**From:**
**Sent:** 30 January 2019 08:11
**To:** Paul Seckington
**Cc:** Bob Neville
**Subject:** Sibford Ferris housing objection

Dear Paul Seckington

Please find attached my letter of objection for the recent proposed housing on the Hook Norton Road. I understand that you are now taking over from Bob Neville at Cherwell District Council. The residents of Sibford are keen for you to be aware of the groundswell of opinion against this proposal as 25 houses in a small village is significantly different to the 10 agreeed, I thank you for taking the time to read my  original letter below.

Regards

Maggie Guy

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Bob Neville

Cherwell District Council, Bodicote House,

White Post Rd, Bodicote,

Banbury OX154AA

28 November 2018

Dear Bob Nevill

Following the Sibford Ferris Parish Council Meeting, at which the development plans for the Hook Norton Road were overwhelmingly rejected by the community, I write as a resident of over 12 years to present my individual strong objection to the proposed development.

Firstly, it is clearly against the needs of the community and the wishes of the community. The most recent proposal for 25 houses far exceeds the original scheme. The character of this village is unique and if permission is granted it could set a precedent for even further building. Small villages like the Sibfords are not obliged to take large developments, as Cherwell’s local plan (part 1) clearly directs development towards Bicester and Banbury and other areas already built up. There is significant building happening in these areas meeting area needs. As a category A village Sibford is not obliged to take high density housing developments. The proposed development would increase the size of the village by approximately 25%. This is completely disproportionate and goes well beyond meeting the needs of the village.

Secondly, the village infrastructure really cannot sustain an additional 25 houses. Regardless of promises to provide the necessary infrastructure, such agreements will never make the unacceptable somehow acceptable. It is utterly inconceivable that an additional 25 houses will not put huge pressures on existing infrastructure.

Thirdly, and perhaps going deeply to the heart of the village concerns, villages such as Sibford represent the very best of rural Oxfordshire and this development puts our heritage very much at risk. Sadly, it cannot be presumed that the building will enhance the environment. All control and influence will be lost by the village in the highly likelihood that the land is sold to a home builder; once outline planning permission has been successful the home builder can change plans as they see fit. Therefore, there is no guarantee that the scheme proposed will be build as presented by Land and Partners. There will be no turning back the clock - the character and appearance of the village will be unnecessarily and irreversibly altered. The stunning views of the open countryside will be destroyed by the proposed building. This plan goes against the policy for ‘Greenfield’ sites located beyond the built up limits of the village. The development will be visible from at least two public footpaths and the wider village, thus having a huge impact on the character of the village and stunning Oxfordshire countryside.

Fourthly is the question of increased traffic. The proximity to the Sibford School entrance is a real concern. At peak times many buses and cars use this entrance on the Hook Norton Road, a new entrance in the same area will create even more congestion and threats to pedestrian safety. The transport statement made the misguided assumption that traffic will turn right away from the village. However, those travelling to Banbury train station or the M40 will turn left and travel through the village. Our house is located on the main road just up from the village shop. During peak school times there is significant congestion in this area and often the road is blocked with large vehicles struggling to get through. A new housing development of 25 houses will turn this into a transportation nightmare. The proposed pedestrian footpath connectivity is helpful, but clearly not enough of a benefit to make villagers wish to accept the development proposal.

As Mid- Cherwell District’s housing needs have already been met it seems untenable to have a village of circa 160 houses be massively increased by a high density development of an additional 25 new homes. Not needed and clearly not wanted!

I cannot state strongly enough my objection to this proposed development which is: disproportionate, unsustainable, threatening the character and layout of the village and potentially setting a dangerous precedent for future developments. I implore you to listen to the wishes of the community and the Parish Councils.

Yours sincerely

Maggie Guy

Lion’s Den

Sibford Ferris