Each of these sites are more appropriately located for easy access to amenities that are best suited to serve an ageing population.</p> <p>-- The retirement market is better served by developments on the outskirts or within towns, where the need for private vehicles is minimised, and a full complement of shopping, medical and leisure amenities are more readily accessible.</p> <p>-- This makes no demographic sense: remote, rural villages are not suitable retirement locations. It feels like positioning on behalf of the developer, with an eye to future further development.</p>
<b>Received Date</b>	01/07/2022 17:43:53
<b>Attachments</b>	