Brenda Vandamme

Partway House

Swalcliffe OX15 5HA

February 22, 2019

Mr. Bob Neville

Cherwell District Planning

Bodicote House

Bodicote

Banbury OX15 5HA

Dear Mr. Neville,

Ref: Application 18/01894/OUT

Please note that, in addition to the already many points made against this

Application above to build 25 large homes in Sibford Ferris , I would like to point out

the following:

1. Cherwell District Council has accepted Planning Application **18/01894/OUT** with a Planning Statement

Justified largely on a “previous approval or recommendation “ on an earlier application by the

same applicant.

May I remind you that the Applicant withdrew Application **14/00962/OUT** and therefore this cancels out all aspects

of this application , including consultations, recommendations, and conditions. Application **14/00962/OUT cannot be**

**referred to for any purpose.**

Furthermore, the Applicant has stated that he is justifying his Application **18/01894/OUT** on the back of the

Sibford Housing Survey of 2010 as an excuse for a Planning Application 3 times larger than

any previous application filed. The Survey is in no way linked nor can be used as a justification for this application.

**Cherwell’s acceptance of this Planning Statement by the Applicant is highly misleading.**

1. There has been a Landmark decision in Lancashire in February 2019 against 50 new dwellings in a rural field as the judge ruled it was unsustainable.

Furthermore the judge ruled that it was refused on the basis that it would “harm the significance of the adjoining Conservation Area, not outweighed

by the benefit of the market and affordable housing proposed, and conflict with the recently adopted plan as a whole in terms of the unsustainable location.

**Please find attached the Decision.**

1. As you are doing a further Archaeological Survey, you may want to mention to both your internal Consultant and the firm doing the Survey that flint arrowheads have been found in and around Sibford Grounds Farm as noted on the Sibfords Historical Website. This is less than 500 meters from the proposed site.

**Please find attached the website info as well as the two aerial views which also show shadows on the proposed site, which have**

**generally indicated to archaeologists that findings are likely.**

1. I continue to be surprised that you requested Consultations from **23 bodies and have yet to only receive 9 Consultations responses**.

Find attached copies of the constraints mentioned.

Is it normal that neither Cherwell’s Conservation nor Landscape Officers have commented of this Application ?

**It is extremely disturbing given the revised criteria of Historic England and its recommendations in working together with Councils on**

**planning that Cherwell District Council has yet to ask Historic England for its opinion. Particularly given this February 2019 Landmark Decision,**

**it is overwhelmingly concerning in view of Cherwell District Council’s own policies regarding Conservation**

1. Finally, the fact that in 1998 Cherwell District Council refused the application for a grain silo

and farm building on this same site due to this field being considered an Area of High Landscape Value, it is surprising and alarming that

NO MENTION of this and NO Constraint was mentioned by you in considering this Application. How can a field be considered High Landscape Value

in 1998 and now it is not even mentioned? The criteria of Cherwell has not been revised in its policies?

**Attached please find a copy of the 1998 Refusal on the Application by the same applicant on the basis of this same field being an**

**Area of High Landscape Value.**

The Local Plan for Housing Development has already been met so why has Cherwell accepted to consider this application in view of all the objections and drawbacks?

Sincerely,

Brenda Vandamme