

Neighbour Consultee List

Planning Application Reference:	18/01894/OUT
Location Of Development:	OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris
Proposed Development Details:	Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Neighbour(s) Consulted

1. Park Farm House Street Heading North From Acre Ditch Burdrop Banbury OX15 5RN
2. Fielding House Housemaster Sibford School The Hill Back Lane Sibford Ferris Banbury OX15 5QL
3. Handywater Farm Pound Lane Sibford Gower Banbury OX15 5AE
4. The Shieling Main Street Sibford Ferris Banbury OX15 5RG
5. Larkrise Woodway Road Sibford Ferris Banbury OX15 5RF
6. Butwick House Woodway Road Sibford Ferris Banbury OX15 5RF
7. Margaret Fell House Assistant Sibford School The Hill Back Lane Sibford Ferris Banbury OX15 5QL
8. Margaret Fell Houseparents Flat Sibford School The Hill Back Lane Sibford Ferris Banbury OX15 5QL
9. 4 Cotswold Close Sibford Ferris Banbury OX15 5QP
10. 2 Cotswold Close Sibford Ferris Banbury OX15 5QP
11. 4 Hook Norton Road Sibford Ferris Banbury OX15 5QR
12. 3 Hook Norton Road Sibford Ferris Banbury OX15 5QR
13. 2 Hook Norton Road Sibford Ferris Banbury OX15 5QR
14. 1 Hook Norton Road Sibford Ferris Banbury OX15 5QR
15. Ferris House Woodway Road Sibford Ferris Banbury OX15 5RF
16. Faraday House Woodway Road Sibford Ferris Banbury OX15 5RF
17. 2 Stewarts Court Sibford Ferris Banbury OX15 5QX

18. 1 Stewarts Court Sibford Ferris Banbury OX15 5QX
19. High Rock Hook Norton Road Sibford Ferris Banbury OX15 5QW
20. Woodways Hook Norton Road Sibford Ferris Banbury OX15 5QR
21. The Elms Main Street Sibford Ferris Banbury OX15 5RG
22. Lambs Croft Back Lane Sibford Ferris Banbury OX15 5RE
23. 1 Little London Main Street Sibford Ferris Banbury OX15 5RG
24. The Brambles Woodway Road Sibford Ferris Banbury OX15 5DA
25. Shortlands Hook Norton Road Sibford Ferris Banbury OX15 5QR
26. Richmond House Woodway Road Sibford Ferris Banbury OX15 5QR
27. Stowford 41 High Street Bodicote Banbury OX15 4BS
28. Meadow View Main Street Sibford Ferris Banbury OX15 5RG
29. Woodfields Main Street Sibford Gower Banbury OX15 5RW
30. Richmond House, Woodway Road Sibford Ferris Banbury OX15 5RF
31. Meadow Cottage 6 The Colony Colony Road Sibford Gower Banbury OX15 5RY
32. David Lock Associates Limited 50 North Thirteenth Street | Central Milton Keynes | MK9 3BP
33. Carters Yard Main Street Sibford Gower Banbury OX15 5RW
34. April Cottage Main Street Sibford Ferris Banbury OX15 5RE
35. Thatchers Lodge Main Street Sibford Ferris Banbury OX15 5RG
36. Elm Farm Street From Swalcliffe To Sibford Swalcliffe Banbury OX15 5AA
37. Lions Den Main Street Sibford Ferris Banbury OX15 5RG

38. Stone House Backside Lane Sibford Gower Banbury OX15 5RS
39. West Town House Woodway Road Sibford Ferris OX15 5RF
40. Greenfields Back Lane Sibford Ferris Banbury OX15 5QN
41. Lambs Croft Back Lane Sibford Ferris Banbury OX15 5RE
42. Butwick House Woodway Road Sibford Ferris Banbury OX15 5RF
43. Tyne Hill Farm Tyne Hill Sibford Ferris Banbury OX15 5AD
44. Woodways Hook Norton Road Sibford Ferris Banbury OX15 5QR
45. The Leys Backside Lane Sibford Gower Banbury OX15 5RS
46. Bishops Orchard Woodway Road Sibford Ferris Banbury OX15 5RF
47. 3 Barley Close Sibford Gower Banbury OX15 5RZ
48. West Town House Sibford Ferris Banbury OX15 5RF
49. Katherine (Secretary For The Sibford Action Group)
50. Lions Den Main Street Sibford Ferris Banbury OX15 5RG
51. Home Farm Court Main Street Sibford Ferris Oxfordshire OX15 5QT
52. Hornton Hall Quarry Road Hornton Banbury OX15 6DF
53. Little London Main Street Sibford Ferris Banbury OX15 5RG
54. Woodway Barn Woodway Road Sibford Ferris Banbury OX15 5DA
55. The Vine House Main Street Sibford Gower Banbury OX15 5RW
56. Woodway Barn Woodway Road Sibford Ferris Banbury OX15 5DA
57. Lambs Croft Back Lane Sibford Ferris Banbury OX15 5RE

- 58. 3 Sycamore Close Sibford Gower Banbury OX15 5SB
- 59. Mulberry House Main Street Sibford Ferris Banbury OX15 5RE
- 60. 1 Hook Norton Road Sibford Ferris Banbury OX15 5QR
- 61. Home Farm Backside Lane Sibford Gower Banbury OX15 5RS
- 62. Meadow Cottage 6 The Colony Colony Road Sibford Gower Banbury OX15 5RY
- 63. Cotswold House Hook Norton Road Sibford Ferris Banbury OX15 5QR
- 64. Aldsworth Ferris Court Hook Norton Road Sibford Ferris Banbury OX15 5QR
- 65. Marias House Main Street Sibford Ferris Banbury OX15 5RA
- 66. Meadow Brook House Colony Road Sibford Gower Banbury OX15 5RY
- 67. Partway House Street From Swalcliffe To Sibford Swalcliffe Banbury OX15 5HA
- 68. David Lock Associates 50 North Thirteenth Street Milton Keynes MK9 3BP
- 69. Sibford School Back Lane Sibford Ferris Banbury OX15 5RB
- 70. Bakehouse Cottage Bonds End Lane Sibford Gower Banbury OX15 5RT
- 71. 13 Cotswold Close Sibford Ferris Banbury OX15 5QP
- 72. Home Close Main Street Sibford Ferris Banbury OX15 5RE
- 73. Butwick House Woodway Road Sibford Ferris Banbury OX15 5RF
- 74. 7 Cotswold Close Sibford Ferris Banbury OX15 5QP
- 75. 7 Cotswold Close Sibford Ferris Banbury OX15 5QP
- 76. Holly Bank Barley Close Sibford Gower Banbury OX15 5RZ
- 77. Taplow Police Base 124 Bath Road Taplow Bucks SL6 0NX

78. Back Acre Main Street Sibford Ferris Banbury OX15 5RG
79. West Town House, Woodway Road, Sibford Ferris, Oxfordshire, OX15 5RF
80. Bramley House Stewarts Court Sibford Ferris Banbury OX15 5QX
81. The Forge Main Street Sibford Ferris Banbury OX15 5RG
82. Cels Bield Backside Lane Sibford Gower Banbury OX15 5RS
83. 6 Blackwell Road Tredington CV36 4NU
84. Longdon Manor Shipston On Stour Warwickshire CV36 4PW
85. Springfield Cottage 4 The Colony Colony Road Sibford Gower Banbury OX15 5RY
86. Sibford Gower Parish Council
87. Holmby House Main Street Sibford Ferris Banbury OX15 5RG
88. Mulberry House Sibford Ferris BANBURY OX15 5RE
89. Aldsworth Ferris Court Hook Norton Road Sibford Ferris OX15 5QR
90. Holly Bank Barley Close Sibford Gower OX15 5RZ
91. 1 Hook Norton Road Sibford Ferris OX15 5QR
92. 1 Hook Norton Road Sibford Ferris OX15 5QR
93. Temple Close Temple Mill Road Sibford Gower Banbury OX15 5RX
94. Meadowbank Street Heading North From Acre Ditch Burdrop Banbury OX15 5RN
95. Pettiphers Piece Main Street Sibford Ferris Banbury OX15 5RA
96. Mr S Rayner

Back - Acre
ref 18/01894/out CDC Sibford Ferris
16 NOV 2018 OX15 5RG
POST ROOM 14 11 18

Dear Sir,

I am writing with regard to the proposed development in Sibford Ferris. I realise that villages need to take a share of new builds, but I strongly feel that not enough is done to enforce a mixture of accommodation. Sibford has plenty of large houses. What is needed are smaller homes, possibly terraced house that cannot be extended and also bungalows to allow more people the opportunity of staying in the village in their older age. I know these ideas aren't popular with developers, but it is the lack of mixed housing which continues to change the social balance of the village. I know there are young and older people who would welcome smaller realistically priced houses and bungalows helping them to remain living in their locality.

Yours faithfully



John Ross
Bakehouse Cottage
Barnes End Lane
Sibford Gower Banbury
OX15 5RT

16/10/2018

To,

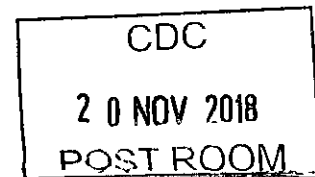
Bob Neville re formal
application to build 25 houses
reference, 18/01894/04T. as this
has gone from 10 houses
to 25. I object to the
increase of 15 houses

PLANNING HOUSING & ECONOMY				
HDCMC	HPAHP	HEDE	HBCE	HHS
20 NOV 2018				
PASSED TO		CONF TO		
ACK		FILE		

CDC
20 NOV 2018
POST ROOM

Attention Bob Neville
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

HOUSING & ECONOMY			
PAHP	PEDE	HBCE	HHS
20 NOV 2018			
		COPY TO	
		FILE	



16th November 2018

Peter King
13 Cotswold Close
Sibford Ferris
OX15 5QP

Dear Mr Neville

Re: Planning application for 25 houses on Hook Norton Road

We would like to register my objection to the proposed planning application and urge you to consider the following points

We have lived in the village for ten years. We walk our dog and ride our horses around the village and would like to continue doing so but we fear that given this development it will become increasingly dangerous and unsafe due to an increase in traffic.

We believe that if this development were to go ahead it would have a detrimental effect on the village as a whole.

Our main concern as mentioned is the increase in traffic, the village already finds it hard to cope with certain "pinch points" by the local shop and the 90 degree bend in the village, more traffic will only increase the problem and make the village less safe for pedestrians, cyclist and horse riders resulting in accidents.

We are afraid that given in to this development and it will open the door to other sites which will have a huge detrimental effect on the overall character of the village and increase the size of the village disproportionately.

The development goes against the wishes of the people who actually live in the village and the parish council please tell us how this is possible? we find it quite upsetting that villagers' wishes are not respected.

Yours sincerely

Peter King

From: Malcolm Bannister
Sent: 20 November 2018 10:57
To: Housing Register
Subject: 18/01894/OUT - Application to build 25 houses on the Hook Norton Road

Dear Sir,

This application to build 25 houses on the Hook Norton Road ignores the planning responses from Sibford Ferris and the Gower where two thirds of villagers would support up to 10 new houses and one third would support up to 20. In both cases there was a strong preference for traditional architecture and no support for a high density block such as this application proposes.

Even if the new houses were to be built using traditional architecture, such a high concentration of buildings on productive agricultural land would be totally out of character to both Sibford villages.

I, like many other villagers, was involved in putting together a village plan. We recognised there was an urgent need for more housing and affordable housing in particular and recommended a number of sites available where there was an opportunity to 'infill' empty plots within the village.

This proposal rides roughshod over the wishes of both villages and should be rejected.

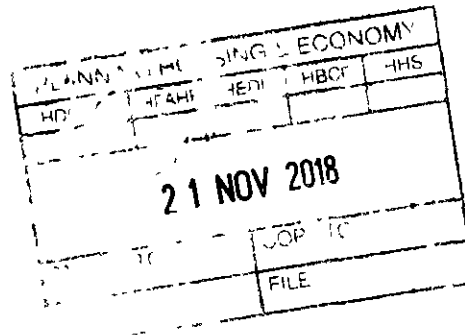
Yours faithfully

Malcolm Bannister

(Carters Yard, Sibford Gower, OX15 5RW



Mr Bob Neville
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA



James ONeill-Brande
Little London
Sibford Ferris
Banbury
OX15 5RG

19th November 2018

Dear Mr Neville

Reference 18/01894/OUT

I write as a resident of Sibford Ferris and wish to formally register our objection to the proposal for planning permission for the proposed 25 dwellings in Sibford Ferris

My property is situated at the opposing end of Sibford Ferris and I have only recently purchased my home

I would draw your attention to the narrowing of the road outside my home, and the total lack of suitability for any proposal to increase traffic flow through the village, something 25 new homes would obviously create. In the short time I have lived in this conservation area, I have witnessed 2 car accidents, a motorcyclist being knocked from his bike and a horse startled, by a speeding car. All this was caused by traffic coming down the Main Road into Sibford Ferris, too quickly and not appreciating the bottle neck in the road outside my home. All these incidents have happened in the last 4 weeks and directly outside my property, clearly there are more exceptionally narrow roads and lanes around the village.

To build another 25 homes in the village would make this road exceptionally dangerous. It will increase traffic exponentially by virtue of the fact the additional traffic would travel through the village to get to Banbury and the M40.

The street lighting is sparse around the village, which of course is part of the charm of the village, so such a major and significant increase in traffic would cause serious hazards. Solutions would destroy the very character of the village and decimate an already designated conservation area.

In addition the road around the post office is also exceptionally narrow with a blind bend, again this would significantly increase traffic volumes and make it exceptionally dangerous for walkers and other road users.

In addition to these safety concerns, which are very real and will, from what I have already witnessed would lead to an increase in accidents and incidents, these proposed plans are in direct contravention to what the residents of our village want. The community plan (2012) clearly states the views and concerns of the residents, and yet it would seem our voices go unheard.


As a small village you will know we are not obliged to take large developments. This proposal would increase our village by a quarter, so it is fair to call this a large development. It is also totally disproportionate for the existing infrastructure and services in Sibford Ferris and Sibford Gower. Cherwell's own local plan (Part 1) clearly states that development should be directed towards Bicester and Banbury, and other already built up areas, NOT class A villages, which of course Sibford Ferris is.

The National Planning Policy Framework (2018) clearly supports only sustainable developments, this proposal is clearly not sustainable. It is not sustainable in any way, as, the roads and existing infrastructure will not support an increase in the population by a quarter, the services provided, in this case the local Village shop in Sibford Ferris, is not suitable for large grocery shops, therefore traffic will increase in and out of Sibford heading to Banbury and Chipping Norton.

And finally to support my complete objection to this entire proposal, this application will alter the entire character of a conservation area, an area noted for its natural beauty. The plans are all subject to change, and as you will know, as I have experienced, what starts as an initial planning idea can be altered and increased, and changed, and therefore this application can cause irreversable harm to Sibford Ferris and all the surrounding villages. The entire landscape could be negatively impacted forever. This will have a significant impact on the character and views of our beautiful countryside, with this proposed housing estate being seen from public footpaths.

I fail to see any positives to allowing 25 additional homes to be built in an area of outstanding natural beauty, an area already marked as a conservation area, with an infrastructure that will simply not support an increase by a quarter, in terms of people, traffic and all that is required to support that increase in population.

I would urge you to follow your own practices and already published plans, to represent the very clear wishes of the people you represent and to not approve this application in any form.

 James O'Neill-Brande

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

Richmond House
Woodway Road
Sibford Ferris
Banbury
Oxfordshire
OX15 5RF

From: Public Access DC Comments
Sent: 21 November 2018 14:01
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:00 PM on 21 Nov 2018 from Mr Charles Matthews.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mr Charles Matthews

Address: Richmond House, Woodway Road, Sibford Ferris, Banbury OX15 5RF

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: 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

Bob Neville
 Cherwell District Council
 Reference: Planning application
 18/01894/OUT

CDC			
PLANNING HOUSING & ECONOMY			
PL	ELI	CHCE	HNHS
23 NOV 2018			
PA	LOCAL		
AC	FILE		
20.11.18			

Dear Sir,

I should like to express my strong opposition to the proposed development of 25 houses on the Hook Norton Road, Sibford Ferris, for reasons which I hope you will bear in mind when considering whether to grant building permission.

The increased road traffic will have a seriously detrimental effect on Sibford Ferris, Burdrip and Sibford Gower, especially during morning and evening periods of maximum traffic activity.

The point of entry and exit, to and from the proposed development, is directly opposite the entrance to The Friends' School, which of necessity creates a steady stream of private cars, mini buses and

coaches ferrying pupils to and from school. Whichever route to work is taken by the occupants of these new houses, they will put an additional burden on already busy country roads that were never designed for even the current volume of traffic.

The main street in Sibford Ferris is of a constricted width, particularly around the shop, where sheer weight of traffic creates jams. Large agricultural vehicles, dustcarts and delivery vans are forced to inch their way through whatever narrow gap is left by parked cars. Rat runs will be created to effect the quickest routes through the village. Woodway Road will be just one of these.

Cars heading out of the Sibfords to join the M40 northbound at Gaydon will go via the Gower, passing the nursery and primary schools in the village. The limited stretches of pavement in the Sibfords, combined with the increasing traffic in these villages, is rightly judged to be dangerous for pedestrians. Pupils, who might be expected to walk to school,

are driven there instead. Horse riders and cyclists have every right to use the roads in and around the villages, but are endangered by too many cars on narrow roads. If this development comes into being, traffic will increase to become life threatening. A vicious circle is created as people are forced to drive, instead of walking or cycling, to avoid the ever-present risk of being hit by a car.

Should this development be allowed to proceed it will change the character of the Sibfords irrevocably. It is most certainly not what was agreed to in the community plan. It represents a serious increase in the local population and other developments will undoubtedly follow. This will be the thin end of a disastrous wedge! The field adjoining the proposed development will be the next to be built over. Gradually mass development will overwhelm the area. As wild life habitat is destroyed, so badgers, foxes and deer become road kill, whilst birds and small mammals are left with reduced habitat for breeding.

The infrastructure of the community is incapable of sustaining the proposed increase in population. The water supplies, the schools and the doctors surgery will be badly affected by the inflated demand

I can only hope that Cherwell District Council does not allow this development to proceed unless it is scaled back to the levels that were originally foreseen in the Community Plan

Yours faithfully,

(Mrs)

From: Public Access DC Comments
Sent: 21 November 2018 18:03
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 6:03 PM on 21 Nov 2018 from Mr James ONeill-Brande.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And
South Of High Rock Hook Norton Road
Sibford Ferris

Proposal: Outline planning permission with all
matters reserved for up to 25 dwellings
with associated open space, parking and
sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr James ONeill-Brande

Address: 1 Little London, Main Street, Sibford Ferris,
Banbury OX15 5RG

Comments Details

**Commenter
Type:** General Public

Stance: Customer objects to the Planning
Application

Reasons for comment:

Comments: The application will cause significant
environmental and ecological damage to
the village and surrounding areas. This is a
conservation area noted for its natural
beauty. This development will destroy this,
as it will be seen from walk ways and
bridle paths, and change the very
character of the village
With a substantial increase in population,
there will be more vehicles on what are
very narrow roads, with minimal street
lighting, and bottlenecks creating
congestion, damage to the environment
and a risk of accidents
There is insufficient infrastructure to
support such a substantial increase in
population locally which will create more
traffic.
This goes against the published community
plan, and Cherwells own guidelines which
states significant developments should be

directed towards Bicester and Banbury and not class A villages, such as Sibford Ferris. In the community plan (2012) there was overriding objection to further significant housing, and this therefore goes against the wishes of a documented majority of local residents.

From: Public Access DC Comments
Sent: 22 November 2018 21:22
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:22 PM on 22 Nov 2018 from Mr Chris Franklin.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And
South Of High Rock Hook Norton Road
Sibford Ferris

Proposal: Outline planning permission with all
matters reserved for up to 25 dwellings
with associated open space, parking and
sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Chris Franklin

Address: Woodway Barn, Woodway Road, Sibford
Ferris, Banbury OX15 5DA

Comments Details

**Commenter
Type:** Neighbour

Stance: Customer objects to the Planning
Application

Reasons for comment:

Comments: I strongly object to the proposed
development of 25 houses in Sibford
Ferris.
Taken purely in isolation, due to its
massive size, it will
1. fundamentally change the nature of
what is a small rural village.
2. cause a serious traffic problem in the
very narrow Main Street of the village
3. put massive pressure on the village
infrastructure
- water pressure
- sewage
- local school
- doctor
I am also very concerned that this
development will lead inevitably to a
similar proposal from the adjacent field,
which has already been the subject of a
planning proposal for a similar number of
houses.

This likelihood cannot be ignored and the cumulative impact on the village would be catastrophic.

The amount of additional traffic pouring out of a dangerous turning onto an already busy narrow road would be a major hazard.

The traffic estimates that were put forward in the proposal were very misleading and underestimated.

A more thorough assessment must be made before any development of this scale is considered.

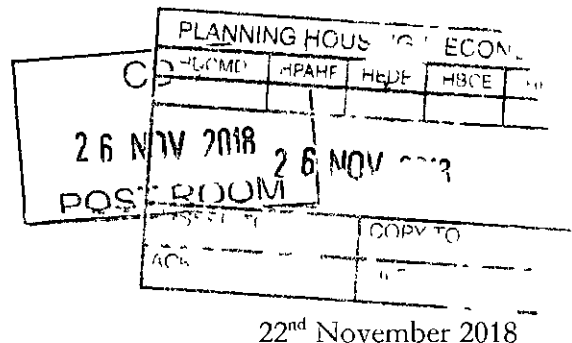
Yours

Chris Franklin

Woodway Road
Sibford Ferris

**Richmond House, Woodway Road,
Sibford Ferris, Banbury, Oxfordshire, OX15 5RF.**

Bob Neville Esq,
Cherwell District Council, Bodicote House,
White Post Road, Bodicote,
Banbury,
Oxfordshire, **OX15 4AA**



22nd November 2018

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 24 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

Please Turn Over

Continued

- This development will significantly 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 impact on the site. This development will mean that the developer will have to find somewhere else to live. I have no idea if this is an easy task to accomplish. I am aware that the site is 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

Mr L M Clarke
2 Hook Norton Road
Sibford Ferris
Nr Banbury
OX15 5QR



Reference; 18/01894/OUT

Dear Mr Bob Neville

I am writing to let you know that I am not happy that planning permission is in progress for houses to be built Opposite my house.

Hook Norton Road gets very busy from early as 7 30am with the school traffic & people going to work, so when building starts this will be unbearable with only one way in & out for the lorry's.

I find it hard to believe you can not consider any where else suitable in the village to build. If you look all around the village there are smaller plots of land which could be used for mini developments, This would help with the extra traffic in & out of the village. I would also like to say if & when they sell the house's it will say with outstanding views, which will be taken away From me.

