**From:** Charles Matthews   
**Sent:** 21 November 2018 13:57  
**To:** DC Support  
**Cc:** sfpc@thesibfords.org.uk  
**Subject:** Planning Application Reference: 18/01894/OUT

Dear Mr. Neville,

###### Planning Reference 18/01894/OUT

I am writing to you with my comments regarding the above planning application:

* The proposed development is in direct conflict with the policy set out by the Cherwell District Council Local Plan, whereby it is stated that developments of this size should be directed towards Banbury and Bicester, not the surrounding villages.
* There is no obligation by Cherwell District Council for any increase in housing directed by central government to be fulfilled by developments located in villages.
* Cherwell District Council have granted permission for 664 new dwellings against a target of 750 up to the year 2031.  If the Launton appeal is successful, then this number will increase to 736, so there is no need for Cherwell District Council to grant any new planning permissions for developments on this scale, especially in villages.
* The proposed development is in contravention of the Sibfords Community Plan whereby only 3% of the people consulted were in favour of developments of over 30 houses.
* With a total of around 160 houses in Sibford Ferris, the additional 25 dwellings represents a 16% increase, and based upon 2.4 residents per dwelling, this would equate to a 13% increase in population. In my opinion this is overdevelopment in a rural community.
* I would be in favour of a small number of affordable dwellings to be built in order to keep the village community alive along the lines that were approved in 2016.
* The proposed site is essentially a green field site and therefore not suitable for developments such as the proposed. Developing a green field site should only be considered if it is of direct benefit to the local village, and not from a commercial point of view.
* This development will increase the area of impermeable land that will increase the flood risk. It is unlikely that the site would suffer flooding, as it is on raised ground, but the subsequent run off of water could adversely affect Woodway Road, and beyond.
* If developments of this size were granted planning permission, then this could set a precedent for similar sized developments in Class A villages which could adversely affect their characters.
* The village infrastructure will be unable to absorb this development. This would directly affect the traffic movements, footpaths and local services provided by Cherwell District Council.
* The roads are already congested in Sibford Ferris, especially at peak times of day (start and end of the school day); busy times during the agricultural calendar (harvest), and the main road is often restricted to a single lane especially in the evenings when people have returned from their workplaces.
* Parking at the village store can be particularly difficult often being restricted to a single lane. People should be encouraged to support their local stores, but the likely increase of 40 plus cars will make the situation worse, increasing the congestion.
* There are insufficient footpaths from the proposed development to easily access the store in Sibford Ferris, and the other business’s/amenities in Sibford Gower and Burdrop (nursery and primary school, church/s public house, village hall and GP surgery).  The way people lead their lives today will mean that they tend to use their cars to access these business’s/amenities, making the already congested roads even busier.
* If outline planning permission is granted there is nothing to stop a commercial developer making a new application to increase density and/or design with the benefit that development on the site has already been accepted. With outline permission granted, it is much easier for any developer to expand and alter any planning permission when detailed planning permission is applied for.
* There is a significant badger set on the site. This development will mean that the badgers will have to find somewhere else to live … I have no idea if this is an easy task to accomplish. I am aware that badgers are protected under EU legislation.

I hope that you will give due consideration of the points that I have raised, and Cherwell District Council will reject the planning permission for the proposed development.

Yours sincerely,

**Charles Matthews**

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