

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR PETER BARDEN
Address	Larkrise, Woodway Road Sibford Ferris BANBURY Oxfordshire OX15 5RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Appeal Letter 2019-08-18.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Aaron Valentine (Case Officer)
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square Temple Quay
Bristol
BS1 6PN

Peter Barden
Larkrise
Woodway Road
Sibford Ferris
Banbury
OX15 5RF

18 August 2019

Appeal Reference number: APP/C3105/W/19/3229631
Address of appeal site: OS Parcel 4300 North of Shortlands and South of High Rock
Hook Norton Road
Sibford Ferris
OX15 5QW

Dear Sir,

I strongly object to the appeal proposals being made by Land and Partners.

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

The Planning Application was rejected by the council planning committee 13 -0, with 4 abstentions for good reason. We hope that the inspector will support the council members who have listened to the community and understood our concerns.

This application is not in accordance with the community plan where 64 % of villagers wanted less than 10 houses and in small clusters of 1 to 6 houses.

Reason for refusal 1

The scale of this development in relation to the size of the village. It is disproportionate, undesirable and unsustainable.

At the April CDC planning meeting Bob Neville said "In terms of site outline it is a significant area of land in comparison with Sibford Ferris looking at approximately a 19% increase of households in Sibford Ferris." The site clearly has a road linking to another site off Woodway road which can set a precedent for even more development and if 25 houses are not sustainable then how will 40 houses impact the village?

➤ **Sustainability**

Land & Partners in their Statement of Case state at para 5.2 state that "Policy Villages 1 identifies Sibford Ferris / Sibford Gower as a Category A (Service Centre) Village which is the most sustainable category A Village. Land and partners state "The Sibford's have been given this status because they have more services and facilities than many other settlements in the District."

This statement is simply incorrect. The following reason illustrates why

- Cherwell published a report in August 2009 called “CRAITLUS” (Cherwell Rural Area Integrated Land Use Study).

The Executive Summary on page iv says “of the 33 villages only 4 show little capability to sustainably support additional housing. Shenington, Sibford Ferris / Sibford Gower and Charlton on Otmoor perform poorly due to their location on minor roads, with long travel times and distances to access key facilities”.

Paragraph 8.3.8 outlined that Sibford Ferris/ Sibford Gower showed “little capability to support additional housing” and the villages have “some facilities and public transport accessibility but are located on minor roads with long travel times and distances to access key services in major centres”.

The geography, road network, infrastructure and facilities of Sibford Ferris/ Sibford Gower has not changed in 10 years so the above comments are still accurate and true.

Sustainability points;

- a) The roads within the village are all unclassified, in places narrow and unable to accommodate pavements.
- b) Given on street parking there are often traffic blocks when vehicles, including agricultural vehicles approach in opposite directions.
- c) The Sibfords are probably as far from an A road as anywhere in Cherwell. Banbury is 7 miles on the B4035 a road which is winding and narrow, Stratford and Bicester are 20 miles and Oxford is 25 miles.
- d) There are no buses to Hook Norton or Chipping Norton. The bus services to Banbury (7 miles) or Stratford (20 miles) have been reduced.
- e) Little employment in the villages mean that the majority of people drive to work through the villages.
- f) The only small local shop is in Sibford Ferris and the nearest supermarkets and main shops are at least 7 miles from the village.
- g) The surgery is in Burdrop (a small village between Sibford Ferris and Sibford Gower) on narrow roads with very limited parking.
- h) The village hall, pub, primary school, church and meeting house are located in Sibford Gower which is 1 mile apart from Sibford Ferris and accessed by a deep and narrow valley with limited footpaths. There are many sharp bends in the road too.
- i) Traffic at the shop which is accessed via a narrow road with on street parking is already more than at capacity.

We therefore support the Council's reason for refusal;

"By reason of its scale and the relative sustainability of Sibford Ferris, and taking into account the number of dwellings already permitted across the Category A villages, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework"

It is also untrue that "Sibford Ferris has not seen any development in recent years."

In Sibford Ferris alone in the past 20 years there have been various infill housing projects such as:-

- a) Stewart's Court (5 new houses);
- b) Ferris Court (4 new houses);
- c) Folly Court (5 new houses);
- d) and most significantly the Walford Road development of both houses and apartments. These have all been developed within the village boundary.

Reason for refusal 2

"By virtue of its **extension beyond the built limits of the village** on a greenfield site and in an area of **Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality**, the proposed development would cause **unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness**.

The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework."

Sibford Ferris, Sibford Gower and Burdrop are particularly rural villages in a very unspoilt corner of North Oxfordshire.

The site itself sits outside the current built up area of the village on good quality grade 2 agricultural land which is a Green field site.

The community hopes that the Inspector will stand on the site and appreciate the far-reaching views to the AONB and consider how a development here would severely compromise the beauty and character of the open rural countryside. We hope the Inspector will also visit other important viewpoints within The Sibford's and the AONB to consider how the development of the site would cause harm to the open rural countryside and character and appearance of the area. It is an affront of Land and Partners to suggest "that a development could improve the edge of the village in landscape terms." The community who live here strongly disagree.

Contrary to Policy villages 1 and Policy villages 2. It conflicts with at least 5 of 11 criteria of policy villages 2, (green fields, agricultural land, landscape impact, services).

Please also see David Lock Associates report which represents the Sibford Action Group supported by the communities of Sibford Ferris, Burdrop, Sibford Gower and both local parish councils. We are separate villages and should be classified as such. However, we stand together as one in our strong objection to the appeal case stated by Land and Partners.

Yours faithfully,



Peter Barden MA MSc MBA FIEMA CEnv.

The Planning Inspectorate

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR CHRIS BEACH
Address	Ferris House, Woodway Road Sibford Ferris BANBURY OX15 5RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

FERRIS HOUSE
WOODWAY ROAD
SIBFORD FERRIS
OX15 5RF

19 August 2019

Aaron Valentine (Case Officer)
The Planning Inspectorate
Room 5G, Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Appeal Reference Number:- APP/C3105/W/19/3229631

Address of the Appeal Site:-
OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road, Sibford Ferris, OX15 5QW.

Dear Sir

I am writing in connection to the above appeal proposal to which myself and my wife are strongly opposed. I support Cherwell District Council's unanimous refusal of planning consent, which was given after careful consideration and for very clear & sensible reasons.

In addition I wish to make the following comments.

1) The size of this proposed development is vastly in excess to that needed for a village of this size. It is proposed that 25 houses be built. A development of this size is completely over the top for such a small village. In addition this will mean that another parcel of land will become isolated and would then inevitably allow for the potential of another 20 properties in the future. A previous proposal to build 6 to 8 properties (including affordable) was broadly accepted by the village as part of the Community Plan but the developer chose not to pursue this. CDC has already demonstrated that it has exceeded the requirement for housing land supply and therefore this development is completely unnecessary and unsustainable.

2) 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.

3) The proposed development is on a greenfield site and is of Grade 2, very good agricultural land. This is land that should continue to be farmed for crops which will be badly needed in years to come to feed our population. Any development of this size will cause considerable harm to the character and

appearance of the locality.

4) 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.

There is no pavement in parts and school children as well as adults have to walk in the road (see photos attached). 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, Shipston or towards local facilities (Surgery, Village Hall, Primary School, Public House) which are in Sibford Gower

5) The developers have made assumptions about this site when they have no knowledge of the village or the surrounding area.

I THEREFORE SUPPORT THE COUNCIL'S REASON FOR REFUSAL AND OBJECT TO THE APPEAL PROPOSALS MADE BY LAND & PARTNERS.

Yours sincerely

Chris Beach

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: High St to shop.jpg
File name: Sibford high street.jpg

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US





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SENDER DETAILS

Name	MISS. LIZZY BISHOP
Address	5a-5c Vernon Terrace BRIGHTON BN1 3JG

ABOUT YOUR COMMENTS

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YOUR COMMENTS ON THE CASE

Dear Whom It May Concern

I would like to put a representation forward as I am disappointed that this development has gone to appeal and because I was hoping to purchase one of the new homes and relocate to the area where I grew up.

Sibford Ferris is a sustainable location for development with a range of services and facilities and really great schools. I would love to move back to the area I grew up in and start a family. I love that the development has an informal open space, community orchard and allotments which will help the village to progress and that it offers first time buyer homes which is so important to the young generations. The mix of new homes will support and help to secure the future of the village.

Sibford Ferris has not seen any significant recent development or new affordable homes and a 2010 Housing Needs Survey identified a need for homes, they are needed, so why are you rejecting this development? The government has stated it will deliver more homes in the area so I am very shocked to see this having to be appealed.

I would like you to consider all the people that will benefit from this development and allow it to happen to enable people like myself to be able to build a home in a lovely place which is not attainable currently.

Best

Lizzy Bishop

Michelle Boycott
Swalcliffe House
Grange Lane
Swalcliffe
BANBURY
OX15 5EY

23rd August 2019

Aaron Valentine
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



Appeal Reference APP/C3105/W/19/3229631.

Cherwell Reference: 19/00036/REF + 18/01894/OUT

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

Proposed development of up to 25 dwellings

Dear Mr Valentine

I am against the appeal proposals and fully support the decision made by Cherwell District Council Planning Committee to REFUSE the planning application.

My previous comments in regards this application (my comments made to CDC at the planning application stage) stand, and as such I ask that these are referred to in the Inspectors consideration of this matter.

Furthermore, I am aware of the letters of others that call for you to examine this appeal using the Public Enquiry method. I too feel that due to the complex legal arguments and the significant quantity of local objection to this, that a Public Enquiry is the only fair and just way to fully consider this matter.

Yours Sincerely



Michelle Boycott

RECEIVED

7 AUG 2019

PINS AA PEP

Ref

APP/C3105/W/19/3229631

The Byre
Burmington Manor
Burmington
Shipston-on-Stour
2nd Aug 19.

Dear Sir/Madam

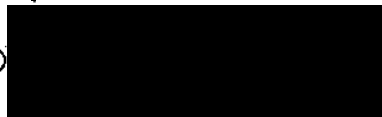
Sorry to read that this lovely well planned perfectly situated site was turned down. I was hoping to move into the village to be near my only sister, into one of the social houses.

Please pass it so I can live in the beautiful village. It would also do good to breath new life with younger generations.

It will be an asset to the village help save the shop school. How wonderful to just walk across the road to use the swimming pool - all good fitness.

I fully support this site going ahead.

Yours hopefully



The Planning Inspectorate

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SENDER DETAILS

Name	COUNCILLOR PHIL CHAPMAN
Address	Blaize House Williamscot BANBURY OX17 1AB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
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☐ Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: 3229631 Sibford Ferris OX15 5QW.pdf

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District Councillor Phil Chapman
Blaize House
Williamscot
Banbury OX17 1AB

Aaron Valentine (Inspector)
Appeal Ref: APP/C3105W/19/3229631.

20 Aug 2019

Address of Appeal Site:
OS Parcel of Land 4300 North of Shortlands and South of High Rock
Hook Norton Road
Sibford Ferris
OX15 5QW

Dear Sir / Madam,

I am Ward District Councillor, Sibford Gower is in my patch and I am a member of Cherwell District Council Planning Committee.

