



# Planning Statement

## Site Address:

Land off Backside Lane, Sibford Gower  
(easting: 435199, northing: 238160)

### Prepared for:

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### Date of report:

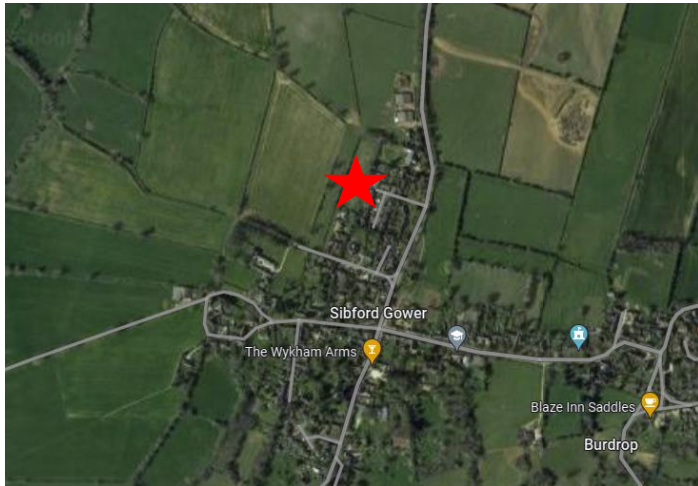
Amended July 2024

This Planning Statement accompanies the Permission in Principle (PIP) Application for up to 5 dwellings on Land off Backside Lane, Sibford Gower.

## 1.0 Site Assessment

### 1.1 Site Location

The application site is located at Land off Backside Lane, Sibford Gower.



**Figure 1: Site Location**

The site comprises of an area of land measuring 0.59 hectares and is currently unused paddock land.

It sits on Backside Road just outside the Conservation Area of Sibford Gower, in close proximity to the services and facilities within the village. Sibford Gower is classified as a Category A Service Village which means that it is a sustainable location for new residential development in principle. It has access to services (including doctors surgery, church, pub and primary school) and a bus stop located approx. 300m from the site with a direct routes to Stratford upon Avon and Banbury. This enables residents to access services and facilities without reliance on a car.

### 1.2 Designated Areas and Heritage Asserts

It is not located within a Conservation Area, the Green Belt or an Area of Outstanding Natural Beauty (AONB).

There are no listed buildings on the application site.

### 1.3 Flood Risk

The application site is in Flood Zone 1 (low probability) and is therefore not vulnerable to flooding.

## 2.0 Proposal

This application seeks confirmation that up to 5 dwellings on this site are acceptable in principle, taking into account policy considerations and other matters affecting the site insofar as the LPA are entitled to consider those matters under an application for PIP.

### 2.1 Justification

In December 2023 Cherwell District Council stated that they could demonstrate a Housing Land Supply of 5.8 years. However, an appeal decision (ref: **APP/C3105/W/23/3326761**) published 5<sup>th</sup> March 2024, confirms that the Council's housing land supply is actually 3.32 years.

Therefore, as Cherwell District cannot demonstrate a Housing Land Supply of 5 years, sites which are directly adjacent to categorised settlements are considered acceptable in principle.

Sibford Gower is classified as a Category A Service Village in Policy Villages 1 of the Cherwell Local Plan and is considered to be a sustainable location for residential development in principle.

The PIP application site is located on the outskirts of Sibford Gower and is locationally sustainable, due to the close proximity of the application site to the main village centre and services. Therefore, it is a suitable location for residential development. Its development would therefore integrate well with the existing settlement.

In summary, whilst the site lies just beyond the existing physical confines of Sibford Gower, it would have limited conflict with Policy Villages 1. Given the context and specific circumstances of the case, it should be considered a suitable site for development having regard to national and local policies that seek to promote sustainable patterns of development.

## 3.0 Planning Policy

### 3.1 Permission in Principle (PIP)

The Permission in Principle (PIP) route to obtaining permission came into force on the 1 June 2018 and aims to provide a fast-track route through the planning process in order to speed up housing delivery.

The Planning Practice Guidance (PPG) relating to PIP describes this consent route as an alternative way of obtaining planning permission for housing-led development which separates the consideration of matters of principle for proposed development from the technical details.

The PIP consent route has two stages. The first stage (PIP as per this application) establishes whether a site is suitable in principle and the second stage (Technical Details Consent (TDC)) is when the detailed development proposals are assessed.

A decision on whether to grant planning permission on a valid PIP application must be made in accordance with relevant policies in the development plan unless there are material considerations, such as government policy in the National Planning Policy Framework (NPPF) and national guidance in the PPG, which indicate otherwise.

The scope of PIP is limited to location, land use and amount of development. Issues relevant to these 'in principle' matters only are to be considered at the PIP stage. All other matters should be considered at the TDC stage.

It is worth noting that local authorities cannot list the information they require for applications (validation checklist) for PIP in the same way as they can for applications for full planning permission. The timescale for the determination of a PIP application is 5 weeks from the day the local authority receives a valid application. Both of these processes are streamlined, again to seek to speed up the delivery of housing.

### 3.2 National Planning Policy Framework (NPPF)

At the heart of the NPPF is a presumption in favour of sustainable development, which should be seen as a golden thread running through both plan-making and decision-taking.

The NPPF sets out the three dimensions to sustainable development; economic, social and environmental. These dimensions, which are seen as mutually dependent, give rise to the need for the planning

system to perform a number of roles:

- The economic role should ensure that sufficient land to the right type is available in the right places and at the right time to support growth and innovation and by identifying and coordinating development requirements, including the provision of infrastructure.
- The social role supporting strong, vibrant and healthy communities, by providing the supply the housing required to meet the needs of present and future generations; and by creating a high quality built environment, with accessible local services that reflect the communities needs and support health, social and cultural well-being.
- Lastly the environmental role should contribute to protecting and enhancing our natural, built and historic environment.

Amongst the core principles set out in the NPPF, Local Planning Authorities' are urged to seek to secure high quality design and a good standard of amenity for all existing and future occupants of land and buildings.

Planning policies and decisions should not attempt to impose architectural styles or particular tastes and they should not stifle innovation, originality or initiative through unsubstantiated requirements to conform to certain development forms or styles. It is however, proper to seek to promote or reinforce local distinctiveness.

As the NPPF is the National Policy that all LPAs Policies need to be compliant with, it therefore carries significant weight in planning decisions.

### 3.3 Cherwell Local Plan (2011-2031) Part 1

The SWDP was adopted on the 20<sup>th</sup> of July 2015 and therefore carries significant weight in planning decisions and takes precedence over National Policy.

**Policy Villages 1 Village Categorisation.** Sibford Gower is identified as a Category A Service Village, a tier of settlement which is considered to be a sustainable location for small-scale residential development.

**Policy Villages 2 Distributing Growth across the Rural Area.** Category A Villages need to deliver a total of 750 homes over the plan period in addition to the rural allowance for small site 'windfalls'. There has been little development in the Sibfords since the plan was

adopted and therefore this site will positively contribute to the rural need for housing in the District.

## 4.0 Conclusions

In summary, applications for PIP are to be determined in accordance with the development plan unless material considerations indicate otherwise. This statement has demonstrated that, as far as the matters against which PIP applications may be assessed (location, land use and amount) the proposal is entirely acceptable.

There is no material harm arising from the principle of development here; and granting PIP, with the technical details to be resolved in due course, does not undermine the plan-led planning system.

This application seeks confirmation that the proposals are acceptable in principle, taking into account policy considerations and other matters affecting the site insofar as the LPA are entitled to consider those matters under an application for PIP.

We respectfully request that this PIP application is granted by the Case Officer.