**From:** IAN SHARP [
**Sent:** 29 November 2018 14:41
**To:** Bob Neville
**Subject:** Planning Ref: 18/01894/OUT

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***OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris.***

***Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainabledrainage***

Dear Mr Neville,

I am a resident of Sibford Ferris and I would like to register my complete objection to this application, as the number of residences proposed is not only unrealistic but, even worse, this proposal is sited in the wrong area of the community altogether.  In fact, one couldn’t have suggested a more inconvenient location for a development on this scale, and this offers clear evidence that the whole “plan” has not been thought through at all.

As the footpath warden for the area covering the two Sibfords, I can tell you that, sadly, the Ferris is not a pedestrian friendly village.    Indeed, in certain areas it is downright perilous, and the introduction of up to a hundred new pedestrians would seriously intensify this problem.

Apart from the fee-paying Quaker school opposite the proposed estate, which is unlikely to be an option for new owners of affordable housing, *all* the village amenities are only accessible on foot by a series of narrow roads, which are accompanied by few footpaths.    These narrow roads are particularly dangerous for children and parents with prams when attending the nursery and primary school over in the Gower, as well as the GP Surgery on the far side of Burdrop.   As for accessing village entertainment, the Village Hall is also on the road near the school and the only pub in the area is way over on the far side of the Gower.  Access to all these facilities is by the same route, involving steep hills with limited pedestrian help, and I recommend you walk this route to get an idea of the complexity of the problem.  The only amenity which is reasonably close is the little village shop, which supplies an essentials service, (see Sibford Community Plan 2012 ) and this can only be reached by a bridlepath and field or by a dangerous narrow stretch of main road through the village, too narrow to support a footpath.

As in nearly all rural areas,  a car is a necessity and the Sibfords are no exception.  Given the application is for 25 houses, at an average 2 cars per household, this would put an additional 50 cars on the road and, would thus place an intolerable demand on village traffic.  The exit/entrance to the estate is on the Hook Norton Road, just up from a blind bend, and at school dropping off and collection times this stretch of road is extremely busy.    For most shopping, eating out and other forms of entertainment, new residents would need to drive to Banbury, Chipping Norton or Shipston, as most of us do, since the very limited bus service is appreciated but inadequate, and consequently little used.

A final thought.  There are quite a few affordable houses in the village which are owned by older residents, and these will obviously become available within the next few years, allowing the village to grow at a rate which is commensurate with its rural character.

In conclusion, the proposed scale of this development smacks of thoughtless speculation, which explains why it's in a hopelessly unsuitable location. Furthermore, it is completely unsustainable for the shape, size and nature of this community, and would take a wrecking ball to a uniquely friendly, happy village.

Yours sincerely

Ian Sharp

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