Yours sincerely

Mr L M Clarke

PLANNING HOUSING & ECONOMY				
HDC MD	HPAHP	HEDE	HBCF	HHS
26 NOV 2018				
PASSED TO		COPY TO		
ACK		FILE		

Bob Neville, Cherwell District Council,
Bodicote House,
White Post Rd, Bodicote,
Banbury OX154AA

reference 18/01894/OUT

PLANNING HOUSING & ECONOMY			
PLANNING	PAUP	HEDE	HBCT
22 NOV 2018			
PAS	18/11/18		
ACK	FILE		

Ray Pearce
1, Hook Norton rd
Sibford Ferris
OX155GR



Dear Bob,

I am writing with reference to the planning application for 25 houses on Hook Norton rd, ref 18/01894/out

I am strongly objecting to the proposed housing development on Hook Norton rd

- Not only will this have a negative impact on the character of the village by increasing the size of the population by 25%, it will negatively impact on the environment in this beautiful area. There are so many concerns nationally about the loss of green space, wildlife and natural habitat.
- Traffic will increase also, when the village already experiences congestion at peak times. Most traffic turns right out of Sibford school to drive through the village.
- The village is used as a rat run for people going to work in Banbury etc.
- In the Sibford village plan, the majority of villagers agreed to up to 10 houses to meet the needs of local people with a proportion 30% being affordable. **This application for 25 houses far exceeds that, is predominantly market housing and is also likely to give the green light to further development in the future.**
- In addition, the mid Cherwell Districts housing needs have already been met; therefore there is no need for a village of this size to have a high density development of a further 25 houses.
- The village cannot sustain a development of this size, as we do not have the infrastructure available. We have one small shop, a very limited bus service with most working people having to drive to work.
- Small villages like ours are not obliged to take larger developments according to the Cherwell local plan. Approval of this application would go directly against Cherwell's own policy.

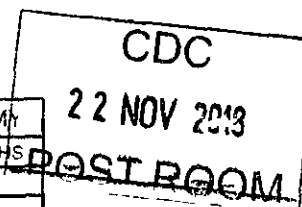
Regards,
Ray Pearce

MULBERRY HOUSE, SIBFORD FERRIS, BANBURY, OXFORDSHIRE OX15 5RE

21st November 2018

Mr Bob Neville
Planning Officer, Cherwell District Council
White Post Road
Bodicote
Banbury OX15 4AA

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	HHS
22 NOV 2018				
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Dear Mr. Neville,

SIBFORD FERRIS, HOOK NORTON ROAD, PLANNING REFERENCE 18/01894/OUT

We support Sibford Ferris Parish Council's total objection to this planning application for the following reasons:

- 1 This planning application is not in accordance with the Cherwell Local Plan 2011-2031 As a Category A (Service) village, only proposals for minor development, infilling and conversions within the built-up limits of the village will be considered The proposal is not within the built-up limits of the village, and is certainly not a minor development
- 2 The proposed development is disproportionate to the size of the village – increasing the area of the village by a quarter
- 3 Additional traffic is unsustainable A census that was carried out recorded 199 vehicle movements in the village between 8 am and 9 am on a term-time weekday in September this year. Further development will exacerbate the problem, whilst increasing the danger for children walking to school
- 4 Mid Cherwell District housing needs have already been met The Cherwell District Council is able to display 5.4 years' housing land supply at a time when Written Ministerial statement HLW 5924 states that only a 3-year housing land supply need be displayed while the Joint Spatial Strategy Plan is being progressed Sibford Ferris is located outside Search areas A and B for the Oxford Unmet Housing Need plan
- 5 There will be a significant landscape impact from both the public rights of way and from far-reaching views across the village. The proposed development is in open countryside

- 6 The proposed development is against the needs of the village and the wishes of the community. It is opposed by the Parish Council and is not compatible with the Sibford Community Plan adopted in 2012

David Long



Caroline Long

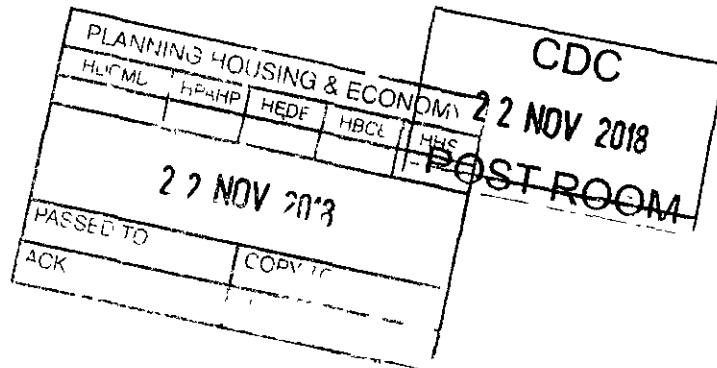
3 Sycamore Close – Sibford Gower – Banbury OX15 5SB

Mr Bob Neville

18 November 2018

Cherwell District council
Bodicote House
White Post Rd
Bodicote
Banbury
OX154AA

reference is 18/01894/OUT



Dear Mr Neville

I am writing in reference to the above planning application to build a development of 25 homes on the Hook Norton Road in Sibford Ferris. I would be most grateful if you would consider my points below.

Community Opinions on suitable and sustainable development in a Category A village

In 2012 the populations of Sibford Gower, Burdrop and Sibford Ferris were asked for their opinions on the suitable development of the villages over the coming years. You will no doubt be aware that the village provided a very clear response to these questions, in which it considered the impact on village life, impact and safety on roads, and the sustainability of amenities available. The survey concluded that 64% of village people were willing to envisage up to ten new houses, 31% up to 20 and only 3% over 20 houses. These responses make it clear that the village has no desire for a large scale development such as this. They also have a particular concern to make housing available to young families and for those with a connection to the village who struggle to afford property here. It is frustrating that the considered opinions of villagers are being disregarded by these developers.

The development goes against the policy for "Greenfield" sites located beyond the built-up limits of the village

I believe this developer has been granted authority to develop this site on the basis of 8 houses, which would seem to meet the recognised guidelines for development in a village on this scale. However, the developers are now keen to renegotiate this application to become a larger development (of 25 homes). As stated, this disregards the expressed views of residents of the village and, indeed, exceeds the National Planning Policy Framework (2018) that only supports sustainable development. If this planning is successful, it also sets a dangerous precedent for ours, and similar villages.

Landscape Impact from both the public rights of way and from far reaching views across the village

My home is in the lower end of Sibford Gower adjacent to a public footpath, and we have the privilege of wonderful open views from our home and garden that span right across this valley and towards this site. I can't imagine how our appreciation of this beautiful landscape will be enhanced in the slightest bit by this development. It is a terrible prospect.

Impact on the Ecology of the area and the local Badger population

I am also very concerned for the wildlife populations in this area. I am alarmed by the scale of wild animal casualties that I see on the roads, which I imagine is as a result of animals being driven from their homes by pressures on land and its development.

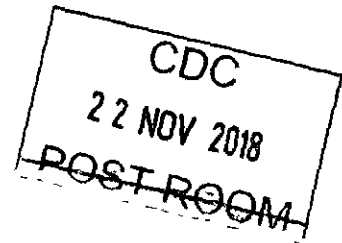
are a major feature of this village, with established setts all around and in particular very have also seen hares racing across the fields immediately opposite this site. Clearly these populations need areas to express their natural behaviour, forage, hunt and live healthily. We have a responsibility to ensure our wildlife communities continue to thrive here. I hope you are also aware that this land is very close to an Oxfordshire Wildlife Trust nature reserve also off Hook Norton Road (Woodford Bottom and Lambs Pool), and I find it hard to understand how the development of this agricultural land, especially at this scale, supports conserving this ecologically precious environment.

I do hope you will give your full consideration to my objections above, and I look forward to hearing about the outcome of this application.

Yours sincerely

Rachel Levell

PLANNING HOUSING & ECONOMY				
HDCMD	HPAMP	PREDE	HBCE	HHS
22 NOV 2018				
PASSED TO		COPY TO		
ACK	ACK	FILE	FILE	



**Bob Neville, Cherwell District council,
Bodicote House,
White Post Rd, Bodicote,
Banbury OX154AA**

**Helen Pearce
1, Hook Norton rd
Sibford Ferris
ox155qr**

reference 18/01894/OUT

18/11/18

Dear Bob,

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 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 disproportionate to the size of the village and there is not a sufficient infrastructure to support and 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 inevitable 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 propoded development is not sustainable

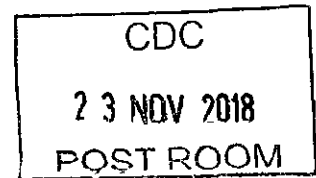
I trust that you will take seriously the points I have raised here which are not about being a nimby but related to real concerns that myself and many of Sibfords residents share

Yours sincerely

Helen Pearce

↓

**FERRIS HOUSE
WOODWAY ROAD
SIBFORD FERRIS
OX15 5RF**



21 November 2018

Bob Neville
Senior Planning Officer
Cherwell District Council
Bodicote House
White Post Road
Bodicote, BANBURY
OX15 4AA

PLANNING HOUSING ECONOMY	
HDCMP	IPAHF
HEDE	HHS
23 NOV 2018	
PASSE	COM
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Dear Mr Neville

Re Planning Application No 18/01894/OUT

We are writing in connection with the above planning application and wish to make the following points

- 1) This planning application goes against the Policy set out in the Cherwell Local Plan 2011-2013 which states that proposals for residential development within Category A villages will only be considered within built-up limits of villages. This proposal is NOT within the built-up limits of the village.
- 2) If the development is taken to be Policy Villages 2 and with considerations to the land being previously developed or of lesser environmental value, it is clear that in this case the land is neither of these. Additionally the development contravenes the policy for Greenfield sites located beyond the built up limits of the village where the majority of the 25 proposed houses are not going to be affordable or for those with local connections and is a gross expansion on a previous application, as such there will be considerable harm done to the village which will be unable to sustain this.
- 3) The size of this proposed development is hugely disproportionate to the size of Sibford Ferris which will give an increase of around 25% and is not sustainable with the community unable to absorb such growth.
- 4) Mid-Cherwell district housing needs have already been met as indicated by the 2017 Council's Annual Monitoring Report. Additionally, Sibford Ferris is outside the area of Oxford's unmet housing needs and therefore the Partial Review of the Local Plan is not relevant to the assessment of the proposed site.
- 5) In 2012 the Sibfords Community Plan highlighted the concern of residents with regard to the road narrow 'pinch' points at the top of the village in Main Street and also at the sharp corner at the bottom of the Hook Norton Road to Cotswold Close. The traffic situation has already grown in the last 6 years and the road is narrow and at peak time congestion occurs, even the bus has difficulty at times. An additional development of 25 houses, many of which it can be expected will have more than one vehicle, is bound to exacerbate the problem. It should be realised that the majority of traffic from the proposed development area will always go through Sibford Ferris when heading towards Banbury or Shipston, or towards local facilities (surgery, village hall, primary school, public house) which are in Sibford Gower.

- 6) The traffic survey that was carried out was taken during the school holidays and therefore will necessarily the results
- 7) There is an increased risk of groundwater flooding that has been identified by the developer and those properties in Woodway Road and the lower part of Hook Norton Road will be susceptible to this risk from a development of this size
- 8) There is also an ecological issue which will affect the nearby

We therefore strongly oppose this application.

Yours sincerely

Chris and Sue Beach

CDU

7 NOV 2018

30

24th November 2018.

PLANNING HOUSING & ECONOMY				
HOCMD	HRAHP	HEDE	HBCE	HHS
27 NOV 2018				
PASSED (P)		COPY TO		
ACK.		FILE		

Bob Neville

Chotswell District Council

Bodicote

Banbury OX15 4AA.

Reference 18/01894/OUT.

Dear Mr. Neville,

We are writing to say we are strongly opposed to the planning application to build 25 houses on the Hook Barton in Sibford Ferris.

The narrow roads through the village would be unable to sustain the additional traffic. Already we experience grid-lock due to all the cars already on the roads, plus school transport & farm machinery. Parked cars are also a hazard. Even more traffic would hamper emergency services. Sometimes we have difficulty accessing our own property - we are just off Main Street.

We have lived in the village over 50 years & do not feel this location is suitable for a development of this

size. It is against the needs of the village &
the wishes of the community.

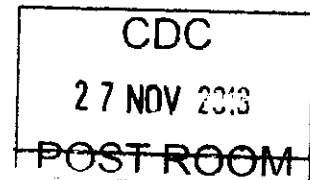
Yours sincerely,

[REDACTED]
[REDACTED]

MR. & MRS. A.B. CRABTREE.

ANNUAL HOUSING & ECONOMY				
HDCM	FEAHP	HEDE	HBOE	HHS
27 NOV 2018				
SEND TO		COPY TO		
OF ELM FARM, SIBFORD FERRIS, BANBURY, OXFORDSHIRE OX15 5AA				

22 November 2018



Mr Bob Neville, Cherwell District Council, Bodicote House, White Post Rd, Bodicote, Banbury OX15 4AA.

Dear Mr Neville

Proposed development of 25 houses in Sibford Ferris

Reference 18/01894/OUT

Sibford Ferris and Sibford Gower are two rural villages separated by the Sib valley, in excess of ½ mile apart, located in a particularly unspoilt and picturesque part of North Oxfordshire. The parishes about the Cotswold AONB.

The proposed development is for 25 houses on the edge of Sibford Ferris, outside the current footprint of the two villages. Sibford Ferris currently has about 160 households. The proposed development represents a 15% increase. This is likely to adversely "...impact the quality, landscape setting of villages...". The Cherwell Local Plan 2011 -31 ("PLAN"), page 242, para C244.

The Sibfords Community Plan 2012 produced following results:

Aside from those unwilling to see any building at all, those willing to envisage 10 houses in the period to 2031

20	64%
>20	31%
	6%

Groupings of Houses

Small	1-6 houses	23%
Medium	7-10	26%
Large	11-20	29%
Very large	>20	8%

The proposed development breaches the desires of the villages

- (1) The group of 25 houses goes against 64% who want groupings of <10 houses.
- (2) 95% believe that 20 houses is the maximum that should be built by 2031.

The proposed development exceeds the wishes of the Sibford villages as expressed in the Community Plan.

Cherwell Plan

The PLAN categorises Sibford Ferris and Sibford Gower jointly as a Category A village. The villages have been amalgamated together despite the fact that they have separate Parish Councils and the village centres are about [mile] apart.

C254 - Policy One Villages which provides for "minor development, infilling and conversions "seeks to manage small scale development proposals (typically but not exclusively for less than 10 dwellings) which come forward within the built up limits of villages".

The proposed development breaches this guideline (a) it exceeds the "typical" 10 houses' development (b) it is not within the built up limit of the village. Indeed it compromises the implied desire expressed in C264 "...afford views out to the landscape or help to impart a spacious rural atmosphere to the village..."

Policy 2 Villages provides for "... rural allocation of sites of more than 10 dwellings at the most sustainable category A villages....". C265 lists the Category A villages which serve as Service Centres for Satellite Villages. The Sibfords are not in this list. The Plan does not specify the exact Policy 2 Villages but a looking at the 23 Category A Villages, and comparing their size to the Sibfords, would suggest that the Sibfords are in the bottom half by size. Taken individually each of Sibford Gower and Sibford Ferris are probably very near the bottom by size.

The Sibfords should not therefore be taken as Policy 2 villages justifying an allocation of more than 10 dwellings.

Sustainability

Section B3 Policies for Ensuring Sustainable Development "...requires consideration of how we manage and reduce the environmental impact of proposed development and ensure it is of sufficient quality and keeping with the landscape ..." B90 "...new housing needs to be provided in such a way that it minimises environmental impact"

The proposed site is in prominent position on high ground which will be visible from a long distance and itself will adversely affect the views of existing village houses across unspoilt open countryside towards the Cotswolds.

It will increase traffic flow both through Sibford Ferris and along Hook Norton road. The middle of Sibford Ferris outside the shop can become a bottleneck, particularly if two large vehicles, such as an agricultural vehicle and a bus meet. The exit from the site towards Hook Norton descends into a steep valley in the bottom of which the road tapers sufficiently to make it questionable whether two cars can safely pass. This is an accident waiting to happen which will be exacerbated by the increased traffic from the development.

The development site is on high quality grade 2 agricultural land on which there is a presumption against development.

The majority of the services are located in Sibford Gower, the other side of 1:4 valley. The village shop is very small, really just "essentials" and papers.

The proposed development would not appear to meet the sustainability requirements.

Precedence

Should the development proceed it will set a precedent for future development. It would be the tin edge of the wedge.

The development should NOT be allowed.

Yours Sincerely Robin Grimston



PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBOE	HHS
27 NOV 2018				
PASSED TO		COPY TO		
ACK		FILE		

Larkrise
Woodway Road
Sibford Ferris
Banbury
Oxfordshire
OX15 5RF

[REDACTED] (Mobile)

Development Management
Cherwell DC
Bodicote House
Bodicote
Banbury
OX15 4AA

24 November 2018

Dear Sirs,

Re: Application No. 18/01894/OUT – Hook Norton Road, Sibford Ferris

I wish to object to this application in the strongest of possible terms. I do so for the following reasons: -

1. The development is against the needs of the village and the wishes of the community –

In the Sibford's Community Plan (2012), 64% of people would be willing to envisage up to ten new houses, 31% up to 20 and only 3% over 20 houses. This proposal would, therefore, be against the wishes of the community and the Parish Councils, whose members adopted and submitted the report to the council.

The HELAA (2018) states that a small scheme of 10 dwellings would be suitable for the site in question; the proposal is significantly in excess of this with the potential for more if a precedent was set by this proposal.

The developer was previously granted permission to develop 8 houses on the proposed site with, with the stipulation that the majority of the homes were to be affordable housing with preference given to people with a connection to the village. They chose not to proceed with this development and have since presented the village with alternative plans in Sept 2017 and again in Sept 2018 this time for 25 houses.

2. If permission is granted, it could set a precedent for more development in the Ferris and the Gower, more traffic and the loss of village character –

Page 34 of the Planning Application states “It is worth noting that the only other ‘suitable’ site for development adjoins this site “. Therefore, it is clear that this development, with its link to the adjacent, smaller field ‘suitable’ for development, could provide the access to develop the small field from Hook Norton Road as opposed to the smaller Woodway Road. The proposal is therefore likely to lead to further undesirable development if approved, as not only would physical access be facilitated but a precedent would have also been set.

3. Small Villages like Sibford Ferris are not obliged to take large developments -

The planned development of 25 houses goes against the Policy set out in the Cherwell Local Plan 2011-2031 (Part 1) because.... Cherwell’s Local Plan (Part 1) clearly directs development towards Bicester and Banbury, and other already built-up areas, not Class A villages; Sibford Ferris is a small settlement and is not obliged, therefore, to take such a high density housing development.

- Policy Villages 1 - Sibford Ferris and Sibford Gower have been amalgamated and considered together despite the fact that the villages have separate Parish Councils. If Sibford Ferris is considered on it’s own, it only has circa 160 houses, then an additional 25 houses is clearly an over development.
- The Policy states that proposals for residential development - Minor Development, Infilling and Conversions within Category A Villages - within the built-up limits of villages will be considered. This proposal is not within the built-up limits of the village.

4. The Size of development is Disproportionate to the Size of the Village -

In terms of actual size, the indicative masterplan demonstrates that the development would increase the size of Sibford Ferris by approximately a quarter. This is disproportionate, both in sustainability and actual terms. The village only has approximately 470 inhabitants, increasing such a small village by 25 dwellings is unnecessary and goes far beyond meeting the needs of the village.

5. The village infrastructure cannot sustain an additional 25 homes –

This is a particularly strong argument against the proposal. Land & Partners attempt to counter it in their Planning Statement by referring to the Taylor Review, which concluded that rural villages find themselves in a “Sustainability Trap”, where policy dictates that development can only occur in locations already considered to be ‘sustainable’. However, I cannot conceive of how Sibford Ferris can be considered a sustainable location for the development of twenty-five dwellings. The developer will argue that necessary infrastructure can be provided and will be secured through a s106 agreement but such agreements cannot make unacceptable development acceptable.

6. The Character of the Village will Change –

The planning officer assessing the development will no doubt consider if the development would contribute in “enhancing the built environment”. As the application states “all matters reserved for approval at a later date”, it cannot therefore be presumed that the development will enhance the built environment. All matters reserved means that the development could change in layout and character and it is likely that Land and Partners and the land owner will sell the site to a home builder, if they are successful in gaining outline permission, at which point all control and influence will be lost by the village and the home builder will in all probability change the plans as they see fit, so there is no guarantee that the scheme proposed will be built as presented by Land and Partners.

7. Additional Traffic is unsustainable –

Whether satisfactory vehicular and pedestrian access/egress could be provided is a significant question. Although access proposals are outlined in the illustrative masterplan, this could be altered at reserved matters stage. The pedestrian footpath connectivity is positive but would not be a significant enough benefit to tip the balance of acceptability of the development proposal.

A further concern is also the proximity of the entrance of the development to the Sibford School entrance. The Transport Statement submitted by the applicants has made an assumption that most traffic would turn right down Hook Norton Road, which could cause problems at peak times in conjunction with the School traffic. However, those travelling to Banbury train station are in fact most likely to turn left and drive through the village which already struggles to accommodate traffic at peak times.

It should also be noted that residents driving to the M40 Northbound will drive through Sibford Ferris and Sibford Gower to travel cross country to the Gaydon junction (Jn 12).

The Transport Statement used assumptions based upon the 2011 Census travel to work data that only 17% of development traffic would travel northbound towards Sibford Ferris village and 83% will travel southbound towards the Whichford Road junction. Travel to work data would not include trips to Sibford Gower, accessible most easily through Sibford Ferris, where most of the services, including the primary school and nursery, for the Sibfords are located (see Appendix 2).

It would be unreasonable to assume that the pedestrian connections between the villages are suitable, due to issues such as a lack of a pedestrian footpath along parts of the route e.g. Hawks Lane.

8. Not enough Consideration has been given to other sites –

Bob Neville (Planning Case Officer) raised the point in his pre-application advice to Land & Partners that although they state that the proposed site is one of the “best and most versatile” plots of agricultural land in the village they have not presented any assessment as to whether other sites are more suitable.

9. There will be an increased risk of flooding -

The Flood Risk Assessment provided by the developer has identified a risk of perched Groundwater Flooding, which requires further monitoring and mitigation measures.

10. The Mid Cherwell Districts Housing Needs have already been met –

Policy Villages 2 allocated 750 dwellings to the District's 23 Category A settlements. Last year, the 2017 Council's Annual Monitoring Report clearly demonstrated that 664 dwellings have already been identified to meet the Policy Villages 2 requirement. In addition, the "The Launton Appeal" decision in July 2018 allowed further development of 72 dwellings, bringing the total permitted dwellings to at least 736 dwellings. Therefore, there is no requirement for a village of circa 160 existing homes to have a high-density development of an additional 25 homes. Consequently, the sustainable housing growth strategy inherent to the Local Plan Part 1 could be comprised by exceeding this figure (i.e. unsustainable growth).

In addition to the above point, Cherwell District Council is able to display 5.4 years' housing land supply, at a time when Written Ministerial Statement HLWS924 states that Oxfordshire Local Authorities need only display a three-year housing land supply while the Joint Spatial Strategy Plan is being progressed; there is therefore no pressing need for housing in the district or this location.

11. Oxford's unmet housing needs does not apply to Sibford -

The Partial Review of the Local Plan is not relevant to the assessment of the proposed site because the Plan relates to Oxford's unmet housing need and Sibford Ferris is located outside Search areas A and B for the Plan.

12. The National Planning Policy Framework (2018) only supports sustainable developments and the proposed development is demonstrably NOT sustainable -

Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. Sustainability is therefore a key issue. The proposal is contrary to the development plan because of sustainability issues.

Reasons why this development is unsustainable for the Sibfords -

- a. Even when considered together, the Sibfords do not appear to be settlements able to absorb both the growth produced by these 25 dwellings in addition to windfall developments within the built-up limits of Sibford Ferris, Burdrop and Sibford Gower.
- b. The majority of services in the locality are in Sibford Gower, which as discussed is unlikely to be accessed on foot, due to the lack of public footpaths along the road between the villages. Therefore, the residents of the new development would have to drive to reach the Nursery, Primary School, Public House, Village Hall and the GP Surgery in Burdrop.

