**From:** Helen Pearce   
**Sent:** 29 January 2019 18:38  
**To:** Paul Seckington  
**Subject:** Objection letter to reference 18/01894/OUT

**reference  18/01894/OUT                                                  29/01/19**

Dear Paul,

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

18/01894/out.

As a resident who will be directly affected by this development, but also as a member of a small community, I would like to express my strong objection to the application.

To begin with, living on Hook Norton road where we already suffer from excess traffic at peak times due to the school traffic, we will be further impacted by an increase in vehicle movement as it is most likely that each of the 25 houses proposed will have a minimum of 2 cars plus possible service vehicles. This traffic will also impinge on the village as cars pass through the village which already suffers from congestion at peak time.

Then there is the landscape impact on an area of nob and 25 houses will be visible from at least 2 footpaths and the wider village which will affect the character of the village with its open countryside. In addition, every day we hear on the national media about the negative impact on the ecology, loss of wildlife and natural habitat including the badger population. In addition, the Flood risk Assessment provided by the developer has identified a risk of perched Groundwater flooding.

**Also, the size of the development is disproportianate to the size of the village and there is not a sufficient infrastructure to support an additional 25 dwellings. The development would increase the size of Sibford Ferris by 25%!**

**In the Cherwell local plan 2011- 2031 it is clearly stated that developments should be directed towards Banbury and Bicester and other already built up areas. Sibford Ferris is a small settlement and not obliged to take high density housing developments.  The policy 1 also states that minor development, infillings and conversions within category A villages (Sibford Ferris) will be considered. This proposal is not within the built-up limits of the village.**

Furthermore, the development goes against the needs of the village and wishes of the community. In the Sibford’s community plan in 2012, 64% of residents were willing to envisage up to 10 new houses, with 30% being affordable or for the elderly. This proposal goes against the wishes of the local residents and Parish council. Approval of this application  would, most likely, set a precedent for more development in Sibford Ferris and Gower resulting in even more traffic, loss of village character and natural green , open space. Once developers have got a foot in the door, it is almost innevitable that further planning applications will follow and impossible to stop them. Look around every village and town (Hook Norton, Bloxham, Adderbury, Chipping Norton etc) and  you will see a plague of developments. Whilst we all recognise that there is a housing need, sustainable developments in brownfields sites should be the priority (Sibford is also outside of search areas A and B with regard to Oxford’s unmet housing need) . The NPPF 2018 only supports sustainable developments and this proposed development is not sustainable.

I trust that you will take seriously the points I have raised here which are not about being a nimby but related to real concerns that myself and many of Sibfords residents share.

Yours sincerely

Helen Pearce.

I attach the above in doc form.