I listened carefully to the Officers at the relevant Planning Committee Meeting. I spoke at the meeting as a member of the Committee. I support the decision made by the Council and reported in the notice 30th April.

The reasons being;

1. Village Policy 1 would suggest that for Category A villages any residential development should only be minor development, infilling or conversion. This application was none of these three things. It is not minor development. This is a disproportionate and undesirable development.
2. This application seems outside of the village boundary.
3. To be built on grade 2 quality agricultural land not presumed for residential development.
4. In terms of Village Policy 2 this proposal seems to not enhance the local environment nor is it well suited in respect of sustainable services. This locality is defined as a category A village. This is at present true. However, it is also true that the three villages that have been consolidated to achieve A status are all quite separate and it is not not easy to walk between the three villages, steep narrow roads, some without paths. It is possible that the status A will change as part of a review. Cars will be used most of the time by people of the three villages to go to the one small shop in Sibford Gower.
5. A Housing Supply requirement of c. 750 residences has been set to be achieved by the end of the plan in 2031. At the current rate of build the target will be reached well ahead of 2031. Cherwell has a strong track record of house supply delivery.

6. I appreciate that OCC are responsible for Highways advice. Knowing the village very well I would still point out, firstly, that the projected number of cars for this application seems well under estimated for a very rural village and second, I struggle to buy the assumption that most cars from the new site would turn right and head out from the village. One would naturally turn left to go to the nearest main town for shops and services, for railway services and M40 junction 11. Turning left would take the traffic through the already often congested village.

Your faithfully,
Phil Chapman



Bishops Orchard
Woodway Road
Sibford Ferris
BANBURY
OX15 5RF

Phone ;

Email;

Appeal Reference No: **APP/C3105/W/19/3229631**

Appeal site address: **OS Parcel 4300 Hook Norton Road Sibford Ferris
OX155QW**

For the attention of Aaron Valentine, Planning Inspectorate, Room 3G, Temple Quay House, 2 The square Temple Quay, BRISTOL BS1 6PN

23rd August 2019

Dear Sir,

We wish to place on record our objection to the appeal by Land and Partners regarding the above site, and to affirm our support for Cherwell District Councils decision to reject a planning application for this proposed development (**18/01894/OUT**) at a meeting of its planning committee on 18th April 2019.

We have several reasons for objecting to the proposed development which are as follows:

1. We believe that any development within our village of Sibford Ferris should be limited in size and scale. A proposal to build 8 homes, submitted in 2014, was considered to be appropriate and we supported this. However, the applicant withdrew the application in 2016. The rejected application, for 25 houses is, in our opinion and that of Cherwell District Council (CDC), far too large a development for such a small village.
2. The area subject to the rejected application is far larger than that required for 25 houses. The appellants have indicated that the land left over would

comprise allotments, a community orchard, woodland and a children's play area. We are concerned that these areas could all too easily become the subject of further applications in the future. It should also be recognised that if development of this site were to be approved, the adjacent field, off Woodway Road, would surely become the subject of a future development proposal. We are concerned that a decision to approve the construction of 25 houses on the edge of our village could lead to a far larger development which would be even more disproportionate, in size and scale, to the existing community.

3. The appellant frequently refers to the Sibfords as being one of the more sustainable Category A villages. For all practical purposes Sibford Ferris is a village in its own right. We have our own Parish Council and we are separated from Sibford Gower and Burdrop by fields and a stream (the Sib). Our Parish Council has initiated discussions with CDC in which they are proposing that the current classification be changed and the villages be returned to their individual status.

4. Our village already has a congestion problem. Several sections of the main street are limited to one way traffic and there is no continuous pedestrian pavement from one end of the village to the other. Despite this, heavy goods vehicles, school buses and large agricultural machines frequently use our main street as a short cut. Any increase in traffic, particularly at peak times such as the school run, would add to this problem. Children, old people (such as ourselves) and cyclists are already at risk due to narrow roads and the absence of pavements and another 25+ vehicles leaving the village each morning would render the situation intolerable. The appellant has suggested that most of the extra traffic would leave the village in the direction of Hook Norton; we cannot imagine why. There are very limited employment opportunities in both Hook Norton and Chipping Norton beyond. Most villagers currently use the main street to go to work in Banbury and to access the M40. Some school traffic would admittedly go towards Hook Norton but the majority of our village children go to schools in Sibford Gower, Bloxham and Banbury, necessitating use of the Main Street.

We have lived in Sibford Ferris for almost 45 years and during that time we have seen numerous small developments which have been for the greater part tasteful and appropriate. However they have collectively contributed to the congestion problem outlined above and we feel that enough is enough. Development on the scale proposed by Land and Partners would surely have to be preceded by addressing the congestion issue and even if that were possible,

it is difficult to imagine how it could be done without destroying the essential character of our village which many of us find so very attractive.

We would be most grateful if you would consider the above before taking a decision on this appeal,

Yours Faithfully

Peter and Sylvia Clacy

The Planning Inspectorate

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SENDER DETAILS

Name	MR LEONARD CLARKE
Address	2 Hook Norton Road Sibford Ferris BANBURY OX15 5QR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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☐ Other

YOUR COMMENTS ON THE CASE

Dear Sir

I strongly object to the appeal proposals being made by Land & partners, I Support the Council's reasons for refusal in Decision Notice Dated 30th of April 2019.

The Planning Application was rejected by the Council's Planning Committee 13-0 after taking a good look at the site, and took the right decision.

I strongly hope that the decision the Council has made will not be overruled, the village would not cope with the interstructure.

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SENDER DETAILS

Name	MR LEONARD CLARKE
Address	2 Hook Norton Road Sibford Ferris BANBURY OX15 5QR

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☐ Other

YOUR COMMENTS ON THE CASE

Mr Leonard M Clarke 2 Hook Norton Road Sibford Ferris Nr Banbury ox15 5qr

Dear Sir

I Strongly object to the proposals being made by Land & Partners.

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019

The Planning Application was rejected by the council's Planning Committee 13-0 after taking a good look at the site, and took the right Decision.

Yours Faithfully

Mr L M Clarke

SUE COOK

Aaron Valentine
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



23 August 2019

Appeal Reference: APP/C3105/W/19/3229631

Cherwell Reference: 19/00036/REF + 18/01894/OUT

SIBFORD FERRIS: OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road.

Proposal: Development of up to 25 dwellings

Dear Mr Valentine

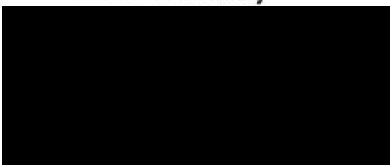
As a resident of Sibford Ferris living close to the above proposed development, I fully support the decision made by Cherwell District Council Planning Committee to refuse this planning application.

My objections have not changed from the submissions I made at the planning stage, which you will already have on your file. In short:

- The number of dwellings and size of the plot is hugely disproportionate.
- The narrow road through the village couldn't support the significant increase in car ownership (to at least 50 cars) and would also raise serious safety issues.
- A development like this on a greenfield site would set an unwarranted and unnecessary precedent.
- A beautiful rural outlook would be lost for ever.

I feel strongly that the only fair and moral way to consider a development of this impact is by way of a Public Enquiry, whereby the complex issues involved can be properly examined and the considerable strength of local feeling can be taken account of.

Yours sincerely



Susan L Cook

The Planning Inspectorate

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SENDER DETAILS

Name	MR ANDREW EVANS
Address	Faraday House, Woodway Road Sibford Ferris BANBURY OX15 5RF

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- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: APP-C3105-W-19-3229631 Objection.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

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

Aaron Valentine (Inspector)
The Planning Inspectorate Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Appeal Reference number – APP/C3105/W/19/3229631

Site Address
OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris,
Oxfordshire, OX15 5QW

Dear Sir,

I would like to lodge my objection to the appeal for the above referenced development and in doing so support Cherwell District Council's decision to REJECT the application.

My objection is based on the sustainability of the development and also the environmental and visual impact it would have on the village and surrounding countryside. The scale of the proposed development is disproportionate to the size of the existing village - 25 houses against approx. 150 houses - and would cause irreparable damage to the setting and character of Sibford Ferris whilst being wholly unsustainable given the poor access to public services and facilities, transport and employment.

Sustainability

Sibford Ferris lays equidistance between Banbury and Chipping Norton (circa 8 miles each way) but is accessed only via poor quality B roads and C roads. In the Cherwell planning meeting in April the councillors made much comment about the journey they made out to Sibford for their site visit, having to pull off the road several times to let other traffic pass on the narrow roads and villages. Had their journey been made in term time during drop off or pick up times for the private school in the village, I imagine it would have been significantly worse. On street parking and no continuous pavement make travel through the village, particularly on foot, incredibly hazardous at times, and certainly not safe for children who wish to attempt the walk to the local primary school in Sibford Gower.

In recent years Sibford Ferris had seen a relatively large amount of infill development (for example: Rick Yard 4 dwellings, Ferris Court 4 dwellings, Stewart's Court 4 dwellings, Walford Road 9 dwellings, Folly Court 5 dwellings) which is largely in tune with the community plan where villagers are happy for small developments of between 1 and 6 houses. However, even this has put strain on the village infrastructure, with the village roads taking the brunt.

Within the village of Sibford Ferris there is only a very small shop (it is only about 3 meters wide on the inside!) with limited on street parking and no access via pedestrian pavements from the centre of the village. The primary school, doctor's surgery, village hall and public house are all located in Sibford Gower (approximately 1 mile from the proposed development site) on the other side of a valley (please note that Sibford Ferris and Sibford Gower are separate parishes) which due to the potential perils of walking on roads with no pavements, and no street lights in Sibford Gower, people will choose to drive to, thus further increasing the traffic, AND adding to the choking of the roads when parking near the school or surgery.

The small village shop



The Walford Road development – 9 dwellings



On street parking and no pedestrian pavements



The proposed development site is not close to any large employment centre – Oxford is 25 miles away, Stratford is 20 miles away. There is no bus service to Chipping Norton and the sporadic timings for the service to Banbury (subsidised by Warwickshire Council) does not allow someone to use the service for a 9am to 5:30pm job in the town. Furthermore the bus to Banbury is often delayed because it cannot get through the village due to the on-street parking and has to back up and do a 3 mile detour.

Environmental and Visual Impact

The proposed development is sited on grade 2 (very good) agricultural land in a field of a size that makes for efficient and sustainable modern farming. Once this land is lost we can't get it back, and less land mean less farming and therefore fewer jobs. On this basis the development is detracting from the community not adding to it.

The visual impact of the site from the south and the west would be significant and no amount of sympathetic planting can soften the impact of 4 and 5 bedroom houses sited on the crest of a hill. The photograph below is taken from the west of the site from an AONB, and clearly shows the proposed development will dominate this part of the natural landscape causing harm to the character and appearance of the open rural countryside.



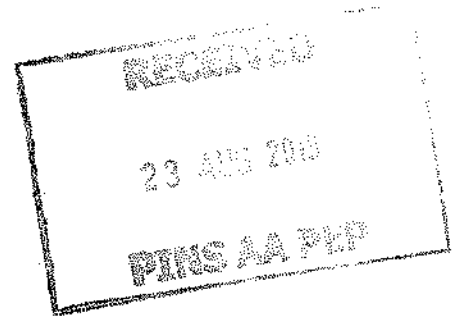
I urge you to turn down this appeal on the grounds that it is not wanted by the local community, it is not needed by the council or government, it contravenes many planning policies, it will damage the rural character of the village and it is utterly unsustainable.