- c. In addition, the small food shop located in Sibford Ferris, although within walking distance is not sufficient for use as more than a small 'essentials' shop. As the Sibfords' Community Plan (2012) detailed, nearly three quarters of respondents used the village shop, but only for up to 30% of their shopping overall. Therefore, villagers still need to drive to nearby settlements for a supermarket, or any other shops for that matter.

13. There will be significant Landscape Impact from both the public rights of way and from far reaching views across the village -

Bob Neville (CDC) identified the need for a Landscape and Visual Impact Assessment, which Land & Partners have produced in an attempt to persuade the case officer that the development will not impact the views, the development will be visible from at least two public footpaths and the wider village, which would be a detriment to the character of the village as it is open countryside, and presents one of the best views in the village, both to and from the village.

14. The development goes against the policy for "Greenfield" sites located beyond the built-up limits of the village -

Planning permission was only granted previously as a "rural exception site" because it met with the exception criteria i.e. small-scale affordable housing with the number of market homes being no more than 25% of the total number of houses. This application for 25 houses, the majority of which are freely available for sale to anyone, is substantially different to the previous application. This application is primarily for market housing and the provision of affordable housing, although a significant benefit, should not outweigh the harm that could be caused to the village, in sustainability terms, by such a high number of market dwellings in this location.

15. The development should be rejected because of the negative impact on the Ecology of the area and the local Badger population -

The Ecological Survey provided by Land and Partners identified the need for "Badger mitigation", due to the fact of an outlier sett route that is proposed to be closed by the development. This is not an acceptable proposition. There is also a long-established historical badger sett on the site itself, although recently apparently abandoned.

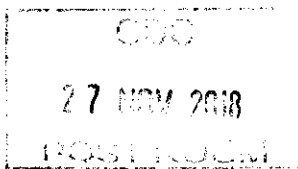
In addition, the development site is a significant location for both Skylark and Yellow Hammer populations in the area which will be adversely impacted by the proposed development.

Therefore, the proposed development should be further rejected because of the negative impact on the Ecology of the area and the local Badger and avian populations in particular.

Yours faithfully,



Peter Barden MA MSc MBA FIEMA CEnv



1.

Letter of OBJECTION 18/01894/aut

Planning Department

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBOE	MHS
27 NOV 2018				
PASSED TO		COPY TO		
ACK		FILE		

4. Hook Norton Rd

Sibford Tennis

Banbury

OX15 5QR

22/11/2018

Dear Sir,

OS parcel 4300 North of Shortlands &
South of High Rock Hook Norton Rd
Sibford Tennis

This proposal is against the policy set
out in Cherwell Local Plan 2011 - 2031

The size of the development is disproportionate
to the size of the village. If this goes
ahead it will be the beginning of the
end of small villages like ours.

Just look at Bodicote & Hook Norton
houses, houses, & more houses, no thought
to the character of the village or the
people who live there.

The Community Plan 2012 suggested
just a small number of houses which
would infill in suitable sites within
the village.

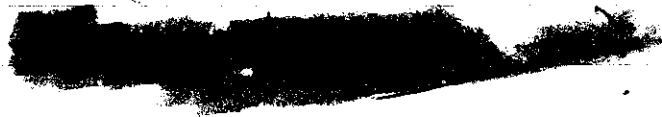
2.

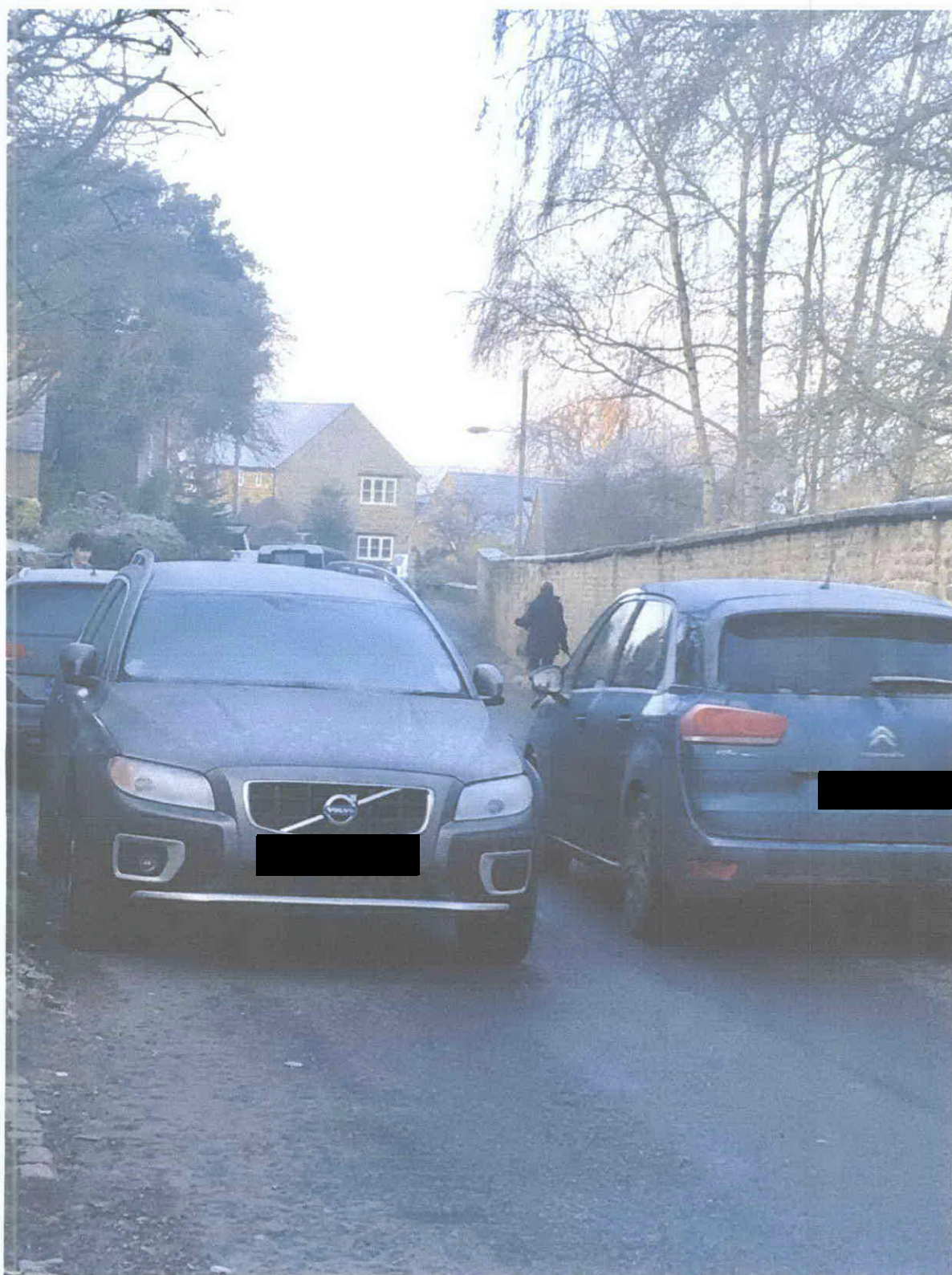
The volume of traffic currently through the village is bad enough now, an addition of 25 houses in this proposal is not sustainable. The applicants have said to us they intend to develop the whole field, plus the site bordering the Woodway. We could end up with 50/70 additional properties with 2 vehicles per dwelling on average.

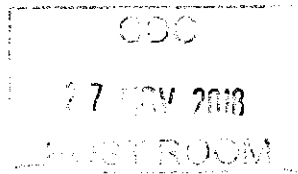
The village use this field for walking, dog walking, & horse riding & enjoying the wild life & flora

We understand that Cherwell has already met its District Housing needs.

Yours faithfully.







Faraday House
Woodway Road
Sibford Ferris
Nr Banbury
Oxon
OX15 5RF

Mr Bob Neville
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxon
OX15 4AA

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	PHS
27 NOV 2018				
PASSED TO		COPY TO		
ACK		FILE		

25 November 2018

Dear Mr Neville,

Re: Application No. 18/01894/OUT

We wish to object to the above referenced development on the following grounds:

Sibford Ferris is a class A village, a small settlement of around 160 homes; an additional 25 houses would significantly increase the size of our village, it is unnecessary and goes far beyond meeting the needs of the village and indeed the local area. Cherwell's local plan part I clearly directs development of this scale towards Bicester and Banbury and other already built up areas which have the infrastructure to support them. Clearly a development of this size will negatively impact the character of the village.

The planning proposal incorrectly amalgamates the parishes of Sibford Ferris and Sibford Gower and Burdrop, we are distinct and separate parishes. The proposal is not within the built up limits of Sibford Ferris, where minor development, infilling and conversions within Class A villages would be deemed acceptable, however this development is far from acceptable in that respect.

This planning proposal makes no consideration for what the villagers would like to see happening in their village and if you refer to the Sibfords Community Plan 2012 you'll see that only 3% of people would be happy to see over 20 houses built, the majority (64%) wanted to see up to 10 new houses built in ones and twos, not as a single development. There was a previous plan for this same site consisting of 8 houses, 6 of which were affordable houses for people with links to the village which I believe met with approval from the village and the Parish Council. This is backed up by the 2018 HELAA report which also states a small scheme of up to 10 houses would be suitable for this site.

We have a serious concern that the initial quantity of houses would merely be a starting point and that once the site was sold to a developer they would instantly want to increase the number of houses in order to make the overall development more profitable, 25 houses would soon become 45 with scope for more should planning be granted for these.

Sibford Ferris like many small villages suffers from severe traffic congestion, on-street parking and the road layout itself creates pinch points where it is impossible for 2 cars to pass each other. It is not uncommon for the bus to Banbury to have to reverse and go back the way it came because it cannot get through. Whilst this is simply inconvenient for car and bus drivers, the real concern is pedestrian safety; Sibford Ferris has very few pavements and in some spots where the road is narrow and flanked on both sides by stone walls there is no refuge for a pedestrian. If you are a small child walking to school it is not just scary, it is downright dangerous. Adding 25 houses is only going to increase the danger to pedestrians – the route to Banbury and to M40 junctions 11 and 12 takes you through the village, indeed anyone simply wanting to drive to the doctors surgery in Burdrop or to the School or pub in Sibford Gower has to drive through the narrow pavementless Main Street to get there. It is not sustainable to add more and more traffic through the village, given each home has at least 2 cars these days, often 3 or more, this proposed development would add 50+ cars to already congested village roads.

Sibford Ferris, and indeed Sibford Gower and Burdrop, do need affordable housing for young people starting on the property ladder and older people downsizing, however this development offers nothing to these people, and as such is not serving the needs of the local community and is simply development for pure commercial gain.

I urge you to reject this application on the grounds it does not follow wider planning policy, it is unsustainable and it does not serve the needs of the community.

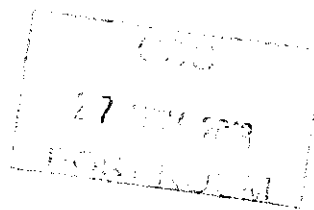
Yours sincerely,



Andrew and Claire Evans



Enc. Photo of Main Street Sibford Ferris



David and Heather Stewart
High Rock
Hook Norton Rd
Sibford Ferris
OX15 5QW

Bob Neville
Bodicote House
White Post Rd
Bodicote,
Banbury
OX15 4AA

24th November 2018

Case: 18/01894/OUT

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	HHS
27 NOV 2018				
PASSED TO		COPY TO		
ACK.		FILE		

Dear Mr Neville,

I was born in the village of Sibford Ferris and have seen many changes over the years, all of which have helped build the character of the village into what it is today.

In many ways, the village is already at capacity as a result of the selected small additional homes that have been built over the years. I believe that Policy Villages 1 supports minor development and infilling within Category A Villages, so long as they are within the built-up limits of villages. This proposal is not within the built-up limits of the village. Even today after years of minor developments, the village is at the limit of its sustainability, as the village infrastructure hasn't kept up with the increased number of houses over the years.

Many people park outside the village shop, in what is already a narrow road. They do this because the footpaths and lighting are inadequate and haven't had any investment over the years as the village has grown in size. Parking outside the village shop and parking on the street effectively turns this strip of road into a single lane road, which is dangerous for those who do choose to walk to shop, school or to the post office. Large busses arrive daily to take children to school and pass through the village to enter the school on Hook Norton rd, exactly at the point there the new development is planned for. Traffic congestion at peak times already brings the village to gridlock, even without the extra amount of traffic predicted from an additional 25 new houses. Because the road is so narrow at the point outside the village shop, a local school bus often has to park on the opposite side of the road and children have to cross the oncoming flow of traffic. Adding additional volume of traffic to this already dangerous situation will significantly increase the risk for all concerned.

The proposed development would cause untold and irreversible harm to the character of the village. The village of Sibford Ferris simply wouldn't be able to sustain the addition of 25 more houses. We are only a small village of around 150 to 160 homes and an additional 25 homes for a village of this size just isn't sustainable. It stands to reason, that larger developments should be for larger villages and towns and not for small villages the size of Sibford Ferris.

I know that there is a need for local affordable housing, but the proposed development goes far beyond meeting the need. The Sibford's Community Plan (2012), included a survey of residents that concluded that only 3% of residents were in favour of a development of over 20 houses. This proposal would be against the wishes of the community and the Parish Councils, whose members adopted and submitted the report to CDC. The HELAA (2018) states that a small scheme of 10 dwellings (with affordable homes with priority given to people with connections to the village) would be suitable for the site; the proposal is significantly in excess of this and goes far beyond meeting the needs of the village.

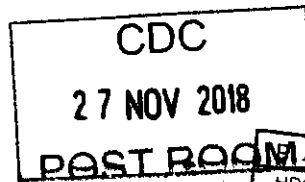
My property also adjoins the field that the development is proposed for and I often see badgers coming across from the field and evidence of their activities are very clear. Under the Protection of Badgers Act 1992, which covers the sets they live in too, I can't see how closing the badger sets is in the best interest of protecting the environment. Any form of "badger mitigation strategy" that removes badgers from this site will be to the detriment of the local ecology and biodiversity. I also see bats flying around the field and over my garden at dusk and I know that bats are a protected species too. The development would not enhance the natural environment with respect to the wild life currently inhabiting the field.

For these reasons I'd like to register my objection to 25 houses being build and request that policy is applied and that the request for such a large development is declined.

Yours sincerely

A large, dark, irregular redacted area covering the signature of David and Heather Stewart.

David and Heather Stewart



Butwick House

Sibford Ferris

OX15 5RF

22nd November 2018

PLANNING HOUSING & ECONOMIC DEVELOPMENT				
HDCMD	HPAHP	HEDE	HBCE	HHS
27 NOV 2018				
PASSED TO		COPY TO		
ACK.		FILE		

Reference 18/01894/OUT

Dear Sir

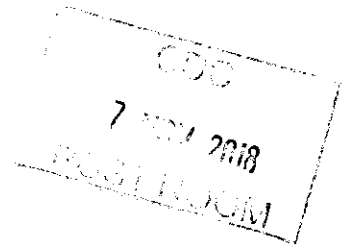
My name is Stephen Marsden and I am an 18 year old man who has lived in Sibford Ferris all my life. I would like to object to the proposed plans for 25 houses off Hook Norton Road for the following reasons

- a. As a former pupil of Sibford School I walked to school every day, although a short journey I had to walk on the road due to the lack of pavements. I felt at risk every time I crossed the road. The volume of traffic going into the school made the walk dangerous. The increase in traffic by the building of 25 houses would only make this worse, especially with the entrance near the school.
- b. I now study in Stratford-upon-Avon and have to be able to drive and own a car. We no longer have a bus that goes to Stratford or to Banbury regularly enough not to need to drive. Even the proposed 1 bedroomed house would need 2 cars if owned by a couple. This would increase traffic by at least 50 cars.
- c. I have 2 brothers, one is doing an apprenticeship in Coventry and one working in Windsor and neither can afford to leave home. When moving to Sibford Ferris with a baby my parents did not anticipate being a 5 car family. Even with 25 houses the increase in traffic could be a lot more than just 50.
- d. A car is necessary for everything. Going to Sibford Gower to the doctors, village hall for scouts, church and the school. The pavements are poor and the walk dangerous.

I understand the need for new houses but feel 25 is too many for such a small village.

Regards

Swalcliffe House
Grange Lane
Swalcliffe
Banbury OX15 5EY



Mr Bob Neville
Planning Department
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury OX15 4AA

26th November 2018

Dear Mr Neville

Re: Planning Application 18/01894/OUT

I would like to respond to the proposed development on Hook Norton Road and register my complete objection to the proposed scheme.

The proposed development would cause untold and irreversible harm to the character of the village. The village of Sibford Ferris simply wouldn't be able to sustain the addition of 25 more houses. The increase in traffic along Main Street would be a safety risk to all concerned and additional traffic would compound the problems that already exist today due to the lack of public footpaths along this road.

We are only a small village of around 150 to 160 homes and an additional 25 homes for a village of this size just isn't sustainable. I have been told that The National Planning Policy Framework (2018) only supports **sustainable developments** and clearly, the proposed development isn't sustainable for our village.

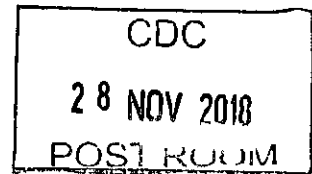
I have also heard that there are policies and guidelines that state whilst minor developments and infilling are acceptable for villages of our nature, developments outside the built-up limits of villages should not be considered. This proposal is not within the built-up limits of the village and would substantially change the character of the village if allowed to go ahead.

For these reasons I would like to request that policy is applied and that the request for this development is declined.

Yours sincerely

Mrs Michelle Boycott

PLANNING HOUSING & ECONOMY				
UDCMD	HPAHP	HEDE	HBCE	HHS
28 NOV 2018				
PASSED TO		COPY TO		
ACK		FILE		



**Maria's House
Sibford Ferris
Banbury
Oxon
OX15 5RA**

Mr Bob Neville
Cherwell District Council
Bodicote House
Bodicote
Banbury
OX154AA

25TH November 2018

Dear Mr Neville

Re application 18/1894/OUT

We wish to make the following comments

- 1 This proposal, which is not within the current limits of the village is not in accordance with the Cherwell Local plan 2011 – 2031 (Part 1)
- 2 In order to justify 25 houses, the developer has amalgamated the two village of Ferris and Gower Each village has a separate Pansh Council so any proposed development should only relate to an individual village resulting in a lesser number) Presumably this has been done to maximise the return for the developer and landowner
- 3 This proposal is disproportionate to the size of Sibford Ferris and does not meet the needs of the village and is against the wishes of the local community and Parish Council
- 4 If permission was granted then a precedent would be established for further development on the two adjacent areas of land
- 5 The additional traffic that would be generated by this proposed development is unsustainable for a small village The survey produced by the developer is based on a number of assumptions and is most unlikely to be fulfilled in practice
- 6 Mid Cherwell District Housing Needs have already been met as per the 2017 Annual monitoring report Therefore, there is no requirement for a high density development in a village of app 160 houses
- 7 Other negative factors include pressure on the village infrastructure, increased risk of flooding, landscape impact and ecological impact

We wish to register a complete objection to this application

Yours faithf " "

Mary & Bryan Mills

CDC				
28 NOV 2018				
POST ROOM				
PLANNING HOUSING & ECONOMY				
HOCML	HFAHP	HEDEF	HBCE	HHS
28 NOV 2018				
PASSED TO		COPY TO		
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Aldsworth
 Ferris Court
 Hook Norton Road
 Sibford Ferris
 Oxon.
 OX15 5QR
 1st October 2018

Objection to planning application

Ref 18/01894/OUT

Proposal for 25 new houses on Hook Norton Road, Sibford Ferris

To Mr Bob Neville

We are writing to express our concerns regarding the planning application, Reference 18/01894/OUT, which has been submitted to Cherwell District Council
 This is the development plan to build up to 25 houses on Hook Norton Road, Sibford Ferris

We are local residents & have lived on Hook Norton Road in this village for 20 years since July 1998

We wish to submit a **complete objection** to this planning application for 25 houses for the following reasons -

Breach of current policy

The proposal goes against the Policy set out in the Cherwell Local Plan 2011-2031 which directs development to larger already built-up areas & not Class A villages such as Sibford Ferris This small village is not obliged to take on high density housing developments

An additional 25 houses is a significant proportion of the current number of houses & would be an over development of our village

The Policy states that proposals for residential development within category A villages - Minor Development, Infilling & Conversions – within the built up limits of villages will be considered
 This proposal is NOT within the built up limits of the village.

Size of proposed development is disproportionate to size of the village

It is our opinion that 25 more dwellings concentrated in this proposed area would be a significant proportion of the current number of village homes within Sibford Ferris & will impact negatively in terms of sustainability

Against Community Needs & Views

The Sibfords Community Plan 2012 survey results outlines the consensus that the majority view was acceptance for small development of the village with up to 10 houses This substantial proposal is excessive and will not meet the needs of the village or wishes of the community
 We are also concerned that should this planning proposal proceed, then it will set a precedent for further undesirable development in the proximity

Unsustainability

We are extremely concerned that the village infrastructure will not support this growth in housing and will become overloaded. In particular our concerns are that it will impact on the following -

- Drains

We have had personal experience of mains drain blockage some years ago causing properties in Ferris Court to have effluent backflow from their drains. Severn Trent Water Authority advised us then that there were issues with the aging mains drainage along Hook Norton Road.

We are particularly concerned that the current mains drainage will not cope with the capacity from a further 25 houses.

- Traffic

There are already issues with the volume of traffic through the village at peak times. This proposed plan will significantly increase the amount of traffic using Hook Norton Road to commute to work and access the M40, access the village school & GP surgery in Sibford Gower, as well as the local village shop.

The nearby Sibford School contributes to the extra traffic to a degree as cars pass from Shipston Road through the village to the school entrance on Hook Norton Road opposite this proposed development. This area is busy already and in the interest of Health & Safety, another access point in this proximity does not seem sensible.

On road parking on Hook Norton Road contributes to the congestion and we have experienced difficulties in exiting from our courtyard due to this problem.

In conclusion, we do not support the current development plan & we wish to submit a **complete objection to the proposal** for the reasons stated.

Yours sincerely



Claire & Mark Simmons

PLANNING HOUSING & ECONOMY				
HDCMD	HFAHP	HEDE	HBCF	HHS
28 NOV 2018				
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28 NOV 2018				
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CDC

28 NOV 2018

ST ROOM

Cotswold House

Hook Norton Rd

Silford Fern's

Banbury OX15 5QR

25/11/2018

Mr Bob Neville

Case officer

Cherwell District Council

Bodicote House

White Post Rd

Bodicote, Banbury

OX15 4AA

Dear Mr Neville

Re. Case no 18/01894/OUT

Land at Hook Norton Rd, Silford Fern's
for proposed development of 25 houses etc

I write to let you know about my
Complete Objection against the above
for the following reasons.

1. Hook Norton Rd is already a very busy road and the entrance to the new site would be a danger, being almost opposite the Friends School Entrance.
2. I cannot see that there is room to change the existing infrastructure in this regard.

