

# 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>	Steven Kaack
<b>Address</b>	Ferndale Cottage,School Lane,Lower Brailes,OX15 5HP
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>The location of the of the development is beyond the confines of Sibford Ferris village and in a field in open countryside. The villages of Sibford Ferris and Sibford Gower are not well serviced meaning residents are overly dependent on the nearby towns of Banbury, Stratford upon Avon and Chipping Norton. The future residents of the proposed development will face the same dependency.</p> <p>The proposed site entrance is 900m from the village Londis shop, which if accessed by foot, is via incomplete pedestrian footpaths. Where the footpaths do not exist, pedestrians are required to walk on the narrow road competing with motor vehicles. This distance is excessive for elderly pedestrians carrying their shopping.</p> <p>The GP surgery is also an excessive 1400m distance.</p> <p>The nearest bus stop is 650m from the site entrance. On weekdays there are infrequent buses to Banbury and Stratford running every 3 hours, on Saturdays there are four buses and on Sundays there are no services. There are no services to Chipping Norton. These are less than frequent services.</p> <p>The Chartered Institution of Highways and Transportation (CIHT) guidance for the maximum walking distances to bus stops is:</p> <p>"400 metres on single high frequency routes (every 12 minutes or better)." "300 metres on less frequent routes."</p> <p>The important and sensible guidance by CIHT has clearly been disregarded by the applicant.</p> <p>The guidance also provides this statement: "Today buses face much greater competition from cars, an argument in favour of shorter walking distances, says the CIHT. A distance of 400 metres may also be excessive for elderly people."</p> <p>The main argument for the application is to provide a sustainable location for over 55s and older people to live. However, the location of three vital services, the shop, the bus service and the GP surgery, makes the development site unsustainable and will ensure the residents are entirely dependent on their motor vehicles.</p> <p>Considering this is a development aimed squarely at older people - who eventually give up driving - the location of this proposed development will ensure the future residents will become isolated which is unacceptable.</p> <p>The development site is for six private market houses. These will contribute nothing to the affordable housing need in the village.</p> <p>All other objections citing breaches of Cherwell DC planning policies have been adequately covered by other members of the public in their comments.</p> <p>I urge Cherwell District Council to refuse this application.</p>
<b>Received Date</b>	12/07/2022 15:14:11

## Attachments