

Home Close  
Main Street  
Sibford Ferris  
OX15 5RE

29 November 2018

Mr Bob Neville  
Development Management  
Cherwell District Council  
Bodicote House  
Bodicote, Banbury  
OX15 4AA

**BY EMAIL AND POST**

Dear Mr Neville,

**Re: Application No. 18/01894/OUT**

We object to the above application for the following reasons:

**1. The proposed development would be against the wishes of the community and the needs of the village**

I refer to the the Sibfords Community Plan (2012): 64% of people would be willing to envisage up to ten new houses, 31% up to 20 and only 3% over 20 houses. This proposal is clearly against the democratic wishes of the community and the Parish Councils.

The developer has already been granted permission to develop 8 houses on the proposed site with the majority of the homes to be affordable housing with preference given to people with a connection to the village. The permission already granted would meet the needs of the community.

**2. The narrow roads through Sibford Ferris cannot accommodate the additional traffic, which would also increase the danger to child and adult pedestrians**

In order to travel to M40 Gaydon junction, the Sibford Ferris village shop, the nearest primary school, GP, church, village hall and pub, or to take the shortest route to Banbury shops, Banbury Station and M40 south at Banbury, traffic will need to drive along the narrow Main Street of Sibford Ferris which in many places either does not have or cannot accommodate, pavements.

As there are two schools in the near locality (in Sibford Ferris and Sibford Gower), many school children walk along these un-paved roads to walk between home and local schools, to walk to the school bus stops for schools further afield, and also to walk to the

village shop at break times. There is therefore a very high number of child pedestrians who walk on the narrow Sibford Ferris Main Street and along the connecting road between Sibford Ferris and Sibford Gower, every day.

The additional traffic from this development will not only add further congestion that the village is not able to handle, but also increase the danger to these pedestrian users.

The Transport Statement has used assumptions based upon the 2011 Census travel to work data that only 17% of development traffic would travel northbound towards Sibford Ferris however this does not account for the many journeys which need to go through Sibford Ferris to access the aforementioned local services.

### **3. The Size of development is Disproportionate to the Size of the Village**

The village of Sibford Ferris only has approximately 470 inhabitants, increasing such a small village by 25 dwellings is disproportionate, and unnecessary.

### **4. The proposal is contrary to the Cherwell plan 2011-2031:**

The overall plan clearly directs development towards Bicester and Banbury, and other already built-up areas, not Category A villages. Furthermore, this application does not meet the policies which apply to Sibford Ferris (Policy Villages 1, 2, and 3):

**Policy villages 1** allows only minor development, infilling and conversions within the build up areas of the village. This application is not within the built up area of the village.

**Policy villages 2** allocates 750 dwellings to Category A villages, of which at least 736 have already been permitted. There is therefore no requirement for a village of circa 160 existing homes to have a high density development of an additional 25 homes.

Availability of public transport is poor and the additional danger to pedestrians of the vehicular access through Sibford Ferris to local services (referred to earlier) is contrary to policy 2.

**Policy villages 3** - this application does not meet policy 3 as it contains too high a portion of market homes, and it does not have the support of the local community, as evidenced by the Sibfords Community plan.

We trust that you will find these objections sufficient grounds to refuse the application.

Yours sincerely,



**Graham White and Carolyn White**

