

Comment for planning application 23/01316/F

Application Number	23/01316/F
Location	Land South of Faraday House Woodway Road Sibford Ferris
Proposal	Erection of 5 two storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure
Case Officer	Saffron Loasby
Organisation	
Name	Richard Butt
Address	College Barn Farm, Colony Road, Sibford Gower, Banbury, OX15 5RY
Type of Comment	Objection
Type	neighbour
Comments	<p>I object to this application Planning Application Ref 21/0421/F) for the following reasons:</p> <p>1) Housing Delivery</p> <p>No new permissions in rural areas are needed as the targets have already been exceeded. The application is Contrary to Cherwell Local Plan 2011 - 2031.</p> <p>Since 2014 a total of 1062 dwellings have been identified to meet the Policy Villages 2 requirement for 750. Any further permissions granted will be a material exceedence of this target.</p> <p>There are 8293 permissions granted for homes which haven't been built yet around Bicester, Banbury and Upper Heyford. This highlights the contentious issue of land banking.</p> <p>Why are developers allowed to put land forward for development in rural areas on good agricultural land where targets have already been exceeded and the homes have already been built?</p> <p>2) Sustainability and Infrastructure. We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes.</p> <p>Roads Traffic bottlenecks Sewerage system at capacity Access to appointments at the local surgery Lack of public transport Lack of pavements Lack of Broadband Water Pressure</p> <p>3) Traffic</p> <p>Two lots of site traffic opposite the main entrance to Sibford Friends School The potential for site traffic to be moving through the Gade homes development site after the homes have been completed and families are living in them (Safety Concerns) The amount of extra traffic generated by 25 new homes plus another 6 retirement homes with double garages and little or no public transport available. This will drive up CO2 emissions and drive down air quality.</p> <p>4) Developer Creep</p> <p>This is clearly a phase 2 style extension of the Hook Norton Rd site, with a phase 3 development site also put forward as part of the Local Plan review. Why was the village not informed at the outset so that these sites would yield the most affordable homes and advantages for the village? The Gade Homes development started with an approval for 8 homes and is now 25 homes with 9 affordable /rental properties. Considering that Blue Cedar homes have access</p>

approved, what is to stop them securing planning and then returning with an application for a larger number of homes?

5) Sibford Ferris, Sibford Gower and Burdrop are wrongly categorised as a Category A Village which leaves them vulnerable to speculative and unsustainable development.

Class A categorization is already under review with both communities and our local MP seeking a review on this as soon as possible.

"Given the spread of services across each settlement, it is unlikely that the development of any site around the Sibfords would readily enable access by sustainable transport modes. This is an argument against the inclusion of the Sibfords as Category A Village, but is not a matter before me in this appeal"
Planning Inspector commenting on the appeal case of the Hook Norton Rd Development.

"Of 33 Villages only 4 show little capability to sustainably support additional housing. Shennington, Sibford Ferris/Sibford Gower and Charlton-on-Otmoor perform poorly due to their location on minor roads with long travel times and distances to access key facilities.
CRAITLUS Report August 2009

6) Retirement Homes.

How does the developer ensure that these houses will go to local people? The reality may be that the development will actually attract additional older people to the village, where we already have a much higher proportion than the national average.

We need to be attracting younger people and families to the village.

7) Landscape Impact

The proposed development will adversely affect the local character of the village and the outlook over the ANOB.

Looking across the valley from The Colony the second site will be more visible than the Gade Homes site as it extends further West.

8) Design

The design itself appears ill-conceived and overdeveloped which may be driven by a need from the developer for a speedy process to meet timescales.

We question if this is to secure planning for 6 dwellings and then to possibly come back with a proposal for more?

9) The Application goes against The Sibfords Community Plan

In the Sibford's Community Plan (2012), 64% of people said they would be willing to envisage up to 10 new houses, 31% up to 20 and only 3% over 20 houses. All of these needs have been exceeded by the Hook Norton Rd site and there is no further local requirement.

10) This development is unnecessary, inappropriate and unsustainable.

The proposal is 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 Policy Framework and the National Design Guide.

Do not allow it to go through Richard Butt

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Attachments