**Paul Seckington,**

**Cherwell District council,                                               Ray Pearce**

**Bodicote House,                                                             1, Hook Norton rd**

**White Post Rd, Bodicote,                                               Sibford Ferris**

**Banbury OX154AA.                                                        ox155qr**

**reference  18/01894/OUT                                                  28/01/19**

Dear Paul,

I am writing with reference to the planning application for 25 houses on Hook Norton rd, ref

18/01894/out.

I am strongly objecting to the proposed housing development on Hook Norton rd.

* Not only with this have a negative impact on the character of the village by increasing the size of the population by 25%, it will negatively impact on the environment in this beautiful area. There are so many concerns nationally about the loss of green space, wildlife and natural habitat.
* Traffic will increase also, when the village already experiences congestion at peak times. Most traffic turns right out of Sibford school to drive through the village
* The village is used as a rat run for people going to work in Banbury etc.
* **In the Sibford village plan,  the majority of villagers agreed to up to 10 houses to meet the needs of local people with a proportion 30% being affordable. This application for 25 houses far exceeds that, is predominantly market housing  and is also likely to give the green light to further development in the future.**
* **In addition, the mid Cherwell Districts housing needs have already been met therefore there is no need for a village of this size to have a high density development of a urther 25 houses.**
* The village cannot sustain a development of this size, as we do not have the infrastructure available. We have one small shop, a very limited bus service with most working people having to drive to work.
* **Small villages like ours are not obliged to take larger developments according to the Cherwell local plan. Approval of this application would go directly against Cherwell’s own policy.**

Regards,

Ray Pearce.