

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	Dr Paul Harffey
Address	Arundel House, Backside Lane, Sibford Gower, Banbury, OX15 5RS
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Sir / Madam,</p> <p>We write - once again - as local residents to strongly object to this planning application. We see little difference in this application compared to the one (21/04271F) which was rejected in 2022 nor to that rejected earlier this year (22/01773/F) and therefore our comments stand and remain the same below.</p> <p>Our view is that the proposal constitutes unnecessary, inappropriate and unsustainable development extending into the attractive open countryside surrounding Sibford Ferris. The location for older people is unsuitable given the spread of facilities and distance from major amenities and the incongruous form of development should be refused as harming 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.</p> <p>Specifically, we are very concerned that the nearby Gade Homes development started with an approval for 8 homes and will now be 25 homes. The impact of this development on traffic and local facilities has yet to be seen. We see a real risk of identical 'developer creep' should this application be approved. What is to stop Blue Cedar homes securing planning for 5 homes and then submitting a follow-up application for a larger number of homes on the site? In addition, this Application goes against The Sibfords Community Plan (2012), in which 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 Road site and there is no further local requirement.</p> <p>The application is also contrary to Cherwell Local Plan 2011-2031. The Local Plan housing quotas for rural villages in Cherwell have already been met so this proposal is not necessary. Since 2014 a total of 1,062 dwellings have been identified for meeting the Local Plan, Policy Villages 2 requirement of 750 dwellings. The Policy Villages 2 requirement has therefore already been exceeded by 312 dwellings and at least 749 have been built or are under construction. This is with 9 years to go to the end of the Plan period. At close on 50% more than the 750 dwellings requirement, this proposal would add to a material excess of the policy figures. This begs the broader question why are developers allowed to put land forward for development in rural areas on productive agricultural land when targets have already been exceeded and the homes have already been built?</p> <p>We understand that the previous appeal on the site used an argument relating to the Council being unable to demonstrate a five year supply of land for housing - but the application was dismissed in March 2023 for reasons including conflict with the Development Plan. However, since then even that argument of the developers has now materially changed with the Council reporting a 5.4 years' supply of deliverable housing land since February 2023!</p> <p>For all of these reasons we strongly urge the Council to refuse this application. We thank you for the consideration of our objection. We attach a much more detailed argument for the rejection worked with the Sibford Action group.</p> <p>Yours faithfully, Dr Paul Harffey and Mr Allan Smith</p>

Received Date

05/06/2023 18:34:00

Attachments

The following files have been uploaded:

- 2301316F Objection Letter - PHAS.pdf