Thank you for your time and we look forward to you supporting our rural community.

Yours faithfully

Andrew, Claire, Peter and Sophie Evans

**April Cottage
Main Street
SIBFORD FERRIS
Nr. Banbury
Oxfordshire OX15 5RE
22nd August 2019
Tel: [REDACTED]**



Aaron Valentine
Planning Inspectorate
Room 3G
Temple Quay House
2 The Square
Temple Quay
BRISTOL
BS1 6PN

Dear Sir

Appeal Reference Number – APP/C3105/W/19/3229631
OS Parcel North of Shortlands of High Rock
Hook Norton Road Sibford Ferris OX15 5QW

I strongly object to the appeal proposals being made by Land and Partners.

I support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

Having lived on the Main Street in Sibford Ferris for nearly 20 years, I wonder if 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.

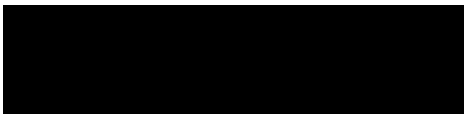
If the proposed appeal is granted, the greater impact of the sustainability of having even more vehicles trying to park and using the road in and out of the village will be catastrophic.

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 I ask, has serious consideration been given 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 you 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

A solid black rectangular box used to redact the signature of Mrs C Evans-Gill.

Mrs C Evans-Gill

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR. PETER EVERETT
Address	The Forge Main Street Sibford Ferris OX15 5RG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Appeal Reference number: APP/C3105/W/19/3229631

16/08/2019

Address of appeal site: OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, OX15 5QW

Dear Sir/Madam,

I strongly object to the appeal proposals and support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

The scale of the development is unnecessary, disproportionate, undesirable and unsustainable. It will undermine the housing strategy in the Cherwell Local Plan, which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment.

The scale of the proposed development is disproportionate as it would represent an increase of approx. 13% in the population (and number of cars within the village). As no new jobs are being created in the village, it will add to the number of cars passing through the village during the morning and afternoon 'school run' hours.

My house is situated at a 'pinch point' in main street, where there is no room for cars to pass and where there are often long queues of traffic waiting for other cars, buses and agricultural machinery to come up the road, before they can move down the road. This [problem is particularly bad during the morning and afternoon school runs to and from Sibford School. This has already resulted in at least one accident in which a section of a high wall collapsed as car and trailer ran into it.

Until a solution to the 'pinch point' in main street is resolved, there should be no development which adds to the volume of traffic through the village.

Yours faithfully,

Peter Everett

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS BRIONY FRANKLIN
Address	Woodway Barn Sibford Ferris BANBURY OX15 5DA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
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☐ Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: The Planning InspectorateWoodway Barn.docx

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The Planning Inspectorate
Room 5G Temple Quay House
2 The Square Temple Quay
Bristol BS1 6PN

Woodway Barn
Woodway Road
Sibford Ferris
Banbury
OX15 5DA

21st August 2019

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site – OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris OX15 5QW

Dear Sir,

I wish to object most strongly to the appeal proposals APP/C3105/W/19/3229631 regarding the housing development on the Hook Norton Road, Sibford Ferris, OS Parcel 4300, North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris OX15 5QW.

The entire village of Sibford Ferris, together with the adjacent villages of Sibford Gower and Burdrop, were unreservedly delighted by Cherwell District Council's decision to refuse this planning application in April. The Planning Committee had taken the time to visit the proposed site and its location within the village before voting 13 -0 against the proposal, with 4 abstentions. Their decision is as relevant as ever.

As was pointed out, the impact of such a large development on the village and surrounding area would be detrimental in the extreme. It goes against the Sibford Village Plan, the Cherwell Plan and the Government's own guidance (the National Planning Policy framework)

Were the appeal being made by Land & Partners to be upheld, excellent agricultural land would be lost. The village building limits would be extended (a dangerous precedent), causing enormous damage to the rural aspect and the wild life. The scale of this development would overwhelm a village of under 500 inhabitants, threatening the infrastructure (water, sewage etc). It would also create life threatening situations on the very narrow village streets, with only limited pavements, where large lorries and agricultural vehicles already struggle to move through. Pedestrians, cyclists and horse riders are already threatened by traffic at busy times of the day.

There is no local need for a development of this scale. It is purely a case of gratuitous greed exploiting an identified need for a small number of affordable houses in the village.

Yours Faithfully

Mrs Briony Franklin

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR MARTIN GARNHAM
Address	Folly Cottage Sibford Ferris BANBURY OX15 5RG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Dear Sir/ Madam,

Regarding : Hook Norton Road Development (3229631)

I completely support the Council's reasons for the refusal in Decision Notice dated 30th April 2019. I support it based on the following, taking these reasons in turn:

1. By reason of its scale and the relative sustainability of Sibford Ferris, the scale of the proposed development is considered to be unnecessary, disproportionate, undesirable and an unsustainable development. The village only has approximately 476 inhabitants (Census, 2011), so increasing such a small village by 25 more dwellings (by circa 2.5 people per household) would mean a 13% increase, This is significant and disproportionate. and would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

2. By virtue of its extension on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality, the proposed development would cause unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

3. In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required as a result of this development, in the interests of supporting the sustainability of the village and the development, and in the interests of safeguarding public infrastructure and securing on site future maintenance arrangements, will be provided. This would be contrary to Policies INF1, PSD1, BSC10 and BSC11 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

In addition to supporting the above planning reasons for refusal, I would also like to point out the impact of such a development. The increase in traffic within the village will impact largely. There are specific pinch points in the village, which often results in jams when buses arrive at the same time (both the limited public service bus and the school buses) and farm machinery needs to move through the village. The village shop is a well used service by both Sibford residents and other local villages and for local residents (some elderly) getting to it often requires walking on the road with no or few footpaths, adding in extra cars will only impact this more in a negative way.

The suggestion by the planners is that the new residents will use the Hook Norton Road rather than coming through the village. I do not believe this will happen as no one will add miles to their journeys when they can drive through the village to get to the main road.

Thank you for taking the time in considering my objections to the development and my support of the council decision.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS OONAGH O'NEILL GARNHAM
Address	Folly Cottage Sibford Ferris BANBURY OX15 5RG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I write in connection with the above planning application and would like to register my objection to this application.

The proposed number of houses to the village will increase the traffic through the village significantly. The road narrows by my property and even now there are numerous bottle necks every day. Buses regularly have to reverse up and down the road, especially at school drop off and pick up times. Walking from my house to the Village Shop (which is a key service point for the wider area) requires me to walk on the road due to a lack of footpath, a day does not go by when I do not have to step onto a neighbours' garden or drive way to make way for current traffic levels. Being an agricultural area means that there is a regular flow of tractors and heavy duty machinery coming through the village. One of the joys of living in the country side is seeing people on horse back riding through the village, cyclists and walkers daily coming through, with additional traffic that this development will inevitably bring may well stop this due to the increase in safety concerns.

I am in favour of new developments to address housing needs, however do we need to build on key agricultural land? There are large areas of brownfield sites in the region, would this not be more appropriate to use rather than using agricultural land, which may well become more of an asset due to climate change and other economic challenges ahead. Additionally, this development will NOT help address housing needs to those trying to get onto the property ladder. These will be expensive houses that first time buyer will not be able to afford.

A small village such as ours is not required to take on a development the size of this one, it would increase our village significantly and contrary to the proposals the infrastructure to the village cannot support such an increase. The secondary school in Sibford Ferris is not a state school but a private one so secondary school children will have to travel to the nearest secondary school, which inevitably requires an increase in traffic etc. The bus service to the village has already been reduced. It is impossible to work in Banbury or further afield and use public transport to commute.

Finally, the entire development will significantly alter the look and feel of the village and immediate conservation area which is known for its natural beauty.

I trust you will take my objection and those of the residents in the villages when making your decision.

Yours sincerely

Oonagh O'Neill Garnham

The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



Elm Farm
Sibford Ferris
Banbury
Oxon OX15 5AA

17th August 2019

Appeal Reference **APP/C3105/W/19/3229631**.

Cherwell Reference: 19/00036/REF **+ 19/01894/OUT**

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

Proposed development of up to 25 dwellings

I object to this development

Sibford Ferris is a particularly rural village in a very unspoilt corner of North Oxfordshire. Together with its sister village Sibford Gower, across the 1:4 valley, the Sibford parishes abut the Cotswold AONB and enjoy particularly tranquil countryside something to be cherished in this increasingly congested part of England. The Sibfords are the only bit of Oxfordshire that has water flowing into the River Severn.

The site itself sits outside the current built up area of the village on good quality grade 2 agricultural land. The 25 additional houses should be compared with the existing approx. 150 houses in Sibford Ferris. The site is on high ground and will be visible from a distance, not least Ditch Edge Lane which forms the boundary of the AONB. Existing housing on this edge of the village is sheltered by a line of sycamore trees which in the summer, when in leaf, form a soft, natural edge to the village.

The Planning Application was rejected 13 -0, with 4 abstentions for good reason.

Sustainability

Land & Partners in their Statement of Claim state at para 5.2 state that "Policy Villages 1 identifies Sibford Ferris / Sibford Gower as a Category A (Service Centre) Village which is the most sustainable category A Village. The Sibfords have been given this status because they have more services and facilities than many other settlements in the District".

This statement of L&P is simply incorrect. The following two reasons illustrate why

- (1) The Cherwell Plan distinguishes between Category A villages. At para C265, page 248, of the Cherwell Plan "The Category A Villages which perform as "service centres" for the "satellite villages" (forming a "village cluster") shown in the table at C260 are Adderbury, Ambrosden, Bloxham, Cropredy, Deddington and Steeple Aston".

Sibford categorically is not a "Service Centre" village. A quick visit to the Service Centre villages will make abundantly clear how they differ from Sibford.

- (2) Cherwell published a report in August 2009 called "CRAITLUS"! (Cherwell Rural Area Integrated Land Use Study).

The Executive Summary on page iv says "of the 33 villages only 4 show little capability to sustainably support additional housing. Shenington, Sibford Ferris / Sibford Gower and Charlton on Otmoor perform poorly due to their location on minor roads, with long travel times and distances to access key facilities".

Paragraph 8.3.8, page 76, outlined that Sibford Ferris/ Sibford Gower showed "little capability to support additional housing" and the villages have "some facilities and public transport accessibility but are located on minor roads with long travel times and distances to access key services in major centres".

The geography, road network, infrastructure and facilities of Sibford Ferris/ Sibford Gower has not changed one iota in 10 years so the above comments are still accurate and true.

A visit to Sibford will demonstrate its lack of sustainability. The shop in the Ferris is small, not much more than a CTN store. The surgery is in Burdrop with very limited parking outside. The pub, village hall and Church are in the Gower. The roads within the village are all unclassified, in places narrow and unable to accommodate pavements, up hill and down dale. Given on street parking there are often traffic blocks outside the shop when large vehicles, including agricultural vehicles, approach in opposite directions.