3. There would be a landscape impact if 25 houses were to be built on this site, and I believe that once some were built, then more would follow.
4. Another objection I have is about all the wildlife living on and around this site. Tracks made by badgers & foxes etc. can easily be seen.
5. I do not object to a few dwellings being built within the village boundaries to use small plots of land to take a few new houses. This would be better than starting a new development as proposed.
6. The Sibfordo are a beautiful set of 3 villages, and do not have the infrastructure to cope with the increase in traffic that this development would create.

I hope you will consider my views.

Yours faithfully,

**Meadow Brook House
Temple Mill Road
Sibford Gower
Oxfordshire
OX15 5RY**

Mr R Neville
Cherwell District Council
Bodicote House
Banbury
OX15 4AA

CDC				
28 NOV 2018				
POST ROOM				
PLANNING HOUSING & ECONOMIC				
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28 NOV 2018				
CSEF				
COPY TO				
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26th November 2018

Dear Mr Neville,

Re: Planning Application 18/01894/OUT

We have been residents of Sibford Gower since 2002 and are writing to express our complete objection to the application to build 25 houses off the Hook Norton Road in Sibford Ferris.

It is our opinion that the size of this development is disproportionate to the size of the village and that an excessive strain will be put on the roads and other local resources

As this application follows an application from the same developer for a much smaller site with fewer units, we fear that any approval will result in a further application for even more units in the same vicinity or elsewhere in the village.

We were first attracted to this area due to its particularly rural nature and are against any attempts to expand the village beyond its current boundaries

The Local Plan does not require the construction of additional housing in this location and there are many more appropriate sites closer to the Banbury conurbation to satisfy any current and future housing requirements

Yours sincerely

Piers and Karen Heron

Brenda Vandamme
Partway House
Swalcliffe OX15 5HA

Cherwell District Council
Planning Department
Attn Bob Neville
Bodicote House
Bodicote
Banbury, OX 15 4AA

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	HHS
28 NOV 2018				
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ACK		FILE		

Dear Sirs

Ref Planning Application 18/01894/ OUT

We are firmly against the above planning application and we hope that Cherwell Council will listen to the residents of Sibford Ferris and Sibford Gower and its surrounding Conservation villages and come to the same conclusion, particularly given those results of its own Conservation Department Survey two years ago that determine tranquillity and country landscape were the 2 most important reasons residents were living in these villages

This application is not for necessary housing as determined in the Cherwell Local Plan 2011-2031 (Part1) The local development plan has in fact been ignored by this developer They have ignored that the real need in the country is for affordable housing The villages of Sibford Ferris and Sibford Gower are not appropriate for this type of housing because of unsustainable resources such as only fee paying school , one very small inadequate village store, poor roads, dangerous intersections for any and all road users Particularly for school children, bike riders, horses and riders, and all other farm equipment, any additional road traffic and parking issues will cause the infrastructure to be at breaking point

This planning proposal is contrary to the National Planning Framework

The Oxfordshire housing requirements have already been met by approved schemes elsewhere closer to Bicester and Oxford

The loss of valuable agricultural land for the protection of the environment, the wildlife, the views of the countryside, and the protection of the Conservation aspects of these priceless villages to the local heritage will be devastating All of this type of reckless and piecemeal building of houses for no reason other than the financial gain of developers

The proposed plan is not in keeping with the size of the village It would dramatically increase the number of homes and people overnight and change the feel of the countryside around us forever The land is not sufficiently in the centre of either Sibford Ferris or Sibford Gower under Policy Villages 2 of the Local Plan

Already parking at certain times is extremely difficult in the village and traffic is horrendous at times with all of the agricultural and public traffic The residents who want to enjoy country activities such as walking, running, biking are already very hard pressed in our area and this will limit again their enjoyment of the very countryside they chose to live in

We request that Cherwell Council turn down this planning application as totally unsuitable and firmly contrary to those *guidelines given in the NPPF (2018) OF SUSTAINABLE DEVELOPMENT*

Sincerely yours,

Brenda Vandamme

From: Public Access DC Comments
Sent: 28 November 2018 13:59
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 1:58 PM on 28 Nov 2018 from Mrs Penny Perriss.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And
South Of High Rock Hook Norton Road
Sibford Ferris

Proposal: Outline planning permission with all
matters reserved for up to 25 dwellings
with associated open space, parking and
sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mrs Penny Perriss

Email:

Address: West Town House, Sibford Ferris, Banbury
OX15 5RF

Comments Details

**Commenter
Type:** Neighbour

Stance: Customer objects to the Planning
Application

**Reasons for
comment:**

Comments: I am writing to object to the development of 25 houses in Sibford Ferris. This is a small village and these houses would be disproportionate to the village in sustainability and would be of no advantage in any way. I understand that this village because of its size is not obliged to accept such a large development as Cherwell has fulfilled all its building obligations in designating other local areas.

Additional traffic would be a problem owing to the siting of the development which would be very close to the school. The Hook Norton road is not very wide and at

peak times both near the school and on the main road through the village, especially by the shop which is a pinch point anyway, the problem would be further exacerbated.

A development of this size would be detrimental to the very real charms of this village. Sibford Ferris sits at the top of a valley with far reaching views both in and around the village. There are several footpaths but any new development would be visible and this would not be the glorious open countryside it is now.

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From: Public Access DC Comments
Sent: 28 November 2018 12:22
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 12:21 PM on 28 Nov 2018 from Mr John Perriss.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And
South Of High Rock Hook Norton Road
Sibford Ferris

Proposal: Outline planning permission with all
matters reserved for up to 25 dwellings
with associated open space, parking and
sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr John Perriss

Email:

Address: West Town House, Woodway Road, Sibford
Ferris OX15 5RF

Comments Details

**Commenter
Type:** Neighbour

Stance: Customer objects to the Planning
Application

**Reasons for
comment:**

Comments: I most strongly object to this proposed
development on several grounds:

It is against both the needs and expressed
wishes of the village. The Local Plan
completed in 2012 surveyed 346
households in both parishes, Gower and
Ferris. It achieved an 83% response rate
.Villagers overwhelmingly desired to see
1/2 bedroom houses for first time buyers,
3 bedroom family homes and sheltered
accommodation for the elderly. These to be
in small groupings and spread throughout
both parishes. 10 units was the most
popular maximum number.

The size of the development both in acreage and number of houses is disproportionate to the existing size of the village. Increasing it by 15%-20%. Such a development in a rural greenfield site on Grade 2 agricultural land is not consistent with Cherwell's declared development policies.

The mix of housing has too many large detached houses relative to the expressed needs of the community.

It will create a dangerous precedent for adjoining future development as it will land lock two adjoining fields which will effectively become unviable for farming.

Village infrastructure is inadequate to deal with the size of the village now. The sewer is an inadequate size, water pressure has repeated problems during the summer, there are poor public transport links and the roads are inadequate and in a poor state of maintenance.

The development is not demand driven as Cherwell has already met its housing needs for the rural areas.

Its impact on the landscape would be adverse. It is a very open site with few trees. The views to the site from the hills in the west and north west would expose the urban like rawness of a new housing estate.

This development should be rejected a speculative development for entirely commercial reasons dressed in a cloak of community benefit and eco friendliness. Contrary to the village's expressed needs and desires it places greed before need.

From: Keith Hicks
Sent: 27 November 2018 18:06
To: DC Support
Subject:

I strongly object to this application for 25 houses. The Sibfords Community Plan recommended 10 or 11 houses on a REF site and I wholeheartedly supported the planning application made in 2014 for this number of houses. Most of which I am pleased to say were going to be affordable.

The effect of so much additional traffic generated by such a large development will cause major problems on the already crowded and overparked narrow village roads.

*Keith Hicks
Greenfields, Sibford Ferris, OX155QN*

From: Sue Cook
Sent: 27 November 2018 20:18
To: DC Support
Subject: Planning Ref: 18/01894/OUT Sibford Ferris

Planning Ref: 18/01894/OUT

***Site Address: OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road, Sibford Ferris***

***Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with
associated open space, parking and sustainable drainage***

As a resident of Sibford Ferris, I write to express my personal objection to this proposed development on the following grounds:

1. The increase in the number of inhabitants would be seriously disproportionate. An additional 25 households would radically alter the intimate 'feel' of our small village of Sibford Ferris, which is exceptional for its neighbourliness and supportive, caring residents.
2. Weight of traffic. Given that most households now own two cars each, this would represent a hefty increase of 50 cars in this part of the village. In addition, the junction between Woodway and Hook Norton Road, adjacent to the proposed development, is already known to be a hazardous one.
3. To permit a development like this on a greenfield site would set a most unwelcome precedent; also an unnecessary one, since usable brown field sites exist within a three mile radius of this particular spot.
4. Finally, a beautiful view, much appreciated by local walkers like me, will be lost for ever.

I hereby reject this proposal absolutely.

Yours sincerely,

Susan L Cook

SUE COOK
AUTHOR/BROADCASTER
Lambs Croft, Sibford Ferris, Banbury, Oxon OX15 5RE

Stewart and Katherine Roussel
Bramley House
Stewart's Court
Sibford Ferris,
OX15 5QX

Bob Neville
Bodicote House
White Post Rd
Bodicote,
Banbury
OX15 4AA

21st November 2018

Case: 18/01894/OUT

Dear Mr Neville,

We would like to object to the application by Land and Partners to develop up to 25 houses on Hook Norton Rd on the basis that the application doesn't comply with policy and is unsustainable. Also there is no demonstrable need to set precedent for building beyond the built up limits of the village.

Please see our concerns noted below;

The proposal does not comply with Policy

Last year, the 2017 Council's Annual Monitoring Report clearly demonstrated that 664 dwellings have already been identified to meet the Policy Villages 2 requirement. In addition, the Launton Appeal decision in July 2018 allowed further development of 72 dwellings, bringing the total permitted dwellings to at least 736 dwellings. Therefore the housing needs laid out in Policy Villages 2 have largely been met and

there is no need to set a precedent for a village of circa 160 existing homes by allowing a development of 25 houses on a rural exception site beyond the built up limits of the village.

If a precedent is set in Sibford and the number of houses built exceeds the 750 required homes, this could compromise the sustainable housing growth strategy inherent to the Local Plan Part 1 (i.e. this could set a precedent for unsustainable growth). In addition, Cherwell District Council is already able to display 5.4 years' housing land supply, at a time when Written Ministerial Statement HLWS924 states that Oxfordshire Local Authorities need only display a three-year housing land supply while the Joint Spatial Strategy Plan is being progressed; therefore there is no pressing need for this volume of housing in either Sibford Ferris, Sibford Gower or Burdrop .

We would like to point out that Sibford Ferris is only classified as a Class A Village when amalgamated with the neighbouring villages of Burdrop and Sibford Gower. On it's own, Sibford Ferris would be classified as a Class B village and therefore not obliged to take such a large scale development.

Why then were only the Sibford Ferris Parish Council consulted in regard to this development and the separate Sibford Gower Parish Council have not been consulted?

That being said, the proposed development clearly contradicts Policy Villages 1. The Policy states that proposals for residential development - Minor Development, Infilling and Conversions within Category A Villages - within the built-up limits of villages will be considered.

This proposal is not within the built-up limits of the village.

Previously the same site was granted permission for development of up to 10 houses, only because that proposal fitted with the criteria of a rural

exception site i.e. “small scale affordable housing with the number of market homes being no more than 25% of the total number of houses”. This application for 25 houses, the majority of which are freely available for sale to anyone, is substantially different to the previous application which has since been withdrawn, why was that?

Furthermore, The National Planning Policy Framework (2018) only supports **sustainable developments** and the proposed development isn't sustainable - Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. Sustainability is therefore a key issue. The proposal is contrary to the development plan because of sustainability issues.

Sustainability Issues

In your pre-application consultations with Land and Partners you highlighted Sustainability as a key concern. Nothing in the Land and Partners application detracts from the fact that 25 additional houses is an unsustainable level of development for a village the size of Sibford Ferris. The developer will argue that necessary infrastructure can be provided and will be secured through a s106 agreement but such agreements cannot make unacceptable development acceptable.

Even when considered together, the Sibfords do not appear to be settlements able to absorb both the growth produced by these 25 dwellings in addition to windfall developments within the built-up limits of Sibford Ferris, Burdrop and Sibford Gower.

The majority of services in the locality are in Sibford Gower, which as discussed is unlikely to be accessed on foot, due to the lack of public

footpaths along the road between the villages. Therefore, the residents of the new development would have to drive to reach the Nursery, Primary School, Public House, Village Hall and the GP Surgery in Burdrop.

In addition, the small food shop located in Sibford Ferris, although within walking distance is not sufficient for use as more than a small 'essentials' shop. As the Sibfords' Community Plan (2012) detailed, nearly three quarters of respondents used the village shop, but only for up to 30% of their shopping overall. Therefore, villagers still need to drive to nearby settlements for a supermarket, or any other shops for that matter.



Our daughter and other children from Sibford school walk to the village shop and the road is narrow and there are no footpaths until you get close to the shop. This area is often gridlocked with traffic and parked cars as the photo shows. Additional traffic movements through the village will compound the traffic congestion already evident in the village.

We also have a significant safety concern about the proximity of the entrance of the development being opposite the entrance to the school, particularly as our own daughter, along with others from the village, walk to school.

The Transport Statement submitted by the applicants has made an assumption that most traffic would turn right down Hook Norton Road. This is a false assumption. Those travelling to Banbury train station are in fact most likely to turn left and drive through the village which already struggles to accommodate traffic at peak times. Anyone driving to the M40 Northbound junctions, will drive through Sibford Ferris and Sibford Gower to travel cross country to the Gaydon junction.

The Transport Statement used assumptions based upon the 2011 Census travel to work data which is not comprehensive as the travel to work data would not include trips to Sibford Gower, accessible most easily through Sibford Ferris, where most of the services, including the primary school and nursery, for the Sibfords are located. People do drive to the Gower from the Ferris as the pedestrian connections between the villages are unsuitable due to the lack of a pedestrian footpath along parts of the route e.g. Hawks Lane.

Not enough Consideration has been given to other sites - The proposed site is one of the “best and most versatile” plots of agricultural land in the

village and not enough evidence or consideration has been given to as to whether other sites are more suitable. Development on rural exception sites requires this analysis to be completed and presented and the application falls short in this respect.

The development is against the needs of the village and the wishes of the community - In the Sibford's Community Plan (2012), 64% of people would be willing to envisage up to ten new houses, 31% up to 20 and only 3% over 20 houses. This proposal would be against the wishes of the community and the Parish Councils, whose members adopted and submitted the report to CDC. The HELAA (2018) states that a small scheme of 10 dwellings would be suitable for the site; the proposal is significantly in excess of this and goes far beyond meeting the needs of the village.

The Sibford Ferris parish council have heard the wishes of the villagers and submitted an objection. We hope you will listen to them. Parish councils care for the needs of the community and when their opinions, representing the needs of the village are overlooked the community starts to lose faith in the decision making process.

We note that Land & Partners have produced a response in an attempt to persuade the case officer that the development will not impact the views, however, the development will be visible from at least two public footpaths and the wider village, which would be a detriment to the character of the village as it is open countryside.

Also, the development will have a negative impact on the Ecology of the area and both the local bat and badger population - The Ecological Survey provided by Land and Partners identified the need for "Badger mitigation", due to the fact an outlier sett is proposed to be closed.

Simply “closing a badger” set is unacceptable and please note that the badgers have been observed in the property adjacent to the site.

The proposal that the bat population can be protected by retaining the existing hedgerows is questionable as it is likely that the bat population will not return following the disruption caused through the building process.

Finally, there is an outstanding question as to whether the current sewage processing facility can accommodate the increased volume of waste and as we and many others are living on the lower area of the site there is also a concern about possible flooding.

We sincerely hope that Cherwell district council will reject the planning application for the proposed development.

Stewart and Katherine Roussel.

*April Cottage
Main Street
SIBFORD FERRIS
Nr. Banbury
Oxfordshire OX15 5RE
26th November 2018*

*Bob Neville
Case Officer
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
Oxfordshire OX15 4AA*

Dear Sir

Reference 18/01894/OUT

I am writing to you to inform you of my concerns regarding the above.

Having lived on the Main Street in Sibford Ferris for nearly 20 years, I wonder if Councillors/Developers are fully aware of the distress element and true impact that another 25 dwellings in this small village will have?

Our cottage is on the main road through the village and, unfortunately is situated directly in the centre of the infamous “bottle neck” of the main road. Chaos exists constantly with not only considerable every day traffic but also buses, articulated lorries, skips, tractors etc. It is regularly used as a ‘rat run’ for heavy construction vehicles. For the village to accommodate the extra volume of another 25 dwellings is inconceivable.

Traffic backs up daily as the road is only wide enough for vehicles to pass in a one-way, single file formation. Because of the constant delays, our door is continually being knocked upon, day and night, with requests for us to move the cars (and at times, very colourful and abusive language is used) parked in front of our property to allow the congestion to ease. This is very disrupting, extremely annoying and at times upsetting. We have to personally explain every time to irate drivers, who are unable to get through, that we have our own private drive way at the side of our cottage and that the vehicles parked outside have nothing to do with us. Cars are always parked in front of our home, and are mainly from people using the local shop, or using the road to park on during the day or when people return home from work overnight.

If the proposed application is granted, the greater impact of the sustainability of having even more vehicles trying to park and using the road in and out of the village will be catastrophic.

We are also aware that small villages like ours, are not allowed to take large developments. The infrastructure will not be sustainable to accommodate a development of this size which will dramatically increase the actual size of our village. The risk of flooding would also be higher and the 'olde worlde' character of our village will disappear.

Not only is this proposed development against the needs and wishes of our community, but have the council given serious consideration to other sites? The character of our village will change tremendously, and it will not encourage future purchasers looking for a country property to buy and settle here. Property prices will suffer in the long run. Already this development contravenes the "Greenfield" policy for sites located beyond the built up limits of the village. Local councils are obliged to meet housing needs, but Oxford's housing needs does not apply to Sibford Ferris.

*I trust Cherwell District Council will seriously consider all the objections that will be raised by residents of our beautiful village. We are doing it for a reason – **Sibford Ferris cannot sustain a development of this size and nature.***

Yours faithfully

Mrs C Evans-Gill

-----Original Message-----

From: Maggie Guy

Sent: 27 November 2018 19:46

To: DC Support; Bob Neville

Subject: Cherwell District Council objection Sibford Development

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

From: Simon Marsden
Sent: 28 November 2018 09:07
To: Bob Neville
Subject: Proposed development 18/01894/OUT

Dear Mr Neville

I would like to object to the proposed development on Hook Norton Road, Sibford Ferris. Ref: 18/01894/OUT

The proposed development exceeds the needs of Sibford Ferris, using category A villages of the mid Cherwell neighbourhood plan 2016 housing need assessment. The previous development was approved for 8-10 homes, this being an appropriate number for a small village.

The proposed plans show a clear access to a neighbouring field indicating the plan to continue the development to an even greater size, with a greater impact on wildlife, village dynamics, services and traffic.

The increase in traffic will lead to increased bottlenecks at peak time. Exiting the school and traveling through the village already is difficult. This would only become more dangerous.

The lack of pavements in the village puts pedestrians at greater risk with increases traffic numbers.

The visual impact to the village would be unavoidable and detrimental.

I ask you to consider the views of villages and turn down the plans.

Regards

Joanne Marsden

Butwick House
Woodway Road
Sibford Ferris

Fielding House
Sibford School
The Hill
Sibford Ferris
Banbury
OX15 5QL

Mr Bob Neville
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA

27th November 2018

Dear Mr Neville

Hook Norton Road Planning Application (Outline) Ref : 18/01894/OUT

I write with reference to the Hook Norton Road, Sibford Ferris, planning application Reference No.18/18094/OUT.

As a long standing resident of Sibford Ferris (10 years) and Business Manager at Sibford School for thirteen years I write to express my objections to the proposed development with some considerable personal knowledge of the area.

My objection to the application is based on two points under the Cherwell Local Plan 2011-2031 (Part 1) in relation to policy villages 2.

- Satisfactory vehicular and pedestrian access/egress could be provided.

The site is located at the top of a hill on the entrance to the village spanning the 30MPH speed limit dependent upon where the access or accesses might be established. Vehicles entering the village from the South often do so at some speed, sight is not good for any vehicle accessing Hook Norton road. This was demonstrated on a number of occasions during my time at Sibford school when near misses took place when cars leaving the site failed to see vehicles entering the village. The line of sight is restricted by vehicles parked on the road side, trees and other road furniture, an additional access road on the West side of the road either opposite or near to the school entrance would present further hazards in addition to increased usage of an already busy country road.

There is inadequate parking for vehicles belonging to residents living on the Hook Norton road which means traffic flow is often compromised, this is accentuated by the number of buses accessing and egressing the school site in many instances for the purpose of use of the swimming pool. The school's facilities are used extensively by state schools as part of public benefit.

There are no footpaths beyond the turning for Cotswold Close which presents a significant pedestrian hazard.

During hours of darkness the Hook Norton road is dark with very limited street lighting.

With a proposed development of 25 houses it would be reasonable to see an additional 35 to 40 cars using the Hook Norton road on a daily basis. Whilst it is claimed that the majority of transport would turn South out of the development, this is simply not true, the limited village facilities, school, shop, public house, village hall and surgery are all to the North and therefore traffic would head in this direction, secondly the direct route to Banbury is through the village as is travel to Stratford, Shipston and the M40.

The roads in Sibford Ferris are narrow with frequent congestion between Lanes End Corner and Holmby House, with particular problems created by the absence of a footpath and poor street lighting.

All of these points demonstrate that it is either not possible or unlikely that any development could adhere to the policy requirement to provide satisfactory vehicular and pedestrian access and egress.

My second objection relates to **facilities and amenities**, the bus service between Banbury and Stratford has been reduced in recent years, Sibford Ferris has only one shop and limited other services, the village would not be able to support such an increase in demand without a review of existing services taking place.

An aside but a critical factor is that one of the school's boarding houses (Girls) is located on the Hook Norton road directly opposite the proposed development and would therefore be overlooked this is not a question on loss of view but one of safety and safe guarding and should not be overlooked by anyone considering this application.

I trust that the views of those who express their concern about this application are considered.

Yours sincerely

Peter Robinson

From: Public Access DC Comments
Sent: 28 November 2018 16:17
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:16 PM on 28 Nov 2018 from Mr Roland Dean.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And
South Of High Rock Hook Norton Road
Sibford Ferris

Proposal: Outline planning permission with all
matters reserved for up to 25 dwellings
with associated open space, parking and
sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Roland Dean

Email:

Address: Home Farm Court Main Street, Sibford Ferris,
Oxfordshire OX15 5QT

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning
Application

Reasons for comment:

Comments: Over the 35 years I have lived in Sibford Ferris the village has taken it's fair share of growth by way of small in-fill developments which I believe is the correct policy going forward. The current application for an initial 24 houses is disproportionate and will swamp the village setting a dangerous precedent for further development beyond the village limits. During term time between 8 and 8.30 and again between 4 and 4.30 Main Street regularly comes to a grinding halt with school traffic and this can only be exacerbated with construction vehicles and this number of new homes.

This is NOT what the village wants and it is
NOT what the village need
Carole Dean

From: Public Access DC Comments
Sent: 29 November 2018 08:40
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 8:39 AM on 29 Nov 2018 from Mr Graham Stewart.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And
South Of High Rock Hook Norton Road
Sibford Ferris

Proposal: Outline planning permission with all
matters reserved for up to 25 dwellings
with associated open space, parking and
sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mr Graham Stewart

Email:

Address: Stowford, 41 High Street, Bodicote, Banbury
OX15 4BS

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning
Application

Reasons for comment:

Comments: As a former resident of Sibford Ferris for 28 years i am well placed to comment on the reasons this development should not be allowed to go ahead.

