

OBJECTION LETTER TO PLANNING APPLICATION – 22/01773/F

Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - Land South of Faraday House Woodway Road Sibford Ferris – Blue Cedar Homes Limited

Dear case officer,

I write as the partner of a local resident to strongly object to the above planning application. I have been visiting my partner and her family in Sibford Ferris for the past year and am deeply concerned about the latest planning application. I am shocked to see endless development damaging the beautiful countryside and ruining rich agricultural land. Where does the development end?

Summary of Objection

In summary, I firmly believe that the proposal constitutes unnecessary, inappropriate and unsustainable development extending beyond the built-up limits of the village. The development extends into attractive open countryside which surrounds Sibford Ferris. Not only is the layout, form, design and location for older people cramped and unsuitable, but it also fails to respond to local character, landscape and surrounding context. Resultingly, this development should be refused as it harms the visual and rural amenities of the area. The proposal is therefore 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 Planning Policy Framework and the National Design Guide.

Background

The village is under threat from development following the granting of planning permission on appeal for 25 houses at Hook Norton Road in November 2019, when the Inspector regrettably overturned the Council's refusal. This appeal decision overlooked the relative isolation, aged infrastructure, limited capacity, lack of facilities and poor accessibility of Sibford Ferris. The appeal at Hook Norton Road should not set a movement for future development, damaging the rural nature, character and attractive qualities of the village on the edge of the Cotswolds Area of Outstanding Natural Beauty.

The reasons for my objection are because the proposal will be:

1. Harmful to the landscape
2. Of poor layout and design contrary to the NPPF and National Design Guide

1. Landscape Impact

The location for this proposal would lead to a compact development built on greenfield, agricultural land. Beyond the physical extents of Faraday House and the building line of the Hook Norton Road development to the south, this development would creep into the attractive countryside surrounding the village. The development would be clearly visible at short and more distant range from highways and public rights of way extending out into the countryside and the Cotswolds AONB. This would harm the rural character and appearance of this attractive landscape to the west of the village. Thus, the proposed development will adversely affect the local character of the village and the outlook over the ANOB.

2. Design

Upon reviewing the application, it is clear to see that the design incorporates large bungalows with a variety of roof pitches, timber boarding and other features which are uncharacteristic of Sibford Ferris and takes no design cues from the established and historic character of its surroundings. Not only are the bungalows close together, but they have very small private amenity space 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.

For these reasons I urge the Council to refuse this application.

Yours sincerely,
Azi Bham