The Sibfords are probably as far from an A road as anywhere in Cherwell. Banbury is 7 miles up the wiggly B4035, Stratford and Bicester are 20 miles and Oxford is 25 miles.

Scale of Development

Land & Partners at paras 8.2 – 8.4 of the Statement of Case state "this scheme for up to 25 homes delivers the benefits that were prioritised by the local residents in the Community Plan....."

What the Community Plan actually says is "apart from those unwilling to see any development at all, 2/3 are willing to see up to 10 new houses, 1/3 up to 20. Small to medium groupings are preferred 1-6 or 7-10 houses".

Land & Partners have missed the point. Small groupings of housing may be possible without altering the character of the village. A large scheme lumped on the edge of the village will.

The Cherwell Housing & Economic Land Availability Assessment final dated Feb 18, Site HELAA 204 endorses this point "In view of the relationship with the existing built form of the village some limited potential exists but this should be confined to the north east corner of the site having regard to detailed consideration of the landscape impact on character of the village. A small scheme of approximately 10 dwellings fronting Hook Norton road could minimise the impact".

750 Allocation

SUMMARY OF "REST OF DISTRICT" HOUSING DISTRIBUTION *Plan Policy BSC1 page 61*

The "Rest of District" housing planned for the period 2011 to 2031 is set out below, cross referenced to the Plan:

	Windfalls < 10 dwellings	Upper Heyford	DLO Caversfield	Rural Areas inc. Kidlington >10 Dwellings	Total	
	(a)	(b)	(c)	(d)	(e)	
Completions 2011 - 2014	196		85	247	528	<i>Plan page 249</i>
Planning Permissions 2011 - 2014		761	111	888	1,760	<i>Plan p 249, Policy BSC1 p61</i>
Pre 2014 Subtotal				1,135		
Allocations	754	1,600		750	3,104	<i>Policy BSC1 p61</i>
Total	950	2,361	196	1,885	5,392	
	<i>Plan p 249 Para C272</i>	<i>Policy Villages 5, Plan p257</i>		<i>Policy Villages 2, Plan p250</i>	<i>Plan p 61 BSC 1</i>	

Land and Partners at Paragraph 5.14 state that the adjusted Allocations figure should read 723 given that Arncott Hill Farm, Buchanan Road Arncott and 81-89 Cassington Road, Yarnton have fallen by the wayside. These two developments are not part of the "750" Allocation numbers!

The position is summarised at the attached Excel Spread Sheet. Column C shows that the 1,885 has been exceeded and Column D shows how the 750 Allocation is made up.

Twelve of the eighteen Allocations are already being developed. Of the six where there is no evidence of the developer on the ground Milcombe and Launton have developers appointed, Weston is baked into the formally adopted Village Community Plan and the final three are brown field sites in Kidlington.

The 6 sites where there is not physical evidence of development on the ground.

- Oak Farm Drive, Milcombe.** (40 Houses) I telephoned Sanctuary Homes 5th Aug who advised that work should have started on site in June with "handover" in April 2020. She was unsure when the delayed start date will be. The site will include 4x shared ownership, 26 x open market and 11x rented.
- Blackthorne Road, Launton.** (72 houses) I telephoned Mulberry Developments 13th Aug who advised that Reserved matter application to be submitted late Aug / mid Sept and start on site projected early new year with show home July 2020. 2,3,4 bed homes. 65 houses in total.

- c. Oak View Weston (20 houses) Page 139 Adopted Weston on the Green Neighbourhood Plan states: "Site A: Southfield Farm – see Neighbourhood Plan Policy H1. This site is HELAA 284 and has permission for 20 houses."
- d. Kidlington 3 sites
 - (1) 2-4 High Street (16 houses)
 - (2) British Waterways Site, Langford Lane (10 houses)
 - (3) Kings Two Wheel Centre, 139 Oxford Road (10 houses)

All these sites appear to be redevelopment of existing built up sites and Cherwell Council note against each states "extant outline PP and RM consent"

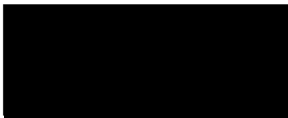
Land & Partners are wrong in stating / inferring that there is unused capacity within the 750.

Exceeding 750 Allocation

It seems that the 750 figure is not a rigid ceiling but surely any excess has to be seen in the context that Sibford is one of the least sustainable locations and there is still 12 years to run in the 2011 – 2031 Planning Period.

It should also be noted that there are 57 additional sites in the wings and these are listed at Appendix and the attached Spread Sheet.

Yours Sincerely



Robin Grimston

Attachment: Excel Spread Sheet

190817 AMR Verification APP C3105 W 19 3229631

APPENDIX

Additional Sites

a. Kidlington Builders Yard the Moors July AMR Update page 16, HELAA 149 This brownfield site is surrounded on all sides by buildings and is currently pretty scruffy. Site owned by Oxon County Council and planning secured by Bluestone Planning. HELAA 149 states suitable for housing (13 dwellings in the form of apartments in one block) or employment	13
b. Tally Ho Arncott July AMR Update page 16, HELAA 287 Brownfield site. Outline application 13/01576/OUT for conversion of 3 No bedroom blocks to form 17 one bedroom retirement dwellings was approved on 19 September 2014.	17
c. Arncott Hill Farm July AMR Update page 16 HELAA 265 A Reserved Matter application (12/01003/REM) was approved on 18/10/12. Implementation was required within a year of the decision (18 Oct 2012). Planning permission lapsed on 18 October 2013. Taken out of the 5 year housing land supply. This is a potential site if needed to address any identified shortfall in the Council's housing supply. HELAA (2017) site HELAA265 states suitable for housing or employment. Housing development comes up to right hand gate post of entrance to farm yard. Achievability not known	16
d. George 7 Dragon Street, Fritwell July AMR Update page 16 HELAA 274 Brownfield site	<u>11</u>
Total Additional Sites	57

Appeal Reference
 APP/C3105/W/19/3229631
 Cherwell Reference:
 19/00036/REF
 ROBIN GRIMSTON
 ELM FARM
 SIBFORD FERRIS
 BANBURY OX15 5 AA
robingrimston@uwclub.net

Total Housing	"750" Allocation	Not "750" Allocation	AMR March 2018 Completed 3B 3A	Completed 3A 3B	2018/ 2019 Completions Ambrosden Appeal Document
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THESE STATISTICS ARE DERIVED FROM THE APPENDIX TO THE MARCH 2018 ANNUAL MONITORING REVIEW UPDATED BY THE APPEAL DOCUMENT RE LAND NORTH OF

Adderbury Ayno Road	60	60	0	60		
Adderbury Milton Road	65		65	65		
Ambrosden Merton Rd	44	44	0	44		
Ambrosden Springfield Fm	89		89	89		
Arncott Murcot Road	48		48	48		
Bloxham Barford Road	75		75	75		
Bloxham South of Milton Rd	61		61	61		
Chesterton the Green	50		50	50		
Hook Norton Bourne End	66		66	66		
Hook Norton Station Road	37		37	37		
Kidlington Lakesmere	22		22	22		
Kidlington the Moors	54		54	54		
Kidlington Rookery	30	20	10	30		
Launton Chestnut Close	11		11	11		
Launton Yew tree Fm	40		40	40		
Little Bourton Service Station	5		5	5		
Milcombe Oak Farm	29		29	29		
Steeple Aston	12		12	12		
Yarnton North of Cassington	115		115	115		
Adderbury Banbury Rd	25	25	0		6	3
Adderbury N of Milton Rd	36	37	(1)		31	5
Ambrosden Church Leys	85	85	0			20
Ardley Station Rd	13		13			
Bletchington Station Rd	61	61	0		5	19
Bloxham S of Milton Rd	85		85		19	
Bloxham W of Tadmorton Rd	60		60		53	
Bodicote Cotefield Fm	86	4	82		72	4
Bodicote Cotefield Fm 2	95	95	0			
Chesterton Paddocks	45	45	0		2	38
Deddingon Gaveston Gdns	85		85		58	
Enslow Station Road	14		14			
Great Bourton Gamers House	43		43		6	
Hook Norton Sibford Road	54	54	0			14
Kidlington Co-op 28 High St	52	52	0			
Kidlington 2-4 high Street	16	16	0			
Kidlington Two Wheel Centre . 139 Oxford Road	10	10	0			
Kidlington British Waterways Site	10	10	0			
Launton Sewage Works	72	72	0			
Milcombe Oak Fm Drive	40	40	0			
Weston on the Green Oak View	20	20	0			
TOTAL	1,920	750	1,170	913	252	103

Additional Sites

Kidlington The Moors
Arncott Arncott Hill Farm
Fritwell George 7 Dragon East St
Arncott Tally Ho Inn Ploughley Lane

Appeal Reference	Total Completions	On Site Ambrosden appeal Document	On Site Physical evidence	Not On site
APP/C3105/W/19/3229631				
Cherwell Reference:				
19/00036/REF				
ROBIN GRIMSTON				
ELM FARM				
SIBFORD FERRIS				
BANBURY OX15 5 AA				
robingrimston@uwcclub.net				

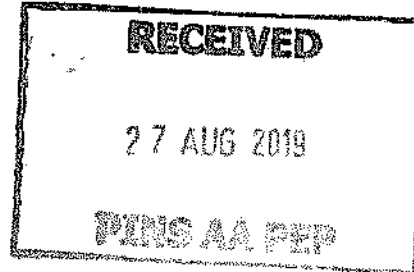
THESE STATISTICS ARE DERIVED FROM MERTON ROAD AMBROSDEN APPENDIX 2 (PAGES 6-8)

Adderbury Ayno Road	60			0
Adderbury Milton Road	65			0
Ambrosden Merton Rd	44			0
Ambrosden Springfield Fm	89			0
Arncott Murcot Road	48			0
Bloxham Barford Road	75			0
Bloxham South of Milton Rd	61			0
Chesterton the Green	50			0
Hook Norton Bourne End	66			0
Hook Norton Station Road	37			0
Kidlington Lakesmere	22			0
Kidlington the Moors	54			0
Kidlington Rookery	30			0
Launton Chestnut Close	11			0
Launton Yew tree Fm	40			0
Little Bourton Service Station	5			0
Milcombe Oak Farm	29			0
Steeple Aston	12			0
Yarnton North of Cassington	115			0
Adderbury Banbury Rd	9	16		0
Adderbury N of Milton Rd	36			0
Ambrosden Church Leys	20	65		0
Ardley Station Rd	0			13 Rural Exception Site
Bletchington Station Rd	24	37		0
Bloxham S of Milton Rd	19		66	0
Bloxham W of Tadmarton Rd	53		7	0
Bodicote Cotefield Fm	76		10	0
Bodicote Cotefield Fm 2	0	95		0
Chesterton Paddocks	40	5		0
Deddingon Gaveston Gdns	58		27	0
Enslow Station Road	0		14	0
Great Bourton Garners House	6		37	0
Hook Norton Sibford Road	14	40		0
Kidlington Co-op 28 High St	0		52	0 Cantay Estates - Keith Cooke Construction o
Kidlington 2-4 high Street	0			16
Kidlington Two Wheel Centre . 139 O	0			10
Kidlington British Waterways Site	0			10
Launton Sewage Works	0			72 Mulberry Homes
Milcombe Oak Fm Drive	0			40 Sanctuary Homes
Weston on the Green Oak View	0			20 Site in Adopted Weston Community Plan
TOTAL	1,268	258	213	181
Additional Sites				
Kidlington The Moors				13
Arncott Arncott Hill Farm				16
Fritwell George 7 Dragon East St				11
Arncott Tally Ho Inn Ploughley Lane				17
				57

Dr and Mrs Harris
Tyne Hill Farm House
Sibford Gower
Banbury
OX15 5AD

23rd August 2019

Aaron Valentine
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



Appeal Reference APP/C3105/W/19/3229631.