My parents still live there and my son attends Sibford Friends school. As such i travel through Sibford Ferris most days to visit family and do the school run.

Traffic is already at the limit of what the narrow village roads can safely handle, particularly the bottleneck near the shop which becomes gridlocked at school times with many parents vehicles and the school

buses.

I see children walking through the village at these times, also going to the school in Sibford Gower.

Another 25 dwellings in the village will add significantly to these traffic problems, directly affecting road safety and also the peace of the village.

Badgers are a common site in the proposed development area, I know as I lived there from birth, through my childhood until the age of 28 and there is still evidence of them when I visit in the garden and surrounding fields.

The original proposal for eight houses was for mainly starter homes, with preference to people who have a connection to the village. That was withdrawn and replaced with a proposal for 25 houses. It is clear to see that if allowed, could set a precedent for further development, particularly the smaller field to the side. This is obviously what they intend to achieve, by using the same access from the Hook Norton road. Further adding to the problems mentioned and destroying the character of the village.

Home Close
Main Street
Sibford Ferris
OX15 5RE

29 November 2018

Mr Bob Neville
Development Management
Cherwell District Council
Bodicote House
Bodicote, Banbury
OX15 4AA

BY EMAIL AND POST

Dear Mr Neville,

Re: Application No. 18/01894/OUT

We object to the above application for the following reasons:

1. The proposed development would be against the wishes of the community and the needs of the village

I refer to the the Sibfords Community Plan (2012): 64% of people would be willing to envisage up to ten new houses, 31% up to 20 and only 3% over 20 houses. This proposal is clearly against the democratic wishes of the community and the Parish Councils.

The developer has already been granted permission to develop 8 houses on the proposed site with the majority of the homes to be affordable housing with preference given to people with a connection to the village. The permission already granted would meet the needs of the community.

2. The narrow roads through Sibford Ferris cannot accommodate the additional traffic, which would also increase the danger to child and adult pedestrians

In order to travel to M40 Gaydon junction, the Sibford Ferris village shop, the nearest primary school, GP, church, village hall and pub, or to take the shortest route to Banbury shops, Banbury Station and M40 south at Banbury, traffic will need to drive along the narrow Main Street of Sibford Ferris which in many places either does not have or cannot accommodate, pavements.

As there are two schools in the near locality (in Sibford Ferris and Sibford Gower), many school children walk along these un-pavemented roads to walk between home and local schools, to walk to the school bus stops for schools further afield, and also to walk to the

village shop at break times. There is therefore a very high number of child pedestrians who walk on the narrow Sibford Ferris Main Street and along the connecting road between Sibford Ferris and Sibford Gower, every day.

The additional traffic from this development will not only add further congestion that the village is not able to handle, but also increase the danger to these pedestrian users.

The Transport Statement has used assumptions based upon the 2011 Census travel to work data that only 17% of development traffic would travel northbound towards Sibford Ferris however this does not account for the many journeys which need to go through Sibford Ferris to access the aforementioned local services.

3. The Size of development is Disproportionate to the Size of the Village

The village of Sibford Ferris only has approximately 470 inhabitants, increasing such a small village by 25 dwellings is disproportionate, and unnecessary.

4. The proposal is contrary to the Cherwell plan 2011-2031:

The overall plan clearly directs development towards Bicester and Banbury, and other already built-up areas, not Category A villages. Furthermore, this application does not meet the policies which apply to Sibford Ferris (Policy Villages 1, 2, and 3):

Policy villages 1 allows only minor development, infilling and conversions within the build up areas of the village. This application is not within the built up area of the village.

Policy villages 2 allocates 750 dwellings to Category A villages, of which at least 736 have already been permitted. There is therefore no requirement for a village of circa 160 existing homes to have a high density development of an additional 25 homes.

Availability of public transport is poor and the additional danger to pedestrians of the vehicular access through Sibford Ferris to local services (referred to earlier) is contrary to policy 2.

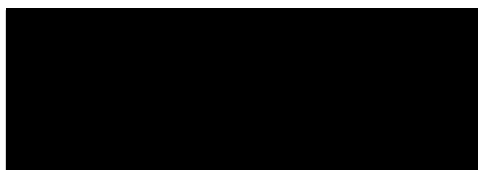
Policy villages 3 - this application does not meet policy 3 as it contains too high a portion of market homes, and it does not have the support of the local community, as evidenced by the Sibfords Community plan.

We trust that you will find these objections sufficient grounds to refuse the application.

Yours sincerely,



Graham White and Carolyn White



From: Marsden, Simon - Communities

Sent: 30 November 2018 08:06

To: DC Support

Subject: Y/R 18/01894/OUT - Sibford Ferris - Hook Norton Road - OS Parcel 4300

Butwick House
Woodway Road
Sibford Ferris
Banbury, Oxon
OX15 RF

Dear Mr Neville,

Objection to Outline Planning Permission Ref:- 18/01894/OUT

My grounds for objection to this outline planning permission are based on the size of the development and the precedent this would create for future further development in the village of Sibford Ferris. In the Village Community Plan 2012 it was agreed that further development was required to provide low cost Community housing and these to be restricted to small scale developments of ten house or less. These development sites to be infill, brown field sites rather than this greenfield which extend the village limits. If the development went ahead it would represent an approximate fifteen percent increase in the number properties in Sibford Ferris which is totally inappropriate. We currently struggle with traffic passing through the village around the shop area and this development will not help. I am sure there are more appropriate sites with easier access to main routes in conurbation of Ferris/Gower/Burdrop.

Kind regards.

Simon Marsden

-----Original Message-----

From: Andrew Jones

Sent: 28 November 2018 13:33

To: Bob Neville

Subject: Proposed planning. sibford Ferris . Ref ; 18/01894/out

I am against the proposed planning for 25 house's on Hook Norton road.

Sibford Ferris cannot cope with increased traffic , which is already at a very high level between 8am and 9am , and also between 4pm and 6pm . The proposed site is of very high quality agricultural land, probably the best in surrounding area. I have concerns for badger sets within said plot too. The village as a whole cannot sustain the proposition of 25 new homes.

As most facilities are at the other end of the village in Sibford Gower where people will drive because of lack of safe footpaths. I also as a Cotswold Close resident am very worried about light pollution.

We have a large population of Tawny Owls in the area , Owls only operate in the dark. Sibford is in a unique position several miles from nearest towns where the night sky can be explored without being ruined by excess light pollution, a rare thing these days.

Yours sincerely Andrew and Bernadette Jones.

7 Cotswold Close

Sibford Ferris

Nr Banbury

Oxon

OX15 5qp

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From: IAN SHARP [
Sent: 29 November 2018 14:41
To: Bob Neville
Subject: Planning Ref: 18/01894/OUT

Planning Ref: 18/01894/OUT

OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris.

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Dear Mr Neville,

I am a resident of Sibford Ferris and I would like to register my complete objection to this application, as the number of residences proposed is not only unrealistic but, even worse, this proposal is sited in the wrong area of the community altogether. In fact, one couldn't have suggested a more inconvenient location for a development on this scale, and this offers clear evidence that the whole "plan" has not been thought through at all.

As the footpath warden for the area covering the two Sibfords, I can tell you that, sadly, the Ferris is not a pedestrian friendly village. Indeed, in certain areas it is downright perilous, and the introduction of up to a hundred new pedestrians would seriously intensify this problem. Apart from the fee-paying Quaker school opposite the proposed estate, which is unlikely to be an option for new owners of affordable housing, *all* the village amenities are only accessible on foot by a series of narrow roads, which are accompanied by few footpaths. These narrow roads are particularly dangerous for children and parents with prams when attending the nursery and primary school over in the Gower, as well as the GP Surgery on the far side of Burdrop. As for accessing village entertainment, the Village Hall is also on the road near the school and the only pub in the area is way over on the far side of the Gower. Access to all these facilities is by the same route, involving steep hills with limited pedestrian help, and I recommend you walk this route to get an idea of the complexity of the problem. The only amenity which is reasonably close is the little village shop, which supplies an essentials service, (see Sibford Community Plan 2012) and this can only be reached by a bridlepath and field or by a dangerous narrow stretch of main road through the village, too narrow to support a footpath.

As in nearly all rural areas, a car is a necessity and the Sibfords are no exception. Given the application is for 25 houses, at an average 2 cars per household, this would put an additional 50 cars on the road and, would thus place an intolerable demand on village traffic. The exit/entrance to the estate is on the Hook Norton Road, just up from a blind bend, and at school dropping off and collection times this stretch of road is extremely busy. For most shopping, eating out and other forms of entertainment, new residents would need to drive to Banbury, Chipping Norton or Shipston, as most of us do, since the very limited bus service is appreciated but inadequate, and consequently little used.

A final thought. There are quite a few affordable houses in the village which are owned by older residents, and these will obviously become available within the next few years, allowing the village to grow at a rate which is commensurate with its rural character.

In conclusion, the proposed scale of this development smacks of thoughtless speculation, which explains why it's in a hopelessly unsuitable location. Furthermore, it is completely

unsustainable for the shape, size and nature of this community, and would take a wrecking ball to a uniquely friendly, happy village.

Yours sincerely

Ian Sharp

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Mr H Keller
Hornton Hall
Quarry Road
Hornton
BANBURY
OX15 6DF

Cherwell District Council
Planning Dept.
Bodicote House
Bodicote
Banbury
OX15 4AA

29th November 2018

For the attention of Bob Neville, case officer

Dear Sir,

Re: Application 18/01894/OUT - Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

I write in connection with the above planning application. I have examined the proposal and know the site well and wish to express my strong objection to a development of 25 houses in this location.

The villages of Sibford Ferris and Sibford Gower fall under Category A in The Cherwell Local Plan 2011 – 2031. If we take the considerations for development therein under *Policy Villages 2: Distributing Growth across the Rural Areas* (such as whether the proposal would contribute in enhancing the built environment, whether vehicular and pedestrian access exists / can be provided, its location in relation to services and facilities) one can easily see that this site is unsuitable. The existing infrastructure is woefully inadequate to support any increase in vehicles, pupils and patients. Pavements are virtually non-existent, the roads are narrow and traffic is frequently gridlocked.

I am equally concerned about the loss of valuable agricultural land, wildlife habitats, changing the natural environment and the effect it would have on outdoor pursuits enjoyed by many (walking, cycling, riding).

The National Planning Policy Framework (2018) supports sustainable developments, and I argue that this village cannot sustain such a development. The size of the development is disproportionate to the size of the village and would irrevocably change its character.

Yours faithfully,

Hubert Keller

Phil Edmunds
The Elms
Sibford Ferris
Oxfordshire OX15 5RG

30 November 2018

Mr R Neville
Planning Officer
Cherwell District Council
Bodicote OX15 4AA

Dear Mr Neville

Proposed development of 25 houses, Hook Norton Road, Sibford Ferris
Your ref: 18/01894/out

I write to object to this proposal. I've been resident in Sibford Ferris for over 30 years and know first hand the effect this scale of development would have on the village.

In particular, the additional traffic would make the main road through Sibford Ferris a log jam at peak times and heavy at many other times. Every day I see how the pinch point by the village shop and again by Little London are bad already, frequently requiring backing-up and negotiating. The village has no pavement through much of Main Road and its also frequented every day by horse riders and many cyclists. The enjoyment and safety of walkers and road users other than cars and lorries would be compromised further than it is already. Even cars that exit the village towards Hook Norton will be mixing with school traffic at peak times. The additional of perhaps 50 cars to the village is out of all proportion to what the village can accommodate.

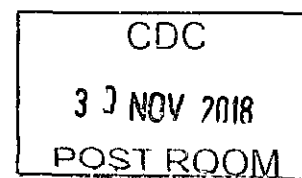
The proposal is also out of line with the local plan. As a category A village, Sibford is not obliged to take high density housing developments yet this proposal would increase the size of the village by approximately 25%. A previous proposal for up to 10 houses was generally better accepted, showing the village is open to a proposal which meets the needs of the village, focused on smaller houses for first time buyers and downsizing older residents who wish to stay in their local community.

Finally I object to the effect increasing development at this scale would have on the character of the village. I also worry about what would follow, given the proportion of the field being proposed for this development is small compared to the total amount of land in the same ownership at this site.

Yours sincerely

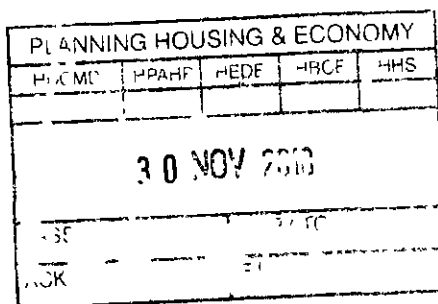
Philip Edmunds

Shortlands Park Stud
Sibford Ferris
Nr Banbury
Oxon OX15 5QR



28 November 2018

Bob Neville
Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire OX15 4AA



Sent by email to Bob Neville@cherwell-dc.gov.uk

Dear Mr Neville

**Re Planning Application Ref No: 18/01894/OUT
For 25 Dwellings North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris**

I live at Shortlands and therefore one of the properties directly affected by this planning application to which I am wholly opposed for the following reasons -

- I have lived at Shortlands on Hook Norton Road since 2002. An equestrian stud operates from my property.
- Since 2002 the traffic from the school has increased exponentially and at peak school hours it is unsafe to walk my dogs on Hook Norton road such is the volume and speed of the traffic to and from the school. Presently vehicles using this road do so at dangerous speed either travelling down or up the hill to the school entrance, or as a cut through to the M40 junction at Gaydon.
- The same statement applies for any person riding horses from my property even when all precautions are taken by wearing hi-vis safety tabards.
- The proposed housing development site is opposite the school main entrance and will create a significant hazardous highway area with substantial risk of vehicle & highway user accidents.
- The application traffic statement says traffic will turn right from the development onto Hook Norton road which will significantly affect my property and create further dangerous risks for horses and riders.
- Planning consent was given in October 2014 for 6 affordable local persons homes and 2 market homes. This consent was granted under the planning exception rules as it met the need for local low cost housing. Why has this been changed to a significantly larger application (over three times larger), that does not meet any criteria to provide housing for local persons for low cost local needs?
- The village did not agree to this scale of development in the Sibford Local Community Plan. If these plans are ignored, what was the purpose of them and why was the village asked to consult and draw these plans up?

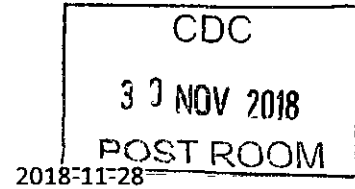
- The scale of the proposed development is 25% of the existing village size and completely disproportionate. Planning guidance does not support development of this scale in rural villages.
- The development is unsustainable as the village could not absorb growth of this size and it would completely change the character of the village. All services excluding the small village shop are in Sibford Gower which will create further traffic by new residents.
- The development will create a precedent by building on prime agricultural land in open countryside which is not an infill site and will not meet any of the exception criteria.

Yours sincerely

Lynn Matthews
Shortlands
Hook Norton Road
Sibford Ferris
Oxfordshire OX15 5QR

cc
Cllr George Reynolds
Sibford Parish Council

Meadow View, Sibford Ferris, Banbury, OX15 5RG



Dear Mr Neville,

I am writing to add my objections to the large amount of mail I am sure you have already received from the people of Sibford Ferris. I have been here for twenty-six years and am very fond of the village, having chosen to stay here although my husband died three years ago. It is very worrying that there could be huge disruption to the village as a result of the proposed addition of twenty-five houses in a field on the Hook Norton Rd.

The main points of my objections are as follows:

In the Sibford's Community Plan (2012), 64% of people were willing to envisage up to 10 new houses, 31% up to 20 and only 3% over 20 houses. Therefore the proposal is against the wishes of the community and the Parish Councils, who submitted their report to the council at that time. Surely that says it all!

The HELAA (2018) states that a small scheme of 10 dwellings would be suitable for the site. The developer was granted permission to build 8 houses on the site with the stipulation that the majority were to be affordable homes with preference given to people with a connection to the village. This would have been fine, but the developer chose not to go with the plan, and now wishes to build 25 houses.

Small villages like Sibford Ferris are not under any obligation to take large developments. Increasing housing by 25 dwellings goes far beyond the needs of the village.

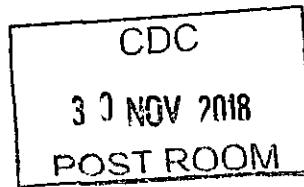
Furthermore, the village infrastructure is not up to the addition of so many houses. The shop is small, for essential purchases only; the roads are narrow and already choked up at certain times of the day with not only school traffic, but also all the cars that need to get to Sibford Gower, Banbury, Shipston and the motorway at Gaydon. It is usual already to have to wait on the corner into the Hook Norton Rd while oncoming traffic passes through. Facilities for pedestrians going to and from Sibford Gower are not good; there is no pavement for part of the way. The amount of additional traffic caused by all the new homes would be disastrous.

The character of this quiet village would be totally changed, and I fully support the action to stop the development from ever taking place.

Yours sincerely,

Diana Hughes

PLANNING HOUSING & ECONOMY				
HDCMD	HPAHP	HEDE	HBCE	HHS
30 NOV 2018				
PASSED TO		COMPUTER		
ACK		FILE		



The Shieling
Sibford Ferris
Banbury
Oxon
OX15 5RG

28th November 2018

Bob Neville
Cherwell District Council
Bodicote House
White Post Rd
Bodicote, Banbury
OX15 4AA

PLANNING HOUSING & ECONOMY				
DCMD	HPAHP	HEDE	HBQE	IHS
30 NOV 2018				
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Dear Mr Neville,

Planning Ref: 18/01894/OUT

I am writing to object to the above proposed development in Sibford Ferris

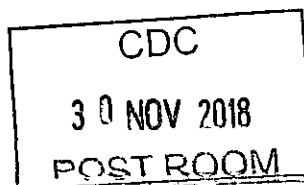
Whilst I do not object in principal for additional development within the Sibfords I feel that 25 houses on one location will have a considerable adverse impact on both the infrastructure and community of the Sibfords. Furthermore, it is in contradiction to both the Cherwell DC and Sibford development plan

I strongly refute the claims from the developers on the traffic impact to the village as described in their Traffic Statement. Between the hours of 8am and 9am often sees considerable flow in the village as a result of school drop off at the two village schools, commuters to and from work and public transport. This proposed development will inevitably bring at least an additional 25 cars to the village which will likely result in gridlock on Main Street at the narrow section that runs alongside the Post Office. I have experienced first hand challenges as a result of congestion that already exists in this section when one of my children was taken ill a year ago and the ambulance struggled to gain access to our property. There are also risks associated with lack of pavement where the road bottlenecks in the section between the Post Office and Sibford Ferris main school entrance. These risks will increase with additional traffic as parents and children make their way to and from school.

I am generally in support of development and would welcome additional housing to the Sibfords and the diversity it would bring to our community. However, it must be sustainable and have consideration for public safety which this application does not.

Christopher Cullen

PLANNING HOUSING & ECONOMY				
HDCMD	HRAHP	HEDE	HBCE	HHS
30 NOV 2018				
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**Woodfields
Sibford Gower
Banbury
Oxfordshire
OX15 5RW**

28 November 18

Mr B Neville
Planning Dept
Cherwell D C
Bodicote Hse
Banbury

Ref 18/01894/OUT

Dear Mr Neville

We write regarding Planning Application 18/01894/OUT. This is for 25 new houses in Sibford Ferris, a village of some 470 souls, that already suffers from narrow, congested pavementless streets, which are used by large numbers of school children, from the Quaker school, as they visit the Village shop. Any increase in road usage, will only increase the risk of serious injury, or God forbid worse.

The Sibford Action Group have no doubt informed you of numerous other objections, all of which we fully endorse. However we would like to point out another, that presents a serious problem. Thames water have said they have no objections to the development, based off their ability to supply both water and deal with sewage. Perhaps they have forgotten that throughout the Summer, they have tankers delivering water daily to the village tanks, in order to maintain both supply and pressure, at near satisfactory levels, due to current demand. Any further demand will only exacerbate this problem. Also the sewage farm has not had any increase in its capacity, since it was built in the '60's, that too must surely be straining, by now.

We note that the developers only mention an S106 Agreement, as an offset to increases on existing Utilities, a childrens play area would hardly compensate, especially when one already exists nearby, for the likely spending needed to upgrade both the water supply and sewage, systems. Nor should that cost fall upon existing customers.

We sincerely hope you find all these objections useful and thank you very much for considering them.

Yours Sincerely

Mr STC Malloy and M's M Wilson

PLANNING HOUSING & ECONOMY				
HDCMC	HPAHP	HEDE	HBCE	HNS
30 NOV 2018				
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Longdon Manor
Shipston on Stour
Warwickshire
CV36 4PW

28 NOVEMBER 2018

Cherwell District Council
Planning Department
Attention Bob Neville
Bodicote House
Bodicote\Banbury, OX15 4AA

Dear Sirs

Ref: Planning Application 18/01894/OUT

Who is going to live in all these houses? What percentage of them are starter homes at realistic prices for young people and retirement homes for the ageing local population? There is already too much unnecessary development going on in this rural area. Our beautiful countryside is being devastated by greedy builders building houses which only the rich can afford and it is irresponsible of councils to let this happen.

What about congestion of local roads?

What about education for the children of these new residents when schools are already crowded?

What about the medical centres already overwhelmed with the excessive local developments?

What about employment for all these newcomers to the area?

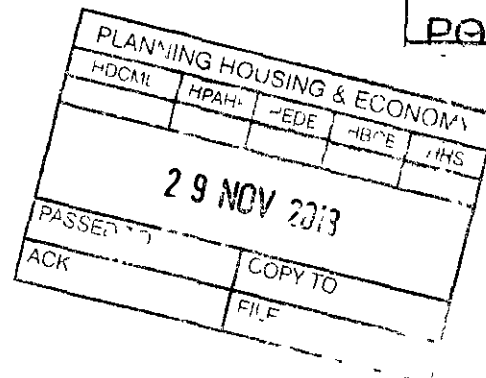
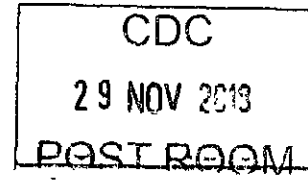
Please think of the future and make the responsible decision to turn down this application.

Yours sincerely

Jane Brabyn (Mrs)

3 Barley Close, Sibford Gower,
Banbury, OX15 5RZ

Mr R Neville
Case Officer
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury
OX15 4AA



Ref Case Number 18/01894/OUT

Dear Sir

I write to make a complete objection to the above planning application with the following points my main concerns

- Sibford's Community Plan (2012), in which I took part, stated that 64% of people were willing to have an additional 10 homes in the two parishes. This planning application far exceeds this number.
- Previously this developer was granted permission to build eight houses on the proposed site with the stipulation that the majority had to be affordable. This was acceptable and in line with the HELAA (2018) which states 10 dwellings would be suitable for this site.
- If planning were to be permitted, it could set precedent for future development as the application states "It is worth noting that the only other 'suitable' site for development adjoins this site". How many houses are they proposing further?
- The Ferris has approximately 160 houses (approximately 470 residents) and a further 25 houses with maybe 75 more residents would be excessive in view of the amenities and the road through the village.
- The access road, so close to the Friends School would add even more congestion to Hook Norton Road. The majority of the traffic would go either straight through the village and into Banbury for shopping or M40 southbound, or towards Gaydon for the M40 northbound or into the Gower for Church, School, Village Hall or Epwell for the children's nursery. Either way is already heavily congested. As it is, I feel sorry for the bus driver trying to get through. People will travel by car as walking is treacherous and dangerous as I know from walking my dogs.

