

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	Caroline & Hugo Seely
Address	Home Farm, Backside Lane, Sibford Gower, Banbury, OX15 5RS
Type of Comment	Comment
Type	neighbour
Comments	<p>OBJECTION to proposed Sibford Ferris development.</p> <p>As already identified by the Planning Committee at Cherwell District Council in previous applications, this site is unsuitable for development for a number of compelling reasons, including but not limited to:</p> <p>Rurally-located sites are unsuitable for new development, and particularly for retirement accommodation. The existing infrastructure does not support existing village need and increasing traffic in rural areas, where public transport is severely restricted, works directly against local authority remits to reduce reliance on private vehicles. Traffic in the Sibford villages is already at dangerous levels due in part to the Quaker school sited opposite the proposed development. In addition, no provision for pedestrians further exacerbates safety concerns.</p> <p>As previously, this (revised) application fails to address the key issues of development in an isolated, rural location, remote from key services and facilities, and with increased reliance on private car journeys, contrary to CLP 2015 Policy ESD1 and saved Policy H18 and so is unacceptable in principle, and in conflict with LA housing strategy.</p> <p>In recent correspondence with Cherwell District Council, they state: 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 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 & 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>It's clear that the developer has unlimited resources to apply and re-apply for permission to develop this site, and will continue to do so on the basis that they will succeed eventually. Perhaps on this occasion, the Planning Committee might therefore seek to draw a line under this ongoing scenario and declare the site unsuitable for development in perpetuity.</p> <p>We strongly object to this revised application.</p>
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Attachments	