Cherwell Reference: 19/00036/REF + 18/01894/OUT

Sibford Ferris: OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road
Proposed development of up to 25 dwellings

Dear Mr Valentine

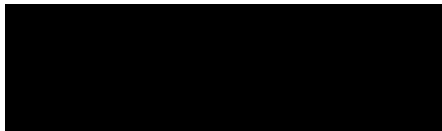
I am against the appeal proposals and fully support the decision made by Cherwell District Council Planning Committee to REFUSE the planning application.

My previous comments in regards this application (my comments made to CDC at the planning application stage) stand, and as such I ask that these are referred to in the Inspectors consideration of this matter.

I am aware of the letters of others that call for you to examine this appeal using the Public Enquiry method. I too feel that due to the complex legal arguments and the significant quantity of local objection to this, that a Public Enquiry is the only fair and just way to fully consider this matter.

Finally, I respectfully draw to the Planning Inspectors attention the fact that the current resources available are pushed to their limits and as such a 25 house development could not be reasonably considered as a sustainable development.

Yours Sincerely



Dr and Mrs Harris

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR BRIAN HEATHER
Address	Temple Lodge, Temple Mill Road Sibford Gower BANBURY OX15 5RX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019. Taking these reasons in turn...

Reason for Refusal 1 -

The key points are due to scale, the relative sustainability of Sibford Ferris and taking into account the number of dwellings already permitted across the Category A villages.

The proposed development is considered to be unnecessary, disproportionate, undesirable and also an unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment.

Reason for Refusal 2 -

The key points are its extension beyond the built limits of the village, on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality.

The development would also create unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness

Reason for Refusal 3 -

In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required as a result of this development, in the interests of supporting the sustainability of the village and the development, and in the interests of safeguarding public infrastructure and securing on site future maintenance arrangements, will be provided.

Summary

- This development would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

- Point 7 of the balancing criteria attached to Policy Villages 2 relates to 'whether the site is well located to services and facilities.' This links back to the development strategy of the Cherwell Local Plan Part 1 being to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. Sibford Ferris is not one of the most sustainable Category A villages due to (1) The small road infrastructure that already has issues with parking and access for larger vehicles (i.e. local buses, farm traffic, emergency vehicles), traffic using Sibford School and the public facilities and also residents in Hook Norton and beyond that use the route as a "rat run", (2) local facilities will not sustain the additional population that a development of this size will generate. (3) the scale of this development is disproportionate to the size of village that exists (using the census and assuming 2.5 people per households it would increase the inhabitants of the village by some 12 to 13%)

Brian Heather

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS MAUREEN HICKS
Address	Greenfields Sibford Ferris BANBURY OX15 5QN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

The villages of Sibford Ferris and Sibford Gower, when considered together do offer a range of facilities causing them to be considered as a Class1 village. They are, however, two separate communities administered by two separate Parish Councils. They are separated by a steep valley with few and often no footpaths for pedestrians. Many of the village amenities are located in Sibford Gower and access on foot is difficult due to the terrain or dangerous due to traffic on the very narrow village roads.

Sibford Ferris has very narrow roads with on-road parking a serious and on-going problem due to many cottages having no parking provision within their curtilage. With little village employment the proposed addition homes would add considerably to the problems on narrow village roads at peak times and during periods of high agricultural usage during the farming year.

The proposed site is a green-field one on good Grade 2 agricultural land and any housing on the edge of village would severely impact on the landscape value. The proposed development only covers part of the available parcel of land on the Hook Norton Road. It also adjoins an adjacent field currently only accessed via Woodway Road, and, if granted, would create a precedent for further development.

The Sibfords Community Plan and Local Housing Needs Survey identified a need for 6-8 affordable homes for young or elderly villagers who wished to remain in the Sibfords where housing costs are extremely high. A small development of this sort of size, together with infill would more than meet local need. The size of this development is unsustainable. 25 houses would increase the number of households by some 20% and swamp the local infrastructure.

I strongly support Cherwell District Council's refusal for this development by Land and Partners.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS JO HUCKVALE
Address	2, Mannings Close, Sibford Ferris OX155RA Banbury OXON OX15 5RA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement

- ☐ Statement of Common Ground
☒ Interested Party/Person Correspondence
☐ Other

YOUR COMMENTS ON THE CASE

Joanna Huckvale
2 Mannings Close,
Sibford Ferris,
OX15 5RA

Appeal Reference number –
APP/C3105/W/19/3229631

Address of appeal site –
OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road,
Sibford Ferris
OX15 5QW

Dear Sir/Madam, Inspectorate,

Despite the good intent of the proposers of the plan for the Hook Norton Road out of Sibford Ferris, I find that I still object very strongly to the appeal proposals because if they go ahead, something very special will be taken from this village and its character, something that gives a certain quality to the village that could not ever be replaced. Might I also say that this also incorporates the village's Quaker quality and character which is very much to do with simplicity and quietness. I believe that existing policies of the Council support my objection here. In turn, I support their rejection.

The location of this beautiful and agriculturally viable field lies west of the village in the prevailing wind that comes either from the direct west across the Atlantic Ocean and Welsh Mountains and the Cotswolds, or the South West where it channels up the river estuary of the Severn and then crosses the Cotswolds. It is not just a bit of land, this is a place to be aware of the weather, the clouds and views across the landscape as far as the distant horizon. I repeat, this is not just a little piece of abstract land, it connects to what is beyond in a very special way. It has been farmed for centuries and if there are archaeological remains beneath, then any habitation there, may have been left perhaps for good reasons because our ancestors had to survive and they certainly knew better than us. – When I first came to this village looking for a house, I came straight down the steep hill and up the rise which led into the village past the school fields and houses on the right hand side and this significant 'wow' view on the left where gaps in the spring hedgerow allowed. This is THE PLACE where you enter THE FERRIS and apart from the farmhouse on the left, this is where you gain that important first 'Sense of Place', the coming home, that people who live here can feel at gut level each time they enter. I know this is subjective, but it is this sense of place that makes the village a real home to many. – In the objections you will have already received, there will perhaps be an underlying sense of threat to our peace of mind in a modern world that is beset by so many negative aspects of modernity - electronics and traffic being very much to the fore. We cannot go on as we are and as there have already been quite a few large houses built in the next sector on the left that would indicate sufficient development for that area. The Council has said 'no-more'. Please support that.

Re traffic concerns, I would add that we do not have much of a bus service here that allows people to get to work, and so cars would be the norm. For the larger houses on the plan, two cars would most likely be the family norm and I would add that apart from having absolutely no bus connection via Hook Norton to our other equally important town of Chipping Norton, traffic through the village if a getting a bit much. I know this because my house backs on to Main Street where I frequently become aware of the fumes of the petrol and diesel (and that of the drivers) - the honking of horns and the incredibly slow whirring of engines indicating how precarious the safe passage of vehicles and people

can be. Certainly this is worse after our nineteen years here and that bit of Main Street is also used by pedestrians with push chairs and bikes. This is also the only route through the village for the bus, for the quite sizeable farm vehicles, for delivery trucks to the shop and post office, for emergency vehicles, refuse trucks and quite often coaches. If there are events, weddings, funerals etc, there are alternative routes, but for 'within village' needs, this does not always work out. People are lazy about walking to the shop sometimes, or unable, especially in winter and the parking is limited there, so why would new inhabitants be any different? And can I just mention that too frequently, the village gets frozen up so it is impassable. That's due to the wind coming from the east or down from the north-west. The village is really exposed being higher up, keep it snug I say and let the things growing in the field find their own way to cope in a piece of land that is abundantly fit for growing. It would have been a good place perhaps for a few allotments for those with not much land or money, and a small area of fruit trees for the community, but the chief asset of this place for the community is not for its precious thin layer of good soil to be bulldozed, concreted and blocked by more homes that pierce a long established view and the tranquillity. House structures there will involve brick, stone, concrete and pvc rather than wood so cannot be entirely self-sustaining.

I will say that I liked very much, the people who were proposing the development and I accepted their good intent, but we need to go so much further to address climate change, rather than the 'esoteric appeal' of what would still be a housing estate for the better off. We need to choose our building places with more care. Even ten houses would be too much. THIS is not the place to build and I would suggest that it is not the time either. We do not know how the end of the Holocene era is going to affect our ability to grow crops and feed ourselves. It does not take much for crops to fail and for soil structure nationwide to break down. For the meantime, we need to keep this precious piece of land.

I support the Council's objection as stated in its decision notice 30th April, 2019.

Yours faithfully,

Joanna Huckvale.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR ANDREW JONES
Address	7 Cotswold Close Sibford Ferris BANBURY OX15 5QP

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Sibford Planning Appeals.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Andrew & Bernadette Jones
7 Cotswold Close
Sibford Ferris
Banbury
OX15 5QP

Aaron Valentine (Case Officer)
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site – OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, OX15 5QW

Dear Sir,

I am writing to strongly object to the appeal proposals being made by Land and Partners.

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 the said plot too. The village as a whole cannot sustain the proposition of 25 new home, as most facilities are at the other end of the village in Sibford Gower where people will have to drive to, due to the 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 Ferris 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.

I hope these points are taken into consideration as part of this process.

Sincere Regards,

Andrew & Bernadette Jones

Peter King
13 Cotswold Close
Sibford Ferris
Banbury
Oxon
OX15 5QP



Attention Aaron Valentine
The Planning Inspectorate
Room 5G
Temple Quay
Bristol
BS1 6PN

20th August 2019

Dear Sir,

Re: APP/C3105/W/19/3229631, OS Parcel 4300, North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, OX15 5QW.

I would like to object in the strongest terms to the appeal proposals being made by Land and Partners.

I strongly support the Council's reasons for refusal in decision notice dated 30th April 2019.

My family have lived in the village for the past 15 years, we ride our horses and walk our dog and use the village shop most days.

I believe the erection of more property in the village would have a detrimental effect on everyday village life as more houses will create more traffic. There are two very congested areas in the village, one by the village shop and the other on the sharp bend where cars are parked.

The village school creates more traffic at peak times. The cross roads at the top of Hook Norton Road is becoming increasingly dangerous due to HGV traffic from the local Skip company.

There is no need for more housing, Hook Norton has two huge developments and houses do not appear to be selling, the local infrastructure cannot cope with more traffic and people.

Yours faithfully

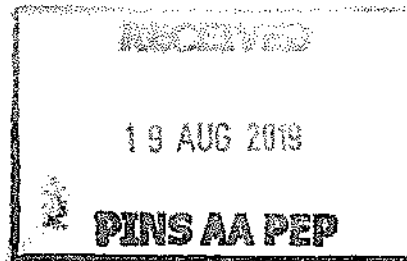
A solid black rectangular box used to redact the signature of Peter King.

