

Shortlands Park Stud
Sibford Ferris
Nr Banbury
Oxon OX15 5QR

28 November 2018

Bob Neville
Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire OX15 4AA

Sent by email to Bob.Neville@cherwell-dc.gov.uk

Dear Mr Neville

**Re: Planning Application Ref. No: 18/01894/OUT
For 25 Dwellings North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris**

I live at Shortlands and therefore one of the properties directly affected by this planning application to which I am wholly opposed for the following reasons: -

- I have lived at Shortlands on Hook Norton Road since 2002. An equestrian stud operates from my property.
- Since 2002 the traffic from the school has increased exponentially and at peak school hours it is unsafe to walk my dogs on Hook Norton road such is the volume and speed of the traffic to and from the school. Presently vehicles using this road do so at dangerous speed either travelling down or up the hill to the school entrance, or as a cut through to the M40 junction at Gaydon.
- The same statement applies for any person riding horses from my property even when all precautions are taken by wearing hi-vis safety tabards.
- The proposed housing development site is opposite the school main entrance and will create a significant hazardous highway area with substantial risk of vehicle & highway user accidents.
- The application traffic statement says traffic will turn right from the development onto Hook Norton road which will significantly affect my property and create further dangerous risks for horses and riders.
- Planning consent was given in October 2014 for 6 affordable local persons homes and 2 market homes. This consent was granted under the planning exception rules as it met the need for local low cost housing. Why has this been changed to a significantly larger application (over three times larger), that does not meet any criteria to provide housing for local persons for low cost local needs.
- The village did not agree to this scale of development in the Sibford Local Community Plan. If these plans are ignored, what was the purpose of them and why was the village asked to consult and draw these plans up.

- The scale of the proposed development is 25% of the existing village size and completely disproportionate. Planning guidance does not support development of this scale in rural villages.
- The development is unsustainable as the village could not absorb growth of this size and it would completely change the character of the village. All services excluding the small village shop are in Sibford Gower which will create further traffic by new residents.
- The development will create a precedent by building on prime agricultural land in open countryside which is not an infill site and will not meet any of the exception criteria.

Yours sincerely



Lynn Matthews
Shortlands
Hook Norton Road
Sibford Ferris
Oxfordshire OX15 5QR

cc
Cllr George Reynolds
Sibford Parish Council