- The Cherwell Local Plan 2011-2031(part 1) clearly directs development towards Bicester and Banbury and other built up areas Sibford Ferris does not come within these criteria and therefore should not be considered for a plan of this huge dimension
- As the application states 'all matters reserved for approval as a later date' there is no guarantee that the development will enhance the built environment It is more likely to be a blot on the horizon
- The Flood Risk Assessment provided by the developers has identified a risk of perched Groundwork Flooding This is not acceptable
- There has been and still continues to be large quantities of homes being built in the Cherwell District, especially around Banbury These numbers meet the quota allocated to the area
- The unmet needs of Oxford cannot be met by Sibford Getting to Oxford take one and a half to two hours on a good day In fact someone working in Oxford and living in Sibford has bought a flat there so as to avoid the commute Monday to Friday!
- There will be significant Landscape impact from both the public rights of way and from far reaching views across the village
- The proposed development I understand, goes against the policy for 'Greenfield' sites located beyond the built-up limits of the village

I trust that the above objections will be heard and considered and that the planning application will be completely rejected

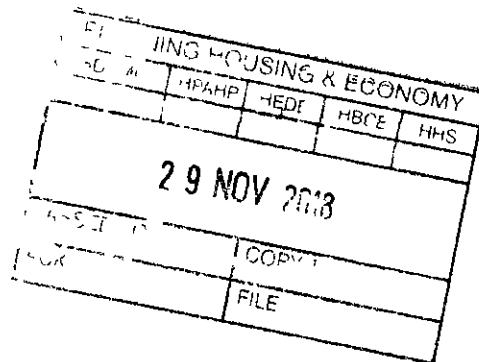
Yours faithfully

P Ascott (Mrs)



Bishops Orchard
Woodway Road
Sibford Ferris
OX15 5RF

Mr Bob Neville
Cherwell District Council
Bodicote House
Whit Post Road
Bodicote
BANBURY
OX15 4AA



26th November 2018

Dear Mr Neville,

We refer to the planning application currently under consideration for a housing development between Hook Norton Road and Woodway Road in Sibford Ferris

Whilst we are conscious of the need for a small housing development , in proportion to the size of our village, we must strongly object to the current application to build twenty five houses (with all matters reserved for approval at a later date). **Your reference 18/01894/OUT.**

It should be mentioned here that when we refer to our village, we mean the village of Sibford Ferris which has its own Parish council and for the purpose of planning applications should not, and must not be considered as part of a larger area comprising The Sibfords and Burdrop

The developer has already been granted permission to build eight houses on the site on condition that the majority were to be affordable and reserved for purchasers with a connection to the village He chose not to proceed Our village currently has circa 160 houses, the proposed addition of 25 houses would surely be over development and contrary to the policy set out in the Cherwell Local Plan 2011-2031

The new application, if approved, would defy the wishes of the village community, who made it quite clear in response to the 2012 Community Plan that a maximum of ten houses would be acceptable and appropriate

In addition to our concern over the number of houses included in the current application, we are also concerned that, if approved, this development would become a precedent for further development on a much larger scale The site under consideration has been extended to include recreation and amenity areas which could all too easily be the subject of further applications We regard this extension to be a cynical device to facilitate future development grossly disproportionate to the size of our village There is also an adjoining site which could become the subject of a future planning application once a precedent has been set We feel that any approval for this site should not extend beyond the amount of land required for up to ten houses plus the usual access facilities and a children's play area

As currently presented, the development, once approved, need not necessarily conform to the plan submitted by the developer Land & Partners We have seen many examples of sites such as this being sold off with outline planning permission to large home builders, at which point it appears the

local community ceases to have any control or influence, and the builder proceeds to change the plans as they think fit. You, as our representative, will surely understand and support our opposition to any scheme with such a possible outcome.

The transport statement submitted with the application makes the assumption that most of the traffic from these new houses would turn right and travel towards Hook Norton. We fail to see the logic in this. Most of the large employers in our area are in Banbury, Bicester, Stratford on Avon and even Oxford. To get to these destinations, traffic would have to turn left and drive through our village. Employment opportunities in Hook Norton and Chipping Norton would be modest by comparison. Some shopping and school transport would certainly turn towards Chipping Norton but again most would go towards Banbury. We have a very good village shop which is used by a majority of residents, but only as a convenience store for a small proportion of their overall needs, again residents of proposed new homes would need to drive through the village to access this shop, as they would to visit the Surgery in Burdrop, or the pub, church, nursery, primary school or village hall in Sibford Gower. Our narrow country streets are already congested at times, particularly so due to the movement of agricultural machinery, and we do not have a continuous provision of footpaths. More traffic would cause unacceptable congestion and present safety issues for pedestrians.

The land proposed for development is a "Greenfield Site" located beyond the built up limits of the village. Planning permission was only granted previously because it was considered to be a rural exception site, subject to conditions already mentioned. The current proposal would not meet the criteria to qualify as a rural exception site.

The Mid Cherwell Housing Needs Policy Villages 2, allocated 750 dwellings to the Districts 23 category A settlements, which include Sibford Ferris. Last year the Council's Monitoring Report stated that 664 dwellings had been identified to meet these requirements. Since then a development of 72 dwellings has been approved at Launton and if 10 dwellings were to be approved at Sibford Ferris this allocation will have been all but met without imposing a high density development of 25 dwellings on a village which only has circa 160 existing dwellings.

Woodway Road already has a flooding risk due to run-off from the existing developments in the Hook Norton Road. Any further development will increase this risk and should therefore be minimised.

We would be most grateful if you would give consideration to the above before coming to a decision.

Yours sincerely

Mr Peter Clacy

Mrs Philippa Clacy

PLANNING HOUSING & ECONOMY				
PL	ALP	EPDE	HBCF	HHS
29 NOV 2018				
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The Leys
Sibford Gower
OX15 5RS

CDC
29 NOV 2018
POST ROOM

Dear Sir

Application for 25 dwellings, Hook Norton Road, Sibford Ferris.

I consider the number of dwellings in this application to be excessive for the village and far more than required to satisfy the local need.

Granting the application would run the risk of more applications being made leading to more undesirable development.

The increase in traffic created by the proposal would have a detrimental effect on Sibford Ferris, Sibford Gower and Burdrop as routes to Banbury, Oxford and the M40. The roads in this area are somewhat narrow with few footpaths creating hazards to pedestrians, especially children.

In view of the above I consider that the application be refused.

Yours faithfully

C A Warner

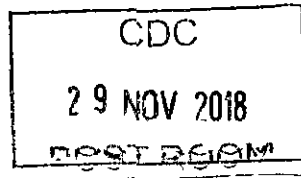
Bob Neville (Case Officer)

Cherwell District Council

Bodicote House

Bodicote

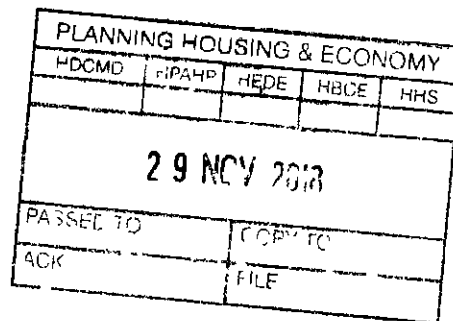
OX15 4BH



Mr P R Ward
Woodways
Hook Norton Road
Sibford Ferris
OX15 5QR

22 November 2018

Planning Department
Cherwell District Council
Bodicote House
Bodicote



Attention: Mr Bob Neville, Case Officer

Re:18/01894/OUT | Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage | OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Dear Mr Neville

In response to the letter received as part of the consultation process, I would like to strongly object to the planning application reference above. The reasons are outlined below.

- 1 The scale of the development is disproportionate to the size of the village. 25 additional properties added to Sibford Ferris, a village comprising only 160 properties, is clearly excessive and will have a significant impact on the village and the local infrastructure.
- 2 The HELAA (2018) states that a smaller scheme of 10 dwellings would be more suitable.
- 3 The above application is contrary to the Sibford Local Community Plan, which was a comprehensive consultation performed in 2012 which recognised the need for a reasonable number of affordable homes – the consensus from almost two thirds of those consulted was that no more than 10 properties should be provisioned. This application goes against the needs of the village, and against the wishes of the Village Plan.
- 4 The Cherwell Local Plan (CLP) 2011-2031 combines Sibford Ferris and Sibford Gower jointly as a single class A village, even though they have separate parish councils. If both parishes are being included to justify the scale of the development, then clearly Sibford Parish Council should also have a say in the process. As they were not included as a statutory consultee as part of the application, this should be rectified to ensure that both parish councils can contribute to the process before any decision is made.

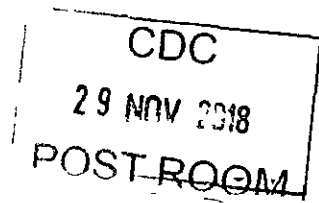
- 5 Policy 2 of the CLP suggested 750 new dwellings within 23 Category A villages within Mid Cherwell District would be sustainable. This target has almost been reached already (734 according to the Council's Monitoring Report in 2017). The report also indicates that more than 750 dwellings would be considered as unsustainable growth for the area, and which is against the National Planning Policy Framework (2018) – so the given this point I would request details of any additional infrastructure projects and investment into services to sustain any properties above the level recommended.
- 6 This application far exceeds what is considered as a "minor development" for a class A village, and on that basis should be rejected. Also, the development is outside the built-up limits of the village – again contrary to the recommendations within the CLP.
- 7 The road infrastructure within Sibford Ferris (and surrounding villages) is insufficient to support the additional traffic that will result from a development of this scale. The village has very narrow roads, has several bottlenecks and sharp bends and areas where roadside parking is necessary due to insufficient parking allocations. I feel that the additional traffic from this size of development will result in further congestion and increase the risk of serious road traffic accidents. As there is a large school in Sibford Ferris and a primary school in Sibford Gower this represents a major risk of accidents particularly during rush hour and school start/end times.
- 8 The disproportionate addition of 25 houses would inevitably detract from the character of the village and could set a precedent for further development – the outline plans submitted already show clear access points for further development which would be totally unacceptable. Any development should be proportionate and restricted from further development at least until after the period stated in the Cherwell Local Plan (2031).
- 9 The development is a green field site and is on an incline, the Flood Risk Assessment provided by the developer themselves has identified a risk of perched Groundwater Flooding which requires measures to mitigate. I would also suggest that due to the incline of Hook Norton Road that consideration must be given to the potential for flash flooding at the bottom of the road at the intersection of Hook Norton Road & Woodway Rd, particularly after heavy rain.
- 10 Before any development proceeds there should be consideration and investment from local highways to traffic calming, pedestrian crossings and speed reduction measures, for the reasons mentioned in (7) above.
- 11 There must be assurances with any new development that there will be no detrimental effect to utility's and services to existing properties.
- 12 The impact on wildlife on a greenfield site should be considered and alternate sites selected to accommodate a reasonable number of new dwellings.

I recognise the need for affordable housing in the area, however I feel that this development is excessive and far exceeds the need based on the size of the village and the local infrastructure and I would urge Cherwell District Council to consider the above issues and reject this proposal.

Yours sincerely
✓

Mr P R Ward

**Tyne Hill Farm
Sibford Gower
Banbury
Oxfordshire OX15 5AD**



Mr Bob Neville
Planning Department
Cherwell District Council
Bodicote House
White Post Road
Bodicote
Banbury OX15 4AA

PLANNING HOUSING & ECONOMY				
HDCMD	MPAHP	HEDE	HBCE	HHS
29 NOV 2018				
PASSED TO		COPIED TO		
ACK		FILE		

28th November 2018

Dear Mr Neville

Re: Planning Application 18/01894/OUT

We would like to object to the above application for the following reasons

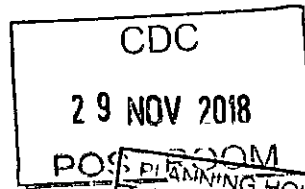
Increase in traffic it is almost impossible at certain times of the day to drive down Main Street past the shop and through the village of Sibford Ferris The corner at Woodway Lane is very often blocked with traffic with cars having to reverse back round the corner to let oncoming traffic through The probability of another certainly 25 cars plus using this road is not sustainable The majority of the traffic would come up through the village to access Banbury Station, the M40 to Birmingham and Warwick, the doctors surgery, schools, church etc The road through the village is already very dangerous for pedestrians due to the lack of pavements in Main Street

The proposed development goes against the Sibford's Community Plan (2012) and is against the wishes of the community whose views were strongly demonstrated during the public meeting of Sibford Ferris Parish Council recently If permission is granted it will set a precedent for more housing to be built on Greenfield sites The development is beyond the needs of the village, would change the character of the village and will be seen from many footpaths covering a wide area of outstanding beauty

The proposal is contrary to the National Planning Framework and Oxfordshire housing requirements have already been met by approved schemes This proposed development is totally disproportionate to the size of the village and for the above reasons we feel the application by Land and Partners should be turned down

Yours sincerely

Dr Martin and Mrs Gay Harris



Butwick House

Sibford Ferris

OX15 5RF

26th November 2018

POS PLANNING HOUSING & ECONOMY				
HPMP	HPAHP	HEDE	HBCE	HHS
29 NOV 2018				
PASSER TO		COPY TO		
ACK		FILE		

Reference 18/01894/OUT

Dear Sir

Dear Mr Neville

I would like to object to the proposed development on Hook Norton Road, Sibford Ferris. Ref: 18/01894/OUT

The proposed development exceeds the needs of Sibford Ferris, using category A villages of the mid Cherwell neighbourhood plan 2016 housing need assessment. The previous development was approved for 8-10 homes, this being an appropriate number for a small village.

The proposed plans show a clear access to a neighbouring field indicating the plan to continue the development to an even greater size, with a greater impact on wildlife, village dynamics, services and traffic.

The increase in traffic will lead to increased bottlenecks at peak time. Exiting the school and traveling through the village already is difficult. This would only become more dangerous.

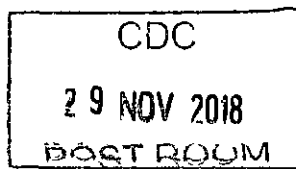
The lack of pavements in the village puts pedestrians at greater risk with increases traffic numbers.

The visual impact to the village would be unavoidable and detrimental

I ask you to consider the views of villages and turn down the plans,

Yours Sincerely

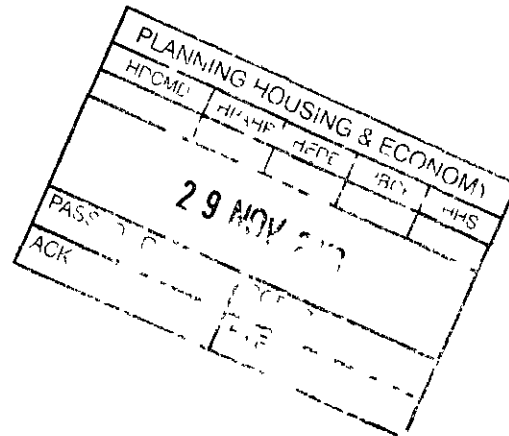
Joanne Marsden



Mrs O Ward
Woodways
Hook Norton Road
Sibford Ferris
OX15 5QR

22 November 2018

Planning Department
Cherwell District Council
Bodicote House
Bodicote



Attention: Mr Bob Neville, Case Officer

Re:18/01894/OUT | Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage | OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Dear Mr Neville

In response to the letter received as part of the consultation process, I would like to strongly object to the planning application reference above. The reasons are outlined below:

1. The scale of the development is disproportionate to the size of the village. 25 additional properties added to Sibford Ferris, a village comprising only 160 properties, is clearly excessive and will have a significant impact on the village and the local infrastructure.
2. The HELAA (2018) states that a smaller scheme of 10 dwellings would be more suitable.
3. The above application is contrary to the Sibford Local Community Plan, which was a comprehensive consultation performed in 2012 which recognised the need for a reasonable number of affordable homes – the consensus from almost two thirds of those consulted was that no more than 10 properties should be provisioned. This application goes against the needs of the village, and against the wishes of the Village Plan.
4. The Cherwell Local Plan (CLP) 2011-2031 combines Sibford Ferris and Sibford Gower jointly as a single class A village, even though they have separate parish councils. If both parishes are being included to justify the scale of the development, then clearly Sibford Parish Council should also have a say in the process. As they were not included as a statutory consultee as part of the application, this should be rectified to ensure that both parish councils can contribute to the process before any decision is made.

- 5 Policy 2 of the CLP suggested 750 new dwellings within 23 Category A villages within Mid Cherwell District would be sustainable. This target has almost been reached already (734 according to the Council's Monitoring Report in 2017). The report also indicates that more than 750 dwellings would be considered as unsustainable growth for the area, and which is against the National Planning Policy Framework (2018) – so the given this point I would request details of any additional infrastructure projects and investment into services to sustain any properties above the level recommended.
- 6 This application far exceeds what is considered as a "minor development" for a class A village, and on that basis should be rejected. Also, the development is outside the built-up limits of the village – again contrary to the recommendations within the CLP.
- 7 The road infrastructure within Sibford Ferris (and surrounding villages) is insufficient to support the additional traffic that will result from a development of this scale. The village has very narrow roads, has several bottlenecks and sharp bends and areas where roadside parking is necessary due to insufficient parking allocations. I feel that the additional traffic from this size of development will result in further congestion and increase the risk of serious road traffic accidents. As there is a large school in Sibford Ferris and a primary school in Sibford Gower this represents a major risk of accidents particularly during rush hour and school start/end times.
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I recognise the need for affordable housing in the area, however I feel that this development is excessive and far exceeds the need based on the size of the village and the local infrastructure and I would urge Cherwell District Council to consider the above issues and reject this proposal.

Yours sincerely

Mrs O Ward

Cherwell District Council objection Sibford Development

From Maggie Guy

To dm.comments@cherwell-dc.gov.uk & bob.neville@cherwell-dc.gov.uk

Date Tuesday, 27 November 2018, 19:46 GMT

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 built 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.

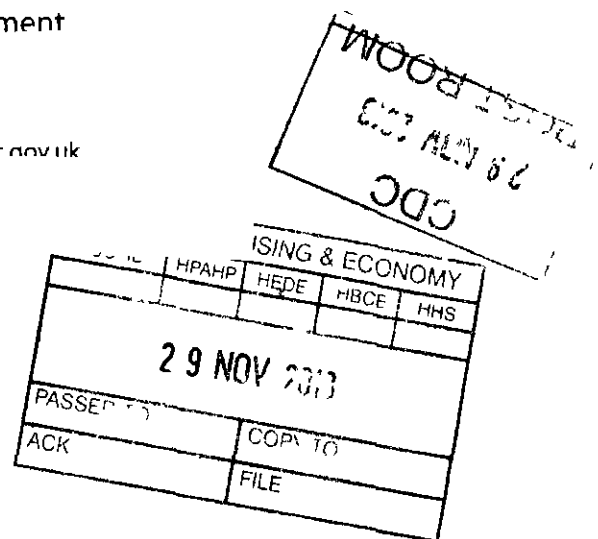
Fourthly is the question of increased traffic. The proximity to the Sibford School entrance is a real concern. At peak times many buses and cars use this entrance on the Hook Norton Road, a new entrance in the same area will create even more congestion and threats to pedestrian safety. The transport 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



*** Objection to Cherwell District Council's development at Sibford Ferris ***

Bob Neville
Cherwell District Council
Bodicote House
White Post Road,
Banbury
OX15 4AA

27th November 2018

Dear Mr Neville,

Development plans were overwhelmingly rejected at our recent Parish Council meeting and I am adding my personal voice to that of the community. I have been a resident here in the village for twelve years now and wish to add my strong objection to what is being proposed.

As a category "A" village in Oxfordshire there will be a completely disproportionate increase (of more than 25%), of housing – and to be built on a greenfield site! This is totally contradictory to all that Cherwell District Council have put in writing previously on the matter of development in this special area

Such a proposal is clearly against the needs and wishes of this community. An unsustainable and threatening plan would alter completely the character of our small village – there are not many left in Oxfordshire!

The site would of course come into direct conflict with the School main entrance – already at peak times this area is full of traffic – and with all the safety aspects involved with school children the area would become even worse. This would be bad planning indeed

Finally, I cannot state strongly enough my personal objection to this scheme. My biggest concern of all is that any precedent set would only lead to yet further development at this site and further spoil what is a unique Oxfordshire village

Yours Sincerely,

Christopher Guy

~ V

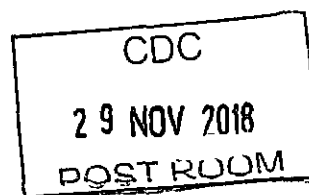
Lions Den
Sibford Ferris
Banbury
Oxon

The Stone House
Backside Lane
Sibford Gower
OX15 5RS

26th November 2018

Dear Mr Neville

PLANNING HOUSING & ECONOMY				
HUCMD	HPAHP	HEDE	HBCE	HHS
29 NOV 2018				
PASSPORT		PROG FC		
ACK		FILE		



Re planning application 18/01894/OUT

I am writing to express my objections to the proposed planning application to build 25 new houses on the Hook Norton road in Sibford Ferris

During consultation on the Sibford Community Plan in 2012 I expressed the view that I would be prepared to consider up to 10 new houses built. This I did with a heavy heart feeling an obligation to accept some new development given the need for homes across the country.

However, I do not believe that 25 houses are needed in Sibford Ferris and think that a development of this scale, increasing the size of the village approximately a quarter, according to the indicative master plan, will ruin the unique character of the village. The beautiful views that attracted my family to the village 18 years ago will be compromised.

I understand that the application states that 'all matters reserved for approval at a later date' so that the development will not necessarily go ahead as described but could be built in a style and to a layout to suit the company who eventually builds the homes. This means there will be no control over the aesthetics of what is built.

I know from experience that a development of this size will put an unnecessary strain on the village infrastructure. Over the years the volume of traffic in Sibford Ferris has become noticeably heavier with gridlock often occurring around Greens, the village shop, as cars and buses try to get through. 25 houses will mean up to 50 new cars in the village eroding further the peace and tranquillity of the area.

I also think the additional volume of traffic will pose a safety risk to the children walking into the primary school and into Sibford school both of which have entrances on to the effected roads.

I cannot see any value in this development going ahead. There will only be a small proportion of affordable housing and the rest will burden the infrastructure and services of the village and change its character irrevocably. What is the benefit of doing this when the requirement for Mid Cherwell Districts Housing needs have already been met and there is no obvious need for additional housing in the district or this location?

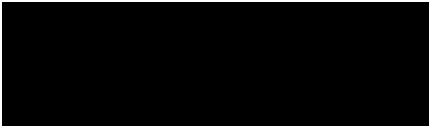
If this development goes ahead then it will give access to the possibility of further building on the bigger field adjacent to this site and compound all the problems of traffic congestion and pressure on services. Most importantly the rural nature of this beautiful area will be lost forever. Please don't let this happen.

I urge you not to approve the application.