Peter King

Mr & Mrs C Knapman
3 Walford Road
Sibford Ferris, OX15 5BL

14.8.19

Appeal Reference number –
APP/C3105/W/19/3229631



Address of appeal site -
OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road, Sibford Ferris, OX15 5QW

Dear Sir/Madam,

We strongly object to the appeal proposals and support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

Reason for Refusal 1

By reason of its extensive scale and the relative sustainability of Sibford Ferris, and taking into account the number of dwellings already permitted across the Category A villages, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Reason for Refusal 2

By virtue of its extension beyond the built limits of the village on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality, the proposed development would cause unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Reason for Refusal 3

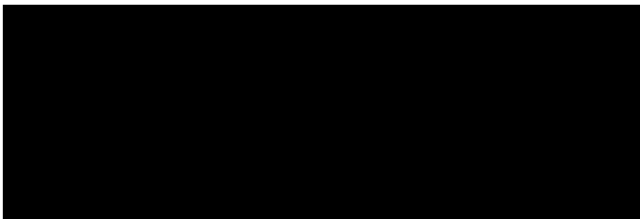
In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required as a result of this development, in the interests of supporting the sustainability of the village and the development, and in the interests of safeguarding public infrastructure and securing on site future maintenance arrangements, will be provided. This would be contrary to Policies INF1, PSD1, BSC10 and BSC11 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

We would state that the scale of the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development. 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...

Point 7 of the balancing criteria attached to Policy Villages 2 relates to 'whether the site is well located to services and facilities.' This links back to the development strategy of the Cherwell Local Plan Part 1 being to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment.

Sibford Ferris is not one of the most sustainable Category A villages for the following reasons, there is only a small junior school in Sibford Gower, the doctors surgery is also in the Gower and the public house, the small post office and shop is on a main into road into the village this road is in chaos most of the time already, to get to any of these facilities there is no doubt traffic would increase on an already busy road that has many parked cars that block the view to oncoming traffic over the hill and prevent passing by 2 cars, also to be noted many of these areas of the village do NOT have footpaths so not doubt cars would be used for short journeys causing increased pollution.

Yours faithfully,



Mr & Mrs C Knapman

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS RACHEL LEVELL
Address	3 Sycamore Close Sibford Gower BANBURY OX15 5SB

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Letter to The Planning Inspectorate 26 Aug 19.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

3 Sycamore Close – Sibford Gower – Banbury OX15 5SB

Aaron Valentine (Inspector)

26 August 2019

The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

Appeal Reference number – **APP/C3105/W/19/3229631**

Address of appeal site:
OS Parcel 4300
North of Shortlands and South of High Rock
Hook Norton Road
Sibford Ferris
OX15 5QW

Dear Mr Valentine

I am writing to strongly object to the planning appeal being made by Land and Partners.

I fully support Cherwell District Council's reasons for refusing this proposed development, in Decision Notice dated 30th April 2019. I, once again, set out some of the reasons for my objection.

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 across this valley and towards this site. The views from our garden will be immediately impacted by this development - **I attach a photograph demonstrating the impact to views from this part of Sibford Gower – taken from my garden).**

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. The village provided a very clear response to these questions, in which it considered the impact on village life, 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 made it clear that the village had no desire for a large scale development such as the one proposed by Land and Partners.

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 disproportionate.

By reason of its **scale** and the **relative sustainability of Sibford Ferris**, and **taking into account the number of dwellings already permitted across the Category A villages**, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be **unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment**. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

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

By virtue of its **extension beyond the built limits of the village** on a greenfield site and in an area of **Grade 2 (very good) agricultural land** and its **visual impact on the rural character and appearance of the locality**, the proposed development would cause **unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness**. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Impact on the Ecology of the area

I am 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.

Badgers are a major feature of this village, with established setts all around and in particular very close to this site. I 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. I am sure 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).

I do hope you will give appropriate consideration to my and our local Council's objections to this planning appeal, and I look forward to hearing about the outcome of this application.

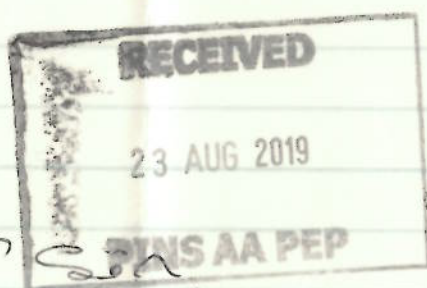
Yours sincerely

Rachel Levell



Lewis
4. Hook Norton Rd
Sibford Ferris
OX15 5QR

Aaron Valentine
Inspector
The Planning
Inspectorate Room 5.4
Temple Quay House
2. The Square
Temple Quay
BRISTOL BS1 6PN



Dear Sir,

Appeal site ref. APP/C3105/W/19/3229631
" " o/s 4300 Nth of Shortlands 2 St
of High Rock Hook Norton Rd. Sibford
FERRIS OX15 5QR

I strongly object to the appeal proposals
being made by Land 2 Partners.

I support the Council's reasons for refusal
in Decision Notice dated 30th April 2019.

This site is very precious to the Village
& should never be used for housing.
It is a haven for wild life & villagers.
Please visit & you will see what
we mean...

Yours faithfully



The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR. LINDON LOCKS
Address	Holly Bank Barley Close Sibford Gower Oxfordshire OX15 5RZ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I STRONGLY OBJECT TO THE APPEAL PROPOSALS BEING MADE BY LAND AND PARTNERS.

I fully support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

Sibford Ferris and Sibford Gower have been excessively developed over recent years to the point where it is now difficult to drive through without congestion from parked cars and other traffic. We have witnessed Banbury, Shipston-on-Stour, Bloxham and our neighbouring villages ruined by over-development which in-turn has led to more traffic passing through Sibford. If you continue with more development we will soon not be able to pass through Sibford without major redevelopment of the road infrastructure. Just yesterday I was caught in a log-jam with two other cars, several parked cars and two horse-riders. It seems we need to expand the roads in the village to handle any extra traffic - Will you do that to accommodate the new development? We are already at breaking point - Everyone will suffer with yet another new housing development when we've already accepted more than enough in Sibford.

This planning application was rejected after a lot of investigation and for many good reasons. I have met the team from Land and Partners when they visited Sibford. Land and Partners explained that this proposed development would be the start of several follow-on developments that they were intending to propose and therefore extend this proposed original development. This statement brought a lot of resistance from the villagers as we realise that this proposed development is just the beginning of a series of potential new developments to exploit our village. Land and Partners have also changed up their proposal drastically from their original one to help provide local housing to now providing housing suitable to wealthy "out-of-towners". We in Sibford simply do not trust that Land and Partners are considering anything beyond simple profit at the cost of our quality of life. And then to propose the new development opposite a busy school is very worrying.

A proposed increase of 19% more households really makes me wonder how how this project has ever been taken seriously in the first place. This development will ruin the character of our villages forever, it will create more traffic problems with the declining bus service we currently have. We already have issues with low water pressure and increasing noise, light and air pollution.

Just to close, please consider the devastating effect this proposed development would have on our community. We need, as a community, to be protected by the council and its planners, not left to be exploited by housing developers. Sibford really is full, and I expect that any more houses crammed into our village and surroundings will require major infrastructure improvements which will destroy the village completely. You will need to consider supplying a proper bus service, a better water supply, expand the width of the village's roads, improve internet capacity, mitigate the safety issues of extra residential traffic opposite our school. And after all this, we will then have to expect a rush of new executive developments following this proposed development.

Please value our villages before they disappear.

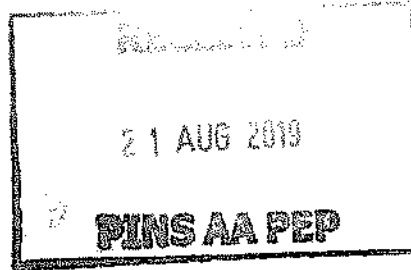
Thank you for listening.

Lindon Locks

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

20th August 2019

Mr. Aaron Valentine
Planning Inspectorate
Room 3G, Temple Quay House
2, The Square
Temple Quay
Bristol BS1 6PN



Dear Sir,

APPEAL REFERENCE NO: APP/C3105/W/19/3229631

We are against the appeal proposal against the refusal by Cherwell District Council of the development of site **OS Parcel 4300 North of Shortland and South of High Rock, Sibford Ferris OX15 5QW** for the following reasons:

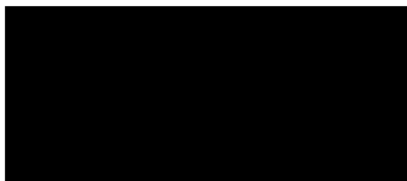
1. This planning application is not in accordance with the Cherwell Local Plan 2011-2031. The proposal is also not within the built-up limits of the village, and is certainly not a minor development, as it would increase the area of the village by about 20%.
2. Additional traffic is unsustainable. A census that was carried out a year ago recorded 199 vehicle movements in the village between 8 am and 9 am on a term-time weekday. Further development will exacerbate the problem, whilst increasing the danger for children walking to school. There are no footpaths on certain sections of the lanes as they are not wide enough. Village institutions are currently in discussion about how to reduce traffic, not increase it.
3. 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.
4. There will be a significant landscape impact from both the public rights of way and from far-reaching views across the village and beyond. The proposed development is in open countryside and on Grade 2 (very good) agricultural land.

5. 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.

Your sincerely,

A large black rectangular box redacting the signature of David Long.

David Long

A black rectangular box redacting the signature of Caroline Long.

Caroline Long

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR ALAN MACKENZIE-WINTLE
Address	4 Petre Place KIDLINGTON OX5 2EN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

I was an elected District Councillor serving on the Cherwell District Council Planning Committee at the time this application came before the Committee. I visited the site prior to the Planning Committee meeting. Having read all the application papers I came to the very strong conclusion that this application should not be permitted. The main reasons for my opposition to the application were that the site is outside the developed envelope of the village, and that it was a blatant case of residential development of farming land. I also had concerns that, if permitted, this application could also lead to further undesirable residential development. I voted to reject the application on this basis. My opinion has not changed, and as a member of the public I still oppose this planning application.

The Planning Inspectorate

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Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR SEAN MALLOY
Address	Woodfields Sibford Gower BANBURY OX15 5RW

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

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- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I attended the original Planning Application, at Cherwell Council, where the members of the Planning Committee made it very clear, they had studied this issue closely, even visiting the proposed site, en masse. They were unanimous in opposing the application and hopefully the Reviewers will take their concerns into account.

That meeting also had a large number of people from both Sibford Gower, Sibford Ferris and Burdrop, the 3 villages most directly effected. All of whom opposed the application, again for a number of reasons, none of which will have changed in the short time, since. The most congested area where there is no pavement, runs from the Quaker School to the Village shop, potentially putting another 50 cars in the village, is only asking for a nasty accident to happen, to one of the many school children that use the village shop daily.....

The Planning Inspectorate

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR SIMON MARSDEN
Address	Butwick House, Woodway Road Sibford Ferris BANBURY OX15 5RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

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☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: appeal 3229631.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Simon and Joanne Marsden

Butwick House

Sibford Ferris

Banbury

OX15 5RF

Aaron Valentine (Case Officer)

The Planning Inspectorate

Room 5G

Temple Quay House

2 The Square

Temple Quay

Bristol BS1 6PN

Appeal Reference number –

APP/C3105/W/19/3229631

Address of appeal site –

OS Parcel 4300 North of Shortlands and South of High Rock,

Hook Norton Road, Sibford Ferris

OX15 5QW

Dear Sir

We strongly object to the appeal proposal being made by Land and Partners.

I support the Council's reasons for refusal in Decision notice dated 30th April 2019.

We have a number of reasons for supporting the Council's decision to reject this application, the size of the development is disproportionate to the size of the village, the plans clearly show a support road into the next field indicating further development. The village infrastructure especially the road network is inadequate for the traffic currently passing through, at school times it is impossible to cross Hook Norton road safely, this without further traffic. Parking is an issue leading to delays because of large vehicles trying to pass in congested areas. Buses, Lorries and agricultural vehicles

have all caused jams in the village. Trying to get emergency crews including ambulance and fire would currently present difficulty, with a further 25 + houses this would be a danger

We support the Council's reason for refusal; "By reason of its scale and the relative sustainability of Sibford Ferris, and taking into account the number of dwellings already permitted across the Category A villages, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan

Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework"

Sibford Ferris has had much development in the last 25 years. The large **Manor** development(Walford Road) Stewards court (5 houses) Ferris court which included the 2 houses off Woodway road (6 houses) and Follys court (5 houses). These infill have all been within the boundary of the village.

We support the Council's reason for refusal By virtue of its extension beyond the built limits of the village on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality, the proposed development would cause unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

We hope the inspector will take into account the voice of the villages as well as the council and reject the appeal.

Regards

Simon and Joanne Marsden

The Planning Inspectorate

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR ANDREW MEYLER
Address	West Town Cottage, Woodway Road Sibford Ferris BANBURY Oxfordshire OX15 5RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I strongly object to the proposals being made by Land and Partners.

I strongly support Cherwell District Council's reasons for refusal in their Decision Notice dated April 30th, 2019. I attended the council planning committee meeting where the Planning Application was rejected by the planning committee, voting 13-0 with 4 abstentions for good reason, based on their understanding of the village's needs and wishes. The statements made by the councilors at the meeting reflected my own views about this proposed development - namely that it:

- 1) Is disproportionate to the size of the village in which significant development has already occurred since 1970.
- 2) Is undesirable within the village - with a ratio of objections to support of 80:1.
- 3) Is unsustainable from a public transport perspective - the current bus service being infrequent and vulnerable to funding cuts.
- 4) Is unsustainable from a highways perspective given the unclassified, narrow nature of the village's roads with on-street parking and frequent traffic blocks when vehicles traveling in opposite directions meet and are unable to pass. Such problems are especially acute at times of the day when people travel to work and/or drop children at the village school.
- 5) Is not required to meet development targets since Cherwell has already achieved its 2031 target of new homes in Category A villages.
- 6) Involves the undesirable loss of grade 2 agricultural land (outside the current built-up area of the village) and negative visual impact on this part of the (hill-top) village margin - visible from many surrounding hills.

For these reasons, I continue to oppose the proposed development and to support the decision of the CDC Planning Committee, which I hope the Inspector will endorse.

Andrew Meyler
West Town Cottage
Woodway Road
Sibford Ferris
Banbury
OX15 5RQ

The Planning Inspectorate

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR BRYAN MILLS
Address	Marias House Sibford Ferris BANBURY OX15 5RA

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

My wife and I object to the comments made by Land and Partners in support of their appeal. We fully support the decision by the Planning Dept of Cherwell district council to reject the original planning application. It is probably inappropriate to repeat all of the points made by other residents except to say that the representation from Katherine Roussel adequately covers all aspects of our objections. Although this application is for 25 houses, our main concern relates to future development of the village if the proposal were to be permitted. We hope that the Inspector will support Cherwell District council by dismissing the appeal.

The Planning Inspectorate

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Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR ALEXANDER MINCHIN
Address	Barn House Sibford Ferris BANBURY OX15 5RG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Dear Sir/Madam,

I strongly object to the appeal proposals.

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019. Taking these reasons in turn:

Reason for Refusal 1

By reason of its scale and the relative sustainability of Sibford Ferris, and taking into account the number of dwellings already permitted across the Category A villages, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Reason for Refusal 2

By virtue of its extension beyond the built limits of the village on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality, the proposed development would cause unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

Reason for Refusal 3

In the absence of the completion of a satisfactory Planning Obligation, the Local Planning Authority is not convinced that the necessary infrastructure directly required as a result of this development, in the interests of supporting the sustainability of the village and the development, and in the interests of safeguarding public infrastructure and securing on site future maintenance arrangements, will be provided. This would be contrary to Policies INF1, PSD1, BSC10 and BSC11 of the Cherwell Local Plan 2011-2031 Part 1 and Government guidance contained within the National Planning Policy Framework.

Reason for refusal 4

The scale of the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development. 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 and would have significantly negative traffic impact on an already congested village road during peak times.

Point 7 of the balancing criteria attached to Policy Villages 2 relates to 'whether the site is well located to services and facilities.' This links back to the development strategy of the Cherwell Local Plan Part 1 being to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. Sibford Ferris is not one of the most

sustainable Category A villages.

Yours faithfully,
Alexander Minchin

From: Ben Morbey [REDACTED]
Sent: 07 August 2019 17:30
To: NSI.Planning 2
Subject: APP/C3105/W/19/3229631 Appeal Representation

Dear Aaron Valentine,

I am writing to represent the appeal on the building on **OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris, Oxfordshire, OX15 5QW).**

I'm 19 and i've just started to save up for my first house which is still a few years away. Due to the current housing prices in the area its likely I will have to purchase affordable or shared ownership housing.

The Sibfords are currently home to my parents and grandparents as well as many of my lifelong friends and this drives me to want to live in this village as I grow up. However, due to the unbelievably high prices for a regular house this will not be possible, however the option of affordable housing, which can be purchased with a smaller mortgage, offers me a chance to secure some property in the village I intend to live in for the foreseeable future.

Please reconsider the rejection of the building proposal and approve the building on this site. The land in question is already next to a housing estate and opposite a large school with its own buildings, so it is not obscuring country views and ruining the landscapae, in facts it would be very inkeeping if built the same way as the current stone houses in that area are.

Please keep me informed on any progress and I urge you to approve this appeal, for me and my future, as well as the future of everyone else that wants to purchase a property in this lovely area.

Yours Sincerely,
Benjamin Morbey

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS VANESSA MULLEY
Address	Old Post Office Sibford Gower BANBURY OX15 5RT
Company/Group/Organisation Name	Sibford Gower Parish Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement

- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: APP-C3105-W-19-322963 Hook Norton Road Appeal.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Appeal Reference number: **APP/C3015/W/19/3229631**

Address of Appeal site:

OS parcel 4300 North of Shortlands and South of High Rock
Hook Norton Road
Sibford Ferris
OX15 5QW

For the attention of **Aaron Valentine**, Planning Inspectorate, Room 3G, Temple Quay House, 2 The Square, Temple Quay, Bristol, BS1 6PN

20th August, 2019

The Sibford Gower Parish Council strongly objects to the Appeal proposals being made by Land and Partners

The Sibford Gower Parish Council supports the original reasons put forward by Cherwell District Council for Refusal in the Decision Notice dated 30th April 2019

Reason for Refusal 1

It should be noted from the outset that the villages of the Sibfords were not built as one village, and comprise the originally separate communities of Sibford Ferris, Burdrop and Sibford Gower, which are still only loosely joined with an inevitably poor road layout and a fragmented distribution of facilities.

The clustering of the villages as a single Category A village was made only recently in 2014 and it seems at the time primarily for administrative convenience. It does not reflect the capacity or the resource of comparable villages Category A villages like Adderbury, Bloxham, Deddington, or Hook Norton) all of which are much larger, more accessible, and have a greater range of services and facilities.

Both parish councils involved are currently seeking a re-categorisation review with Cherwell District Council precisely for the kind of circumstances this application has served to highlight as in itself problematic. It is simply not accurate for Land and Partners in their Statement of Case para 5.3(L&PSoc) to identify the Sibfords as “one of the more sustainable Category A villages” .

As we identified in our objection to the original application made by Land & Partners, and Councillors from the Planning Committee discovered on their site visit prior to their Planning Committee meeting of April 2019, this presumption is simply not supported by the realities of the situation on the ground:

- poor access to main roads with the Sibfords being located in the Banbury/Chipping Norton/Shipston-on-Stour triangle of largely narrow and unclassified roads.
- poor walking and cycle links between the three villages
- pedestrian access to the primary school in Sibford Gower and church affords no continuous footpath, blind bends and the need to access the steep slopes of the Sibford Gap which itself carries an unrestricted speed limit
- narrow roads with numerous blind corners dominate all three of the Sibford villages
- wide distribution of facilities across the area as a whole. Only the shop and the independent Sibford School are located in Sibford Ferris. All other facilities (local primary school, C of E

church, Quaker Meeting Hall, doctors` surgery, public house) are located in either Sibford Gower or Burdrop

- the single small shop/post office offers only basic convenience shopping facilities
- the villages enjoy very limited public transport – the bus service, formerly operated by Stagecoach offering seven daily weekday services between Banbury and Stratford on Avon, was reduced in 2018 by the current bus company, Johnsons, just 4 daily weekday services. It is understood that this was due to the withdrawal of transport subsidy provided by OCC, leaving only WCC as providing any subsidy to maintain the service. Given the current pressures on Local Authority finances, there can be no guarantee that even this non-statutory provision will be maintained.

The CRAITLUS Report (Cherwell Rural Area Integrated Land Use Study 2009 para 8.3.8 clearly identifies significant sustainability issues, stating that Sibford Ferris/Sibford Gower showed “little capability to support additional housing” and the villages have “some facilities and public transport accessibility but are located on minor roads with long travel times and distances to access key services in major centres”.

The very real concerns and objections in regard to the sustainability of the proposal expressed by Members attending the CDC Planning Committee Meeting in April 2019 are clearly evidenced in the CDC webcast of that meeting, which we urge the Inspector to see. An unprecedented number of committee members spoke, and the level of concern and the number of issues they raised by Members` was clearly registered through their voting, comprising 13 votes against, 4 abstentions, and with no vote in support.

It was noted at that meeting that the CDC can already demonstrate a 5-year housing land supply, exceeding the requirement for a 3-year housing land supply. in our view, as one of the two Parish Councils directly affected by the potential implications of this application, it is entirely inappropriate for a speculative housing development of 25 new homes to be built in such an unsustainable location in regard to public services and facilities, and given everyday vehicle access and parking problems and a diminishing public transport provision.

The initial planning application for this site as a rural exception site (6 affordable, 2 market), subsequently withdrawn, reflected an identified local need. (SCP2012) The currently appealed plan (9 affordable, 16 market) represents a significantly larger developer-led speculative housing development which does not reflect local need and will overburden the local infrastructure.