Yours sincerely,

Alison Rippon

Simon & Isabel George
The Old House
Main Street
Sibford Ferris
Banbury
OX15 5RE



Mr Bob Neville
Cherwell District Council
Bodicote
Banbury
OX15 4AA

29 November 2018

Dear Mr Neville,

Planning Application No: 18/01894/OUT

I write to raise 2 main objections to the above planning application, as follows:

1. Restricted Vehicular Access / Enhanced Traffic Congestion

As a resident of Main Street, Sibford Ferris, I am concerned about the impact a development of this size would have on the increase in traffic through the village, particularly at congested choke points. Main Street already has a number of bottle-necks where traffic has to wait for cars to pass. Where on-street parking is the only option, certain sections of Main Street are restricted to one-way traffic. ***This is particularly noticeable outside the front of our property (OX15 5RE).*** As well as a significant number of cars, we also see large farm machinery, school buses, HGVs and more prevalent of late, delivery vans speeding (as they descend the hill) through the village. These often screech to a halt outside our house as they have not seen that oncoming traffic is using the one lane available due to the bend in the road. Where we have a natural spring that permanently puddles the road at the point where the traffic has to stop rapidly, ***I deem this alone, to be particularly dangerous.***

Already I cannot let our young children or animals out at the front of our house during peak hours. Overall, the negative impact of a sizeable increase in vehicles using this road as the main route in and out of the village would be very significant; The layout and design of the road does not support such an increase in traffic volume. Given journeys to both the nearest school, Village Hall, Doctor's Surgery and other amenities in Sibford Gower and Burdrop involve travelling via Main Street, the likely increase in traffic would be huge; further, access to Gaydon/M40 and to Banbury/nearest train station also involve this route. Delivery Vans are adding significant weight to the levels of traffic we see as well as the proposed development resident's cars that will be required, likely be at least 2 cars per family, as it is deemed too impractical not to have them in a rural area.

There is no getting away from the fact that it is just at the wrong end of the village ***where all Banbury, Stratford and Gaydon traffic has to 'back track' through the village (Main Street).*** Already Sibford School traffic is hugely significant but given our community has been built up around the 'Friends'

School over the last 150 yrs – this can be forgiven. During rush hour this already over burdens this stretch of road. Significantly only part of Main Street has pavement; more traffic may well increase the risks to pedestrians. ***I would be happy to host a visit from the planning team to show you the impact. In the first instance, I would request that you consider surveying this choke point outside The Old House by arranging for a (temporary) automated system to be installed at this point.***

2. Inappropriate Development

Whilst I am also concerned about the scale and size of the development; I do recognise the need for new homes, but ones that should provide a more balanced community than that that exists. This has been considered in all of the community planning that has taken place over the last decade. Notwithstanding the social mix of housing, ***This proposed development of 25 homes goes against Cherwell's Local Plan 2011-2031 (Part 1)*** which suggests that bigger housing developments are located in built-up areas such as Banbury or Bicester, where suitable infrastructure exists. ***As a relatively small 'Class A' village, Sibford Ferris is not suitable (or required) to have a development on this scale.*** Further, Cherwell's Plan suggests minor developments, infilling and conversions are appropriate ways of extending the housing stock for Class A villages, rather than larger sites which don't fall within the village limits, such as the one proposed.

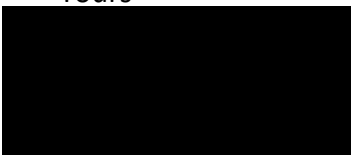
I also refer to the Sibford Community Plan of 2012, which records that 64% of residents would be happy with a smaller, more appropriate developments of up to 10 new homes. Only a small number of residents indicated they would be happy with a development of over 20 houses. ***To allow this development would go against the Community viewpoint as expressed in that Plan.***

Summary

I understand a previous scheme proposed by this developer to build 8 houses with the majority of these being affordable homes was approved, however the developer choose not to go ahead. This new proposal for 25 homes suggests the developer is pushing the boundaries of the planning system to turn a far greater profit and is happy to ignore both community views and wider Cherwell Council policy reasons as to why this development is inappropriate for the setting.

In my view, the greed of the developer in pushing for a more ambitious plan is hugely detrimental to our villages and its residents. Most importantly, I have mapped out why I see this as a physical danger to residents as well as a dangerous precedent to set for rural communities of our type. ***I would be very happy to express these views in a public council planning meeting and host a visit / survey to understand the impact and danger of existing traffic at the choke points in our area of Main Street.***

Yours



Simon George

Mr Bob Neville
Senior Planning Officer
Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

30th November 2018

Our ref:
DAV001/VO/DC
Your ref:
18/01894/OUT

By email & post

Dear Mr Neville,

Outline planning application with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage - OS Parcel 4300, North of Shortlands And South of High Rock, Hook Norton Road, Sibford Ferris (Application No. 18/01894/OUT)

We write in connection with the above outline planning application on behalf of our clients, the Sibford Action Group. Our clients are a group of local residents and professionals, who have co-ordinated a response to this proposal on behalf of the many people living in both Sibford Ferris and Sibford Gower, who are seriously concerned about the likely impact of the proposal upon the villages and community.

This application follows a previous application four years ago on the same parcel of land (14/00962/OUT). The previous application was withdrawn following the Council's resolution to grant permission subject to the completion of a s106 agreement so was not approved. However, the previous application was also for a much smaller development of 8 no. dwellings of which 6 no. were affordable dwellings for local needs and the site, lying outside the built-up limits of the village, was considered as only as a "rural exception site". The previous proposal, being just 8 no. dwellings, was considered by the Council to be an appropriate scale of development for the village and important in meeting local needs. This current proposal is materially different, being three times larger and primarily developer-led speculative housing development.

Whilst the applicant has attempted to address some issues through minor alterations to the scheme following pre-application advice, the principle of development of this scale and in this location is completely unacceptable. This site and Sibford Ferris are not felt to be sustainable locations for a development of this size and permission for this development, which would not only be harmful in itself (see below), would also set a most undesirable precedent for similar development of adjoining land along Hook Norton Road and at Woodway Road, which would urbanise and radically change the character of this rural edge of Sibford Ferris. In addition, there are potentially serious impacts upon the local transport network, agricultural land, the landscape, archaeology and biodiversity.

As such, on behalf of the Sibford Action Group, we **STRONGLY OBJECT** to this latest and most unwelcome application for the detailed reasons set out in this letter. Dealing with each of these matters in turn:

DAVID LOCK ASSOCIATES LIMITED
50 North Thirteenth Street
Central Milton Keynes
Buckinghamshire
MK9 3BP

☎ +44 (0) 1908 666276
✉ mail@davidlock.com
💻 www.davidlock.com

VAT Reg. No. 486 0599 05.
Registered in England No. 2422692.
Registered Office as above.

Principle of the Development

The starting point for the consideration and determination of any planning application like this is Section 38(6) of the *Planning and Compulsory Purchase Act, 2004 (as amended)*, which requires planning applications to be determined in accordance with the statutory Development Plan unless material considerations indicate otherwise.

The Development Plan for the area comprises the “saved” policies from the Cherwell Local Plan 1996 and the Cherwell Local Plan 2011-2031 Part 1, adopted originally in 2015.

This proposal is clearly contrary to the overall spatial strategy set out in the Local Plan Part 1, which directs the bulk of the proposed growth in the district to sites both in and around Bicester and Banbury. It limits growth in the rural areas, directs it towards larger and more sustainable villages and aims to strictly control development in open countryside. The Local Plan Part 1 seeks to change the pattern of recent housing growth in the district, as a disproportionate percentage (almost half) has taken place in smaller settlements, adding to commuting by car and congestion on the road network at peak hours.

Policy Villages 1 in the Local Plan Part 1 amalgamates Sibford Ferris and Sibford Gower for the purposes of “Village Categorisation” and this results in a joint categorisation as a Category A (service) village. The categorisation is questionable due to the fact the villages have poor walking and cycle links, are physically separated by the steep sides of the Sib valley and have separate Parish Councils. Nevertheless, Policy Villages 1 states that proposals for residential development (Minor Development, Infilling and Conversions) are acceptable in Category A villages, providing they are within the built-up limits of the village. This proposal is not within the built-up limits of the village, is not minor development or infilling and so Policy Villages 2 of the Local Plan Part 1 is the most relevant policy for the assessment of this proposal.

Policy Villages 2 outlines that 750 homes will be delivered at Category A villages over the Plan period to 2031, in addition to the rural allowance for small site ‘windfalls’ and planning permissions of 10 or more dwellings, as of 31st March 2014. The Policy describes that sites will be identified through the preparation of the Local Plan Part 2 [which is in the very early stages of preparation with an “Issues” consultation paper published in January-March 2016 and carries very little weight] through the preparation of Neighbourhood Plans [there is no Neighbourhood Plan in this instance] and through the determination of applications for planning permission.

As the other two elements do not apply, this proposal needs to be considered against the assessment criteria identified in Policy Villages 2 for identifying and considering sites, as the Local Plan says ‘particular regard’ will be given to these criteria. This also clearly demonstrates why we consider the proposal is unacceptable:

1. Whether the land has been previously developed land or is of lesser environmental value

The land has not been previously developed and is classed as Grade 2 agricultural land (see Appendix 1); there is a presumption against the development of such land for residential purposes, as it is classed as the ‘best and most versatile’ agricultural land. Therefore, the proposal conflicts with this criterion.

2. Whether significant adverse impact on heritage or wildlife assets could be avoided

The proposal is unlikely to affect the setting of the Sibford Ferris, Sibford Gower and Burdrop Conservation Area given that the Conservation Area is focused upon the historic core of the village(s). Wildlife assets are addressed below in the ‘Ecology’ section.

3. Whether development would contribute in enhancing the built environment

As the application is at the outline stage, the appearance, landscaping, layout and scale of the development are all matters reserved for approval, at a later date. At this stage, it cannot be presumed that the development will enhance the built environment and the details shown on the submitted drawings are not fixed or approved at this stage so are just illustrative and have no

planning status. The development will be substantial and outside the built-up limits of the village in open countryside on the southern approach to Sibford Ferris. Therefore, the proposal is likely to have a considerable physical and visual impact upon the environment on the rural edge of the village and, in the absence of any other information to the contrary, it can only be concluded that the development conflicts with this criterion.

4. Whether best and most versatile agricultural land could be avoided

The applicant comments that the vast majority of land around the Sibfords is Grade 2 or Grade 3. As demonstrated by Appendix 1, the land here is Grade 2 agricultural land so affects the best and most versatile land; the proposal therefore conflicts with the requirements of this criterion.

5. Whether significant adverse landscape and impacts could be avoided

An LVIA has been produced, but it is unclear at this stage whether the CDC Landscape Officer deems the assessment satisfactory. Nevertheless, it should be noted that the land around the Sibford villages comprises a succession of steep-sided valleys and narrow valley floors with a pattern of small fields and mixed farming, predominantly permanent pasture. The proposal will have an urbanising effect on this rural edge of the village, which is on rising land and in a field with no sub-division or enclosure except for a sparse hedge along Hook Norton Road. The likely impact is exacerbated by the scale of the development and the size of the site, which is disproportionate to any similar such development in the village(s) in recent times. Indeed, the Sibfords' Community Plan (2012) concluded that only small to medium groups of development were preferred (1-6 or 7-10 houses). The proposal therefore conflicts with this criterion. See also 'Landscape Impact' section below.

6. Whether satisfactory vehicular and pedestrian access/egress could be provided

Although access proposals are shown on the Illustrative Masterplan, this is only for indicative purposes and therefore could be altered at reserved matters stage, if this application is approved in principle. The pedestrian footpath connectivity is positive but would not be a significant enough benefit to tip the balance of acceptability of the development proposal.

The access is sited only around 50m north of a change in the speed limit from the national speed limit of 60mph to 30mph and given the straight alignment and width of Hook Norton Road, the speed of northbound cars is likely to be higher than 30mph, meaning a longer sightline will be required. The only way to ascertain if this is necessary would be to perform an ATC speed survey to establish sightline requirements.

A concern is also raised about the proximity of the proposed access to the Sibford School entrance on Hook Norton Road. The Transport Statement submitted by the applicant has made the assumption that most traffic would turn right from the site down the Hook Norton Road, which could cause conflicts at peak times in conjunction with turning traffic arriving and departing from Sibford School. The Transport Statement has used assumptions based upon the 2011 Census travel to work data that only 17% of development traffic would travel northbound towards Sibford Ferris village and 83% will travel southbound towards the Whichford Road junction with the Hook Norton Road. Travel to work data would not include trips to Sibford Gower, accessible most easily through Sibford Ferris, where most of the services, including the village primary school and nursery for the Sibfords are located (see Appendix 2). Furthermore, anyone travelling north towards Stratford-upon-Avon, Banbury or to the M40 via Gaydon would turn left from the application site and drive through the village having to negotiate narrow

roads due to their alignment or parked cars restricting the width available for passing vehicles.



Figure 1 - The site in relation to the change in speed limit and Sibford School

It would be unreasonable to assume that the pedestrian connections between the villages are suitable, due to issues such as a lack of a pedestrian footpath along parts of the route e.g. Hawks Lane and the walking distance and topography involved. There are therefore considerable doubts about the proposal's compatibility with this criterion in a location which experiences peak School arrival/departure time congestion.

See the 'Transport' section below for further information.

7. Whether the site is well located to services and facilities

This is a particularly strong argument against the proposal. The applicants attempt to counter it in their Planning Statement by referring to the Taylor Review, which concluded that rural villages find themselves in a "Sustainability Trap", where policy dictates that development can only occur in locations already considered to be 'sustainable'. This Review is not planning policy and is now about 10 years old and has little, if any, weight. Furthermore, we cannot conceive how Sibford Ferris can be considered a sustainable location for the development of 25 no. dwellings, when previously a development of just 8 no. dwellings (as a rural exception site) was considered to be an 'appropriate scale'. The proposal is of a disproportionate and inappropriate scale and the site is not well-located in relation to services and facilities, including public transport, employment, etc. See 'Sustainability of Sibford Ferris', below.

8. Whether necessary infrastructure could be provided

Necessary infrastructure can be provided and secured through a s106 agreement providing it is necessary, directly related to the development and fairly and reasonably related in scale and kind to the development.

9. Whether land considered for allocation is deliverable now or whether there is a reasonable prospect that it could be developed within the plan period

It is anticipated that the land is deliverable but this is not of significant weight given the housing land supply position in the district (5.4 years as at July 2018 Housing Land Supply Update).

10. Whether land the subject of an application for planning permission could be delivered within the next five years

Unknown – see 9 (above).

11. Whether the development would have an adverse impact on flood risk

An increase in hard-standing or impermeable land could increase flood risk elsewhere, due to the fact the site is currently permeable agricultural land. The Flood Risk Assessment has identified a risk of perched Groundwater Flooding, which requires further monitoring and mitigation measures.

The conclusion from this review of the proposal is that it clearly conflicts with virtually all of the principal criteria and is not in accordance with this key policy in the Development Plan for the reasons set out above and amplified below.

Policy Villages 2 allocated 750 dwellings to be provided in the District's twenty-three Category A settlements, until 2031. This is in addition to any windfall development within the built-up limits of the village. Cherwell District Council's Annual Monitoring Report (AMR, 2017) outlined that 664 dwellings have been approved towards meeting the requirement in Policy Villages 2. The Blackthorn Road, Launton appeal decision (Ref: APP/C3105/W/17/3188671) in September 2018 allowed the development of a further 72 no. dwellings, bringing the total permitted dwellings to at least 736 dwellings. This leaves an allowance of just 14 dwellings until 2031.

The Inspector in the Launton appeal, stated:

'The latest AMR figures demonstrate that completions and planning permissions outstanding in the two principal towns of Bicester and Banbury amount to in the region of two thirds of housing delivery. The remaining one third being delivery in the rural areas, a substantial proportion of which is at a strategic allocation location. This demonstrates that the overall intention of the strategy to deliver housing in the most sustainable locations of the main towns and strategic allocation and to limit development in the rural areas is succeeding.'

Although the 750 dwellings number in Policy Villages 2 is not an upper limit, it is unlikely that the District Council will be comfortable exceeding this number substantially in 2018/19, over ten years before the end of the Plan period. The sustainable housing growth strategy inherent in the Local Plan Part 1 could be compromised by exceeding this figure, causing excessive or unbalanced growth too early in the Plan period, which the principal objective of the strategy aims to avoid for various reasons, but underpinned by sustainability principles. The proposal therefore conflicts with the strategic objectives of the policy and Local Plan Part 1.

In addition to the material conflict with both the strategic intention and detailed criteria of Policy Villages 2, the proposal is not in accordance with Policy BSC 2 (The Effective and Efficient Use of Land – Brownfield Land & Housing Density). The Policy BSC 2 states:

'Housing development in Cherwell will be expected to make effective and efficient use of land. The Council will encourage the re-use of previously developed land in sustainable locations...'

This proposal is neither on brownfield land nor in a sustainable location. The density of the proposal is also so low that it conflicts with the policy in that it is not an efficient use of land.

Principle - Development Plan Conflict

As set out above, in accordance with Section 38(6) of the *Planning and Compulsory Purchase Act 2004*, decisions must be made in accordance with the Development Plan unless material considerations indicate otherwise. In this case, there are no material considerations to indicate a decision should be made other than in accordance with the Development Plan (Cherwell Local Plan 2011-2031 Part 1 and the "saved" policies of the Cherwell Local Plan 1996). The proposal clearly conflicts with the principal policy – Policy Villages 2 – and the objectives of the Local Plan Part 1 and should be refused.

This is at a time when the District Council can demonstrate 5.4 years' housing land supply (July 2018) and when Oxfordshire Authorities need only demonstrate a 3-year housing land supply following the Written Ministerial Statement on Housing Land Supply in Oxfordshire (HLWS924). This is to protect the Council and the district whilst the Oxfordshire Authorities progress the Joint Statutory Spatial Plan (JSSP) funded by the Oxfordshire Growth Deal, which

will provide the long-term spatial development strategy for the area. Therefore, there is no pressing need for housing in this location, or at this time, especially unsuitable development of an inappropriate scale in such an unsustainable location.

Whilst the Government's objective is to significantly boost the supply of homes (Paragraph 59 of the National Planning Policy Framework, 2018 (NPPF)), this does not override the status of the Development Plan in this instance, which is up-to-date and supported by a 5-year supply of housing land. Paragraph 11 of the NPPF states that decisions should apply a presumption in favour of sustainable development. However, a development of this scale in this location is inappropriate, unsuitable, unsustainable and harmful to the village. It would also potentially inhibit development in a more sustainable location or Category A village. Therefore, the presumption in favour should not apply and, in any event, the proposal conflicts with the Development Plan for a variety of reasons.

Sustainability of Sibford Ferris

Sibford Ferris and Sibford Gower were amalgamated and considered together to form one Category A Settlement, for the purposes of Policy Villages 1.

Whilst the Category A settlements are considered to be the more sustainable villages, there is a wide disparity between the services, facilities, accessibility and other sustainability characteristics of say Adderbury, Bloxham and Deddington as opposed to the Sibfords yet they are all grouped as Category A settlements.

Even considered together, the Sibfords are not considered to be suitable or capable of absorbing:

- the growth produced by the 25 no. dwellings currently under consideration;
- any further development that would follow if an undesirable precedent was created by the approval of the current proposal; and
- windfall development that may come forward within the built-up limits of the villages.

Both Sibford Ferris and Sibford Gower have experienced very little development in recent years, which is largely a reflection of their limited capacity, lack of facilities and poor accessibility. Whilst being strong communities the settlements have survived relatively unscathed due to their relatively isolated hilltop location, surrounded by rolling countryside.

The majority of services in the locality are in Sibford Gower (see Appendix 2). It is unlikely that Sibford Gower will be accessed on foot, due to the lack of continuous public footpaths along the route between the villages, the distance and uneven topography. Therefore, the potential residents of the new development would most likely drive to reach the Nursery, Primary School, Public House, Village Hall, Church(es) and the GP Surgery in Burdrop.

The small food shop in Sibford Ferris, although within walking distance and valuable facility, is not sufficient for use as more than a small, local convenience store. The Sibfords' Community Plan (2012) detailed that nearly three quarters of respondents used the village shop, but only for up to thirty percent of their shopping overall. Villagers still drive to nearby settlements for a supermarket, or any other shops and most services for the other 70% of their shopping needs. Appendix 3 details the greater than average road distances to employment centres, a secondary school and other services. The lack of shops and services within walkable distance along with a lack of regular public transport services leads to a reliance upon vehicular transport amongst existing residents and this issue will only be compounded with a significant increase in residents.

It has been noted there is some support for the application due to its ability to sustain pupil numbers at the Village School. Whilst this is a potential benefit, it is of limited weight in the overall balance of benefits arising from the scheme compared with the adverse impacts that would arise from the development.

The lack of sustainability of the Sibfords is a clear argument weighing substantially against the proposal and in conjunction with the other items in this letter, comprise a compelling case to refuse this application.

Planning History of the Site

It has been noted by the applicant that the site has been subject to a previous resolution to grant planning permission for eight dwellings, six affordable local needs dwellings and two market dwellings categorised as a "rural exception site" (14/00962/OUT). It is appropriate to note that the application was withdrawn before any planning permission was granted as the necessary s106 agreement to secure the affordable housing in perpetuity was not completed. As Lord Steyn noted in the House of Lords' discussion of the case *R v London Borough of Hammersmith and Fulham and Others, Ex P Burkett and Another* [2002] UKHL 23:

'Until the actual grant of planning permission the resolution has no legal effect.'

It is therefore clear that a previous resolution to grant planning permission has no legal standing as a consideration in support of this application. Furthermore, the previous scheme was significantly different to the current proposal. The previous scheme was primarily affordable or local needs homes and of a much smaller scale. In contrast, this proposal is primarily for developer-led, market homes, 16 no. in total and a smaller proportion of 9 no. affordable dwellings. While there may be a need in The Sibfords for affordable dwellings it is imperative that the differences between the two applications are understood. In the previous case, the market housing was argued to make the provision of affordable homes viable. This is not the case here. Although affordable housing would be a significant benefit, this should not outweigh the harm that would be caused to the site, the village and the surroundings, in sustainability terms, by such a large development and a significant number of market dwellings in this location.

Precedent of the Development

Whilst each application must be considered on its own individual planning merits having regard to the Development Plan and any other material considerations, if necessary, we are extremely concerned that an undesirable and unfortunate precedent could be created with the grant of planning permission for this application, which would lead to further unsustainable growth and development outside the built-up limits of the village in the attractive countryside that surrounds it.

The only other site referred to as suitable in the District Council's Housing and Economic Land Availability Assessment (HELAA, 2018) – promoted by the land-owner - is located adjacent to the current application site. The adjacent site, referred to as "Land at Woodway Road, Sibford Ferris", is considered in the HELAA to be potentially suitable for development, subject to satisfactory access, amongst other issues. It should be stressed, at this point, that the HELAA is principally a list of sites put forward by land-owners to be taken account of in the preparation of a Local Plan and it is not a comprehensive indication of the appropriateness of a site for development in the Local Plan itself. Therefore, only limited weight can be attached to the HELAA.

Nevertheless, with this site coming forward prior to Woodway Road, it would open-up access to the other site from Hook Norton Road, rather than Woodway Road, which is essentially a single track, completely unsuitable for access to a housing development. The applicant states:

"...sensible to design this proposal so that it would not prejudice future development in the longer term of the only other site found suitable in The Sibfords. This would mean that any future proposal in that location would not need to add additional traffic to Woodway Road."

It is clear that this development – confirmed by the Illustrative Masterplan with its link to the adjacent, smaller field which may be 'suitable' for development - would provide the access necessary to bring this adjacent site forward. The proposal would not only have a significant impact on this part of the village in itself but is also more than likely to lead to further undesirable development, if approved, as not only physical access would be facilitated but a precedent for more development on adjoining land would be established, which would be very difficult for the Council to resist if it approved this scheme. It should also be noted that the site forms part of a much larger agricultural field, with no sub-division or boundaries, except a sparse hedgerow along Hook Norton Road. If the principle was established for development in this location, there is the risk that further development could ensue to the south towards Hook Norton.

Size of Development

The scale of the proposed development in comparison to the size of Sibford Ferris is disproportionate, in sustainability, physical and new housing terms. The village only has approximately 476 inhabitants (Census, 2011), so increasing such a small village by 25 no. dwellings (by circa 2.5 people per household) would mean a 13% increase, which is significant and disproportionate.

In terms of actual size, the Illustrative Masterplan seems to demonstrate that the development would increase the size of Sibford Ferris by approximately 25% (in area terms) – a significant increase.

This application alone proposes to increase the number of households in Sibford Ferris by about 17%. The HELAA notes that the Land at Woodway Road, adjacent, could accommodate 20 no. dwellings. A further 20 no. dwellings in addition to the 25 dwellings currently proposed would increase the size of Sibford Ferris by 31%, rather than just 17%. An increase in the number of households by just 17% is unsustainable, but an increase of 31% would be completely unacceptable under any circumstances.

In the Sibfords' Community Plan (2012), 64% of people said they would be willing to envisage up to 10 new houses, 31% up to 20 and only 3% over 20 houses. This proposal would clearly be against the wishes of the local community and the Parish Councils' objectives via the Community Plan.

In addition, the HELAA (2018) stated that a small scheme of approximately 10 dwellings would be potentially suitable for the site. This proposal is significantly in excess of this with potential for more on the site itself and on adjoining land (with access through the site) if a precedent was set by this proposal. This compounds the strong policy, sustainability and other objections to the proposal.

Policy C28 of the "saved" policies of the Cherwell Local Plan 1996, states that "control will be exercised over all new development... to ensure that the standards of layout... are sympathetic to the character of the urban or rural context of that development". Further to this, Policy C30 outlines that design control will be exercised to ensure new housing development is compatible with [amongst other issues] the character, scale and density of existing dwellings in the vicinity. The scale of the development is not sympathetic in any way to the rural context of Sibford Ferris and is not compatible with the character, scale and density of existing dwellings. Therefore, the development is contrary to Policies C28 and C30 of the Cherwell Local Plan 1996.

Transport

Given the location of Sibford School almost opposite the entrance to the proposed development, it seems likely that at drop off and pick up times there will be congestion and possibly road side parking, which could affect visibility sightlines from the development's access point.

Although the HELAA (2018) suggests limited development is acceptable in Sibford Ferris, it is clear that public transport accessibility is limited and does not occur at times suitable for travel to work or school. The Transport Statement indicated a bus service of 5 buses per day. There are 5 services in the Shipton-on-Stour to Banbury direction, there are only 4 in the reverse direction. Travelling towards Banbury, the first service leaves Sibford Ferris at 7.02, arriving in Banbury at 7.25, with the next service leaving at 10.02 and arriving in Banbury at 10.25. In the other direction the first service leaves Sibford Ferris for Shipston-on-Stour at 10.53. On Saturdays there are only 4 services per day, with no service on a Sunday.

Realistically, the majority of journeys which need to be made outside of Sibford Ferris will be by car. The development is not of a scale whereby it can contribute to an improved bus service and even if it were able to do so, the level of development would not generate sufficient patronage to make increased services sustainable. Even journeys to Sibford Gower are likely to be made by car, as there is a lack of continuous footway between the two villages and significant on street parking, causing safety issues to both pedestrians and cyclists. This could particularly affect the potential for parents with children walking to and from school in Sibford Gower.

An increased volume of traffic is likely to exacerbate existing safety concerns held by many in the village. Policy TR7 of the “saved” policies of the Cherwell Local Plan 1996 states:

“development that would regularly attract ... or large numbers of cars onto unsuitable minor roads will not normally be permitted”.

As discussed, the proposal will result in a higher volume of car trips to workplaces, schools and other services, such as a supermarket. It is likely there will be more than one car per dwelling in the proposed development, which could result in a disproportionately larger number of cars using minor or unsuitable roads. The development is therefore contrary to Policy TR7 of the Cherwell Local Plan 1996.

Therefore, in transport terms, it is considered that the proposal is unacceptable.



Figure 2 - Verge parking along Hook Norton Road

Agricultural Land

There is a significant volume of high-quality agricultural land in the area surrounding the Sibfords. Appendix 1 to this letter demonstrates the site is classified as Grade 2 agricultural land, therefore the proposal would affect the best and most versatile land. The applicant makes the argument that the landscape between Sibford Ferris and Sibford Gower is more sensitive than the proposed site. This is not relevant to the proposal, which needs to be considered on its own individual merits and does not justify the use or development of this site, which directly affects the best agricultural land, contrary to the aims of Paragraph 170 of the NPPF, 2018.

Landscape Impact

In the pre-application advice, both yourself and the Council's Landscape Officer requested a Landscape and Visual Impact Assessment (LVIA). The applicants have produced a LVIA, but it is not clear at this stage whether this is sufficient to persuade the Council's Landscape Officer and other CDC officers that the impact of the proposal upon the village is acceptable. We would argue that the proposal would have a significant landscape impact when viewed from a variety of locations around the site, contrary to Policy ESD 13 of the Local Plan Part 1.

The development would be visible from Hook Norton Road, at least two public footpaths and the wider village, which would be detrimental to the character and appearance of this edge of

the village as it is in open countryside, in an area where development is restricted to protect the rural amenities of such localities. In short, the scale of the proposal and its prominent location in the public domain at the southern “entrance” to the village, would cause undue visual intrusion into the open countryside and harm the rural setting and tranquillity in this rural edge location of Sibford Ferris.

Public Rights of Way may require diversions and will be significantly altered due to the proposed development. In any case, the character of the Public Rights of Way will be substantially altered due to the change in surroundings, from previously open countryside views, to being within or dominated by an urban, residential development. The Transport Statement submitted states that the footpaths within the development would be connected with the existing footpath network in the village, but no proposed layout is provided so impact cannot be fully and properly considered.



Figure 3 - Current views of open countryside across the site from Hook Norton Road

Archaeology

We are pleased to note that Oxfordshire County Council’s Archaeologist objects to the proposal due to a lack of formal archaeological investigation. As set out in the Council’s Sibford Ferris, Sibford Gower and Burdrop Conservation Area Appraisal this area has been settled from an early period, as evidenced by the mention of barrows at Sibford Gower (Beesley, 1841), and the remains of an extensive Iron-Age camp at Madmarston Hill (NE of Swalcliffe village) (National Monuments Record). In addition, close by is a large site of Roman occupation at Swalcliffe Lea. The villages are also located on the pre-historic path from the south to Lincoln and York.

The NPPF describes Local Planning Authorities’ obligations:

“Where a site on which development is proposed includes, or has the potential to include, heritage assets with archaeological interest, local planning authorities should require developers to submit an appropriate desk-based assessment and, where necessary, a field evaluation”.

In order to be consistent with national policy guidance and Policy ESD 15 of the Local Plan, which requires the conservation of designated and non-designated heritage assets, the District

Council should insist upon formal archaeological investigation before considering and determining this application.

Ecology

It is worth noting the Phase 1 Ecological Survey was followed up by a bat survey, uploaded to the District Council's website on 16th November 2018. The Phase 1 Survey did not identify the need for a further bat survey, as the Phase 1 Survey stated that no mitigation would be required for bats. However, the Phase 1 Ecological Survey did identify the need for Badger mitigation. This identifies the potential need for a more detailed Badger Study which has not been undertaken, it seems, by the applicant. There are biodiversity impacts, therefore, arising from this development, which need to be fully and properly considered and mitigated, if possible, otherwise the proposal would conflict with Policy ESD 10 of the Local Plan and Paragraphs 170 and 175 of the NPPF, 2018.

Statement of Community Involvement

The applicant's Statement of Community Involvement attempts to negate local concerns. However, their responses are generalised and are not enforceable as part of an outline planning application, with all matters reserved.

The "adequate off-street parking" provided by the development is proposed to negate the impact of the existing on-street parking on Hook Norton Road. This additional parking may be beneficial but does not mitigate the increased number of vehicular trips made by the new residents of and visitors to the proposed development.

The applicants' proposal offers "public benefits" comprising a community orchard, allotments and a substantial area of natural green space with a new footpath to link Woodway Road and Hook Norton Road. There is a concern that these "benefits" are not directly related to the development and/or fairly and reasonably related in scale and kind to the development. There is a serious doubt as to whether they pass the tests set out in Paragraph 56 of the NPPF, 2018 and the *Community Infrastructure Regulations, 2010 (as amended)*. In any event, the proposed "public benefits" are not substantial enough to outweigh the significant policy conflicts and negative planning impacts that will result from the development.

Conclusion

In conclusion, for all the reasons outlined, the proposed development is wholly unacceptable and should be refused by the Council pursuant to section 38(6) of the *Planning Compulsory Purchase Act, 2004 (as amended)* as it is not in accordance with the Development Plan and there are no material considerations that justify setting aside the Plan. The proposed development conflicts with Policy Villages 2 and Policies BSC 2, ESD 10, ESD 13 and ESD15 of the Cherwell Local Plan 2011-2031 Part 1 and Policies C28, C30 and TR7 of the "saved" policies of the Cherwell Local Plan 1996.

In addition, the development conflicts with national policy guidance set out in the NPPF, 2018 and local views set out in the Sibfords' Community Plan, 2012. This site and Sibford Ferris are not sustainable locations for a development of this size. Furthermore, permission for this development would not only be harmful to the local transport network, agricultural land, the landscape, archaeology and biodiversity it would also set a most undesirable precedent for similar development of adjoining land along Hook Norton Road and at Woodway Road, which would urbanise this rural edge of Sibford Ferris.

We would therefore request that you/the Council take these strong objections into account before determining the application and conclude that the application should be refused for the reasons set out.

We would also confirm that we would like to speak at the Council's Planning Committee meeting on behalf of Sibford Action Group who feel very strongly about this issue.

If you require any further information or wish to discuss any of the issues raised, please do not hesitate to contact me.



Yours sincerely,



Duncan Chadwick
Partner

Email: dchadwick@davidlock.com

Appendix 1 – Agricultural Land Classification

Appendix 3 – Distance to Services

Source: Community Insight Profile for Sibford Ferris Area (2018)

Average road distance from Job Centre	Average road distance from Secondary School	Average road distance from GP	Average road distance from Pub	Average road distance from Post Office
12.1km	9.2km	1.4km	1.3km	0.0km
England average = 4.6km	England average = 2.1km	England average = 1.2km	England average = 0.7km	England average = 1.0km
Source: Road distances - Commission for Rural Communities: Distance to Service dataset (2010)				

Shortlands Park Stud
Sibford Ferris
Nr Banbury
Oxon OX15 5QR

28 November 2018

Bob Neville
Planning Officer
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire OX15 4AA

Sent by email to Bob.Neville@cherwell-dc.gov.uk

Dear Mr Neville

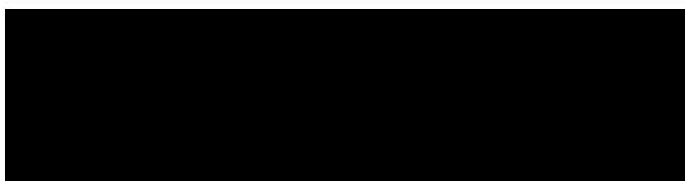
**Re: Planning Application Ref. No: 18/01894/OUT
For 25 Dwellings North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris**

I live at Shortlands and therefore one of the properties directly affected by this planning application to which I am wholly opposed for the following reasons: -

- I have lived at Shortlands on Hook Norton Road since 2002. An equestrian stud operates from my property.
- Since 2002 the traffic from the school has increased exponentially and at peak school hours it is unsafe to walk my dogs on Hook Norton road such is the volume and speed of the traffic to and from the school. Presently vehicles using this road do so at dangerous speed either travelling down or up the hill to the school entrance, or as a cut through to the M40 junction at Gaydon.
- The same statement applies for any person riding horses from my property even when all precautions are taken by wearing hi-vis safety tabards.
- The proposed housing development site is opposite the school main entrance and will create a significant hazardous highway area with substantial risk of vehicle & highway user accidents.
- The application traffic statement says traffic will turn right from the development onto Hook Norton road which will significantly affect my property and create further dangerous risks for horses and riders.
- Planning consent was given in October 2014 for 6 affordable local persons homes and 2 market homes. This consent was granted under the planning exception rules as it met the need for local low cost housing. Why has this been changed to a significantly larger application (over three times larger), that does not meet any criteria to provide housing for local persons for low cost local needs.
- The village did not agree to this scale of development in the Sibford Local Community Plan. If these plans are ignored, what was the purpose of them and why was the village asked to consult and draw these plans up.

- The scale of the proposed development is 25% of the existing village size and completely disproportionate. Planning guidance does not support development of this scale in rural villages.
- The development is unsustainable as the village could not absorb growth of this size and it would completely change the character of the village. All services excluding the small village shop are in Sibford Gower which will create further traffic by new residents.
- The development will create a precedent by building on prime agricultural land in open countryside which is not an infill site and will not meet any of the exception criteria.


Yours sincerely



Lynn Matthews
Shortlands
Hook Norton Road
Sibford Ferris
Oxfordshire OX15 5QR

cc
Cllr George Reynolds
Sibford Parish Council

Handywater Farm
Sibford Gower
Banbury
Oxon
OX15 5AE



29th November 2018

Bob Neville
Planning- Cherwell District Council
Bodicote House
Bodicote
Banbury
OX15 4AA

Dear Sir,

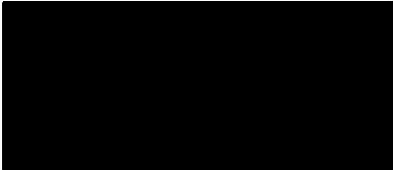
PLANNING APPLICATION 18/01894/OUT-NEW HOUSES AT SIBFORD

I wish to object to the above planning application for new houses at the Sibfords.

The issues are:

1. They are in a large single plot and not on multiple available plots in the village.
2. The houses are being placed contrary to the agreed village plan for new houses.
3. The houses are being placed on the outskirts of the village that drastically breaks with the original footprint of the Sibfords.
4. I understand that the housing requirements of Oxfordshire have been met elsewhere in the County.

Can you please review this significant, unwelcome, unnecessary additional housing estate and hopefully common sense will prevail and you will reject it in favour of the village plan.



Lord Fermoy

From: Sue Cook
Sent: 27 November 2018 20:15
To: Bob Neville
Subject: Planning Ref: 18/01894/OUT Sibford Ferris

Dear Mr Neville,

In case one form is easier than the other for admin purposes, the letter which I have attached herewith is also duplicated in the email below.

Planning Ref: 18/01894/OUT

***Site Address: OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road, Sibford Ferris***

***Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with
associated open space, parking and sustainable drainage***

Dear Mr Neville

I write to object to this proposed development on the following grounds:

1. The increase in the number of inhabitants would be seriously disproportionate. An additional 25 households would radically alter the intimate 'feel' of our small village of Sibford Ferris, which is exceptional for its neighbourliness and supportive, caring residents.
2. Weight of traffic. Given that most households now own two cars each, this would represent a hefty increase of 50 cars in this part of the village. In addition, the junction between Woodway and Hook Norton Road, adjacent to the proposed development, is already known to be a hazardous one.
3. To permit a development like this on a greenfield site would set a most unwelcome precedent; also an unnecessary one, since usable brown field sites exist within a three mile radius of this particular spot.
4. Finally, a beautiful view, much appreciated by local walkers like me, will be lost for ever.

I hereby reject this proposal absolutely.

Yours sincerely,

Susan L Cook

*SUE COOK
AUTHOR/BROADCASTER
Lambs Croft, Sibford Ferris, Banbury, Oxon OX15 5RE*

Objection to Cherwell District Council's development at Sibford Ferris

Bob Neville
Cherwell District Council
Bodicote House
White Post Road,
Banbury
OX15 4AA

27th November 2018

Dear Mr. Neville,

Development plans were overwhelmingly rejected at our recent Parish Council meeting and I am adding my personal voice to that of the community. I have been a resident here in the village for twelve years now and wish to add my strong objection to what is being proposed.

As a category "A" village in Oxfordshire there will be a completely disproportionate increase (of more than 25%), of housing – and to be built on a greenfield site! This is totally contradictory to all that Cherwell District Council have put in writing previously on the matter of development in this special area.

Such a proposal is clearly against the needs and wishes of this community. An unsustainable and threatening plan would alter completely the character of our small village – there are not many left in Oxfordshire!

The site would of course come into direct conflict with the School main entrance – already at peak times this area is full of traffic – and with all the safety aspects involved with school children the area would become even worse. This would be bad planning indeed.

Finally, I cannot state strongly enough my personal objection to this scheme. My biggest concern of all is that any precedent set would only lead to yet further development at this site and further spoil what is a unique Oxfordshire village.

Yours Sincerely,

Christopher Guy

Lions Den
Sibford Ferris
Banbury
Oxon.

From: Public Access DC Comments
Sent: 29 November 2018 21:43
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 9:42 PM on 29 Nov 2018 from Mr IAN SHARP.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mr IAN SHARP

Address: Lambs Croft, Back Lane, Sibford Ferris, Banbury OX15 5RE

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I am a resident of Sibford Ferris and I would like to register my complete objection to this application, as the number of residences proposed is not only unrealistic but, even worse, this proposal is sited in the wrong area of the community altogether. In fact, one couldn't have suggested a more inconvenient location for a development on this scale, and this offers clear evidence that the whole "plan" has not been thought through at all.

As the footpath warden for the area covering the two Sibfords, I can tell you that, sadly, the Ferris is not a pedestrian friendly village. Indeed, in certain areas it is downright perilous, and the introduction of up to a hundred new pedestrians would seriously intensify this problem.

Apart from the fee-paying Quaker school opposite the proposed estate, which is unlikely to be an option for new owners of affordable housing, all the village

amenities are only accessible on foot by a series of narrow roads, which are accompanied by few footpaths. These narrow roads are particularly dangerous for children and parents with prams when attending the nursery and primary school over in the Gower, as well as the GP Surgery on the far side of Burdrop. As for accessing village entertainment, the Village Hall is also on the road near the school and the only pub in the area is way over on the far side of the Gower. Access to all these facilities is by the same route, involving steep hills with limited pedestrian help, and I recommend you walk this route to get an idea of the complexity of the problem. The only amenity which is reasonably close is the little village shop, which supplies an essentials service, (see Sibford Community Plan 2012) and this can only be reached by a bridlepath and field or by a dangerous narrow stretch of main road through the village, too narrow to support a footpath.

As in nearly all rural areas, a car is a necessity and the Sibfords are no exception. Given the application is for 25 houses, at an average 2 cars per household, this would put an additional 50 cars on the road and, would thus place an intolerable demand on village traffic. The exit/entrance to the estate is on the Hook Norton Road, just up from a blind bend, and at school dropping off and collection times this stretch of road is extremely busy. For most shopping, eating out and other forms of entertainment, new residents would need to drive to Banbury, Chipping Norton or Shipston, as most of us do, since the very limited bus service is appreciated but inadequate, and consequently little used.

A final thought. There are quite a few affordable houses in the village which are owned by older residents, and these will obviously become available within the next few years, allowing the village to grow at a rate which is commensurate with its rural character.

In conclusion, the proposed scale of this development smacks of thoughtless speculation, which explains why it's in a hopelessly unsuitable location. Furthermore, it is completely unsustainable for the shape, size and nature of this community, and would take a wrecking ball to a uniquely friendly, happy village.

From: Public Access DC Comments
Sent: 30 November 2018 12:00
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 11:59 AM on 30 Nov 2018 from Mrs Vanessa Spooner.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville

[Click for further information](#)

Customer Details

Name: Mrs Vanessa Spooner

Address: Springfield Cottage, 4 The Colony, Colony Road Sibford Gower, Banbury OX15 5RY

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: I live in Sibford Gower and will see this development from my home. I have no issue with progress, but 25 homes is far too many. As family homes, this will likely mean around 100 extra people and 25-50 additional cars - this is too much. This is not what the village agreed to, and this indicates total lack of regard by the planning applicant to contribute constructively to healthy and desired growth in the village. I categorically object to this number of homes and refer the planning assessment team back to the Sibford Local Community Plan.

From: Public Access DC Comments
Sent: 30 November 2018 14:15
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 2:14 PM on 30 Nov 2018 from Miss Victoria Owen.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Miss Victoria Owen

Email:

Address: David Lock Associates, 50 North Thirteenth Street, Milton Keynes MK9 3BP

Comments Details

Commenter Type: General Public

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Please see the objection letter submitted to Mr Bob Neville via email and post dated 30th November 2018.

Many thanks,
Victoria

From: Public Access DC Comments
Sent: 30 November 2018 16:19
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 4:18 PM on 30 Nov 2018 from Mrs Caroline Seely.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mrs Caroline Seely

Email:

Address: Home Farm, Backside Lane, Sibford Gower, Banbury OX15 5RS

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Sirs, we wish to object in the strongest possible terms to the current application to build on the site at Hook Norton road for the following reasons:

- A large section of the village lies within a conservation area, and the village is close to an Area of Outstanding Natural Beauty.
- Essential amenities - for example, the school and doctor's surgery - are shared with many other villages in the vicinity and are not robust enough to withstand the influx of more families.
- The existing application is a clear preface to a later bid to increase the number of dwellings on the site.
- Importantly, traffic through the village - on Main Street - is at unprecedented levels, causing dangerous chaos at peak travel times, and with no pedestrian provision.
- The Council is urged to visit the site between 8 - 9am and 4.30 - 5.30pm on a weekday.
- Traffic has already increased significantly, with

resultant highways damage, since the Council's decision to grant a licence for a local equestrian facility.

- The immediate locale has already been the subject of new homes' development in recent years, including a Close of new houses in adjacent Stewarts Court and Woodway Road.

- The site does not speak to the Council's Draft Vision, set out in its Partial Review as "...suitable for convenient, affordable and sustainable travel opportunities to the city's places of work, study and recreation and to its services and facilities".

Sincerely, Hugo & Caroline Seely

From: Public Access DC Comments
Sent: 01 December 2018 22:42
To: Public Access DC Comments
Subject: Comments for Planning Application 18/01894/OUT

Planning Application comments have been made. A summary of the comments is provided below.

Comments were submitted at 10:41 PM on 01 Dec 2018 from Mr Richard Irons.

Application Summary

Address: OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris

Proposal: Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage

Case Officer: Bob Neville
[Click for further information](#)

Customer Details

Name: Mr Richard Irons

Email:

Address: Meadow Cottage, 6 The Colony, Colony Road Sibford Gower, Banbury OX15 5RY

Comments Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Reasons for comment:

Comments: Dear Sirs

As a resident of Sibford Gower I am disappointed to see that after the village agreed to the previous plan of up to 10 houses, that the planning has been changed to 25 houses which include only 9 affordable homes, of which 'half' are for current or previous residents of the village.

Permission was granted to develop 8 houses on the proposed site with stipulation that the majority of the homes were to be affordable housing with preference given to people with a connection to the village.

The planned development of 25 houses goes against the Policy set out in the Cherwell Local Plan 2011-2031 (Part 1), this clearly directs development towards Bicester and Banbury, and other already built-up areas, not Class A