Land & Partners are highly selective in their quotations from the Sibfords Community Plan (SCP 2012) and in so doing imply that the community is supportive of their proposal). In fact, the Plan identifies that 64% of villagers would be willing to support up to 10 new houses, situated in small groupings, to include affordable housing and sheltered housing for the elderly. **A projected development for more than 20 received very little support (8%).** You will therefore understand that the proposed development of 25 new homes directly goes *against* the stated wishes of the community and for that reason alone is unacceptable to us.

The statement put forward by Land & Partners in their Case para 5.20 “The Sibfords have not seen any recent significant new residential development” is simply inaccurate. A recent local survey (August 2019) has identified 14 new houses built in the past 20 years through various appropriate infill projects developed within the existing village boundary.

While it is recognised and acknowledged that the 750 dwellings figure from Policy 2 villages is not a ceiling, as Land& Partners repeatedly point out, our concern is that a significant increase above the

750 figure would lead to further speculative planning applications leading to a level of unconstrained growth which would undermine the development strategy contained in the adopted Local Plan. At this stage in the Plan period, with 11 years still left until 2031 - identified as the end of the plan period – we see no grounds in planning terms for this appeal to be upheld.

Reason for Refusal 2

While the L&PSoC pars 6.2 and 6.3 reference no harm to heritage assets or objections from CDC's Landscape Officer, this can only be considered with reference to the current appeal for outline planning consent. There can be no guarantee within any subsequent detailed planning application for such assurance.

The current proposal not only extends the existing boundary, but the size and scale of the development will have a distinctly urbanising effect on the rural edge of this mature village.

Further impact on the landscape will be evidenced when viewed from vantage points in Sibford Gower across the Sib Gap, e.g. from Haynes Barn up on the ridge and from the rear of houses in Sycamore Close, where the established rural landscape on the edge of the Cotswold ANOB will be permanently scarred.

The justification of “no poor-quality land in the village is suitable for development” L&PSoC para 6.6 is not a justification for siting an unnecessary, disproportionate, undesirable and unsustainable development on good quality (Grade 2) agricultural land in a predominately agricultural environment.

Reference to proposals for allotments and community orchard on the proposed site (L&PSoC para 6.6), whilst reflecting issues expressed in the SCP2012, serve to illustrate a lack of understanding and awareness of the fragmented nature of the Sibfords, and would in any case place no obligation on any building firm to whom this site was passed on.

Reason for Refusal 3

The continued absence of a definitive Planning Obligation within the Land & Partners Statement of Case reinforces the reservations identified by CDC in their Notice of Decision, dated 7th November, 2018

Other material considerations

We understand that you will be provided with copies of our response to the original application, where we are able to provide a more detailed overview of the basis for our objection to this proposal.

We continue to express our very real concern that, should the current development be approved, this would establish a precedent for further inappropriate development on this site (HELAA204), together with the adjoining site (HEL267 Land at Woodway Road identified in the CDC Housing & Economic Land Availability Assessment - Final, February 2018).

We entirely support the Cherwell District Council's own original refusal, and urge you similarly to dismiss the Applicant's appeal.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR CHARLES PARKER
Address	The Fold Sibford Ferris BANBURY OX15 5QN

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Mr Charles Parker, The Fold, Back Lane, Sibford Ferris. OX15 5QN

Aaron Valentine (Case Officer) The Planning Inspectorate Room 5G
Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site –

OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris
OX15 5QW

Dear Sir,

I strongly object to the appeal proposals being made by Land and Partners.

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS HELEN PEARCE
Address	1 Hook Norton Road Sibford Ferris BANBURY OX15 5QR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

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☐ Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Dear Sir_ madam, (1).pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Dear Sir/ madam,

I absolutely and strongly object to the appeal proposals .

I support the council's reasons for refusal in Decision Notice dated 30th April 2019.

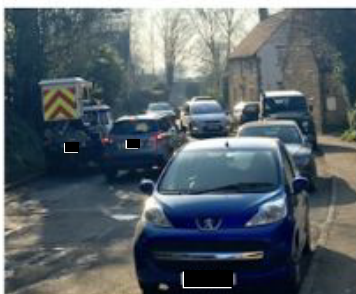
Firstly, it must be noted that the council's decision was virtually unanimous with 13 against the proposal, 4 abstentions and NO votes in favour of the proposal. In addition, Sibford Ferris Parish council and Sibford Gower Parish council (note 2 separate Parish Councils) did not support the planning application and there were over 100 letters of objection from residents, with one letter in favour (unsigned).

I support the council's decision to refuse the application for the following reasons.

Scale and sustainability.

In the village community plan, residents were accepting of small scale development in the village with up to 10 houses in a cluster of up to 6. The proposal far exceeds this number, is disproportionate to the size of the village, unwanted and undesirable. The potential new development would increase the number of households in Sibford Ferris by 19%. Bob Neville, the case officer acknowledged that "in terms of site outline it is a significant area of land in comparison with Sibford Ferris, looking at approximately a 19% increase of households in Sibford Ferris". The site plan also indicates access onto Woodway road, thereby opening up the possibility of future further development. Land and partners existing proposal of 25 houses will further stretch local services (eg surgery in the next village) and cause more traffic on narrow roads that are already in a poor state. Indeed on the councillor's site visit in April 2019, councillors remarked " We are concerned about the traffic. Traffic report commissioned by applicant was flawed and unrealistic and not observed during peak school time. Amenities such as doctors surgery, school, church, village hall, pub all in Sibford Gower across the valley only accessed by narrow roads, insufficient footpaths and congestion caused by parked cars (even bus can't get through at times). A rat run for traffic accessing M40, proposed site very good agricultural land, our roads are in a poor state, extra traffic and potentially construction traffic would exacerbate the problem. Many locals have to use cars because bus service has decreased."

Parking problems and traffic congestion outside Shop.



Another councillor commented “ A hair- raising ride to Sibford ferris. Cars having to pull into peoples’ drives. There are a number of pinch points barely wide enough for 2 cars to pass. 25 houses not going to improve on this at all”.

It is reasonable to expect that 25 houses will produce an average of 50 cars as most people commute to work outside the village and there is a very infrequent bus service that only goes to 2 destinations. Other services, as mentioned in the councillors quote are in the neighbouring villages and the one small shop satisfies only basic needs.

Land and partners state that Sibford Ferris (in reference to Sibford ferris and Sibford Gower having category A status) “ because they have more services and facilities than many other settlements in the district” This statement is wrong. In the CRAITLUS report (2009) Sibford Ferris was deemed to be one of 4 villages that “perform badly due to their location on minor roads, with long travel times and distances to access key facilities.” And again that Sibford Ferris/Gower “showed little capability to support additional housing.”.

In addition, this development would undermine the housing strategy in the Cherwell local plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan. The council recognises that the targets for the 750 houses in the district have already been met and way ahead of Oxfordshires target to be completed by 2031. This was also acknowledged by the developers, Land and Partners.

I support the council's decision for refusal by virtue of it's **extension beyond the built limits of the village.**

The proposal to build on prime agricultural land would also cause unacceptable harm to the character and appearance of the local area. The proposal is contrary to Policies ESD13, ESD15, and villages 2 of the Cherwell local plan 2011-2031 Part 1, saved policy C28 of the Cherwell Local Plan and Government Guidance contained within the National Planning Policy Framework. As one councillor noted with reference to the site

“This is grade 2 land which we might need to grow food on with growing population. Once it’s gone, gone forever.”

Both case officer Bob Neville and Land and partners claimed that there has been no significant building, infill or otherwise since the late 60’s. This is wrong! We have seen In Sibford Ferris alone in the past 20 years various **infill housing projects** such as Stewart’s court (5 new houses), Ferris court (4 new houses), Folly court (5 new houses) and the Walford Rd development both houses and apartments.

In conclusion, this is NOT what the villagers want. Land and partner brochure quotes do not represent villagers wishes. 110 objections on website, 1 in favour. Quotas have already met with 5 year supply as highlighted in case officers report.

I urge you to consider carefully the views of the local residents and the report put forward by David Lock Associates, representing the Sibford Action group and supported by the communities of Sibford Ferris, Burdrop, Sibford Gower and both local parish councils.

Helen Pearce. (resident of Sibford Ferris)

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR RAY PEARCE
Address	1 Hook Norton Road Sibford Ferris BANBURY OX15 5QR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
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☐ Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Copy of Dear Sir_ madam,.pdf

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Dear Sir/ madam,

I strongly object to the appeal proposals .

I support the council's reasons for refusal in Decision Notice dated 30th April 2019.

I support the council's decision to refuse the application for the following reasons.

Scale and sustainability.

The proposal far exceeds this number, is disproportionate to the size of the village, not needed and undesirable.

Bob Neville, the case officer acknowledged that "in terms of site outline it is a significant area of land in comparison with Sibford Ferris, looking at approximately a 19% increase of households in Sibford Ferris". This would unreasonably expand the size of the households out of proportion with the size of Sibford Ferris. The site plan shows access onto Woodway road, thereby opening up the possibility of future further development.

Land and partners existing proposal of 25 houses will put a strain on local services and cause more traffic on narrow roads that are already in a poor state. Indeed on the councillor's site visit in April 2019, councillors remarked "**We are concerned about the traffic. Traffic report commissioned by applicant was flawed and unrealistic and not observed during peak school time. Amenities such as doctors surgery, school, church, village hall, pub all in Sibford Gower across the valley only accessed by narrow roads, insufficient footpaths and congestion caused by parked cars(even bus can't get through at times). A rat run for traffic accessing M40, proposed site very good agricultural land, our roads are in a poor state, extra traffic and potentially construction traffic would exacerbate the problem. Many locals have to use cars because bus service has decreased.**"

Parking problems and traffic congestion outside Shop.



Although OCC are happy in terms of highways, we need to consider the council's own policy TR7 ref too much traffic on suitable roads. One councillor commented "I am sceptical about the number of extra cars. Most houses have at least 2 cars and I am sceptical that traffic will turn right. I contend traffic will turn left and go through village. Ensuring sustainable dev. I don't see how this proposal will enhance the distinctive character of the village".

This development would undermine the housing strategy in the Cherwell local plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local Plan.

This development is not needed! The council recognises that the targets for the 750 houses in the district have already been met and way ahead of Oxfordshire's target to be completed by 2031. This was also acknowledged by the developers, Land and Partners.

I support the council's decision for refusal by virtue of its **extension beyond the built limits of the village.**

The proposal to build on prime agricultural land would also cause unacceptable harm to the character and appearance of the local area. The proposal is contrary to Policies ESD13, ESD15, and villages 2 of the Cherwell local plan 2011-2031 Part 1, saved policy C28 of the Cherwell Local Plan and Government Guidance contained within the National Planning Policy Framework. As one councillor noted with reference to the site "This is grade 2 land which we might need to grow food on with growing population. Once it's gone, gone forever."

It is incorrect to state as Land and Partners do, that there has been no significant building in the village since the late 60's. We have seen in Sibford Ferris alone in the past 20 years various **infill housing projects** such as Stewart's court (5 new houses), Ferris court (4 new houses), Folly court (5 new houses) and the Walford Rd development both houses and apartments. I reiterate as well **that the 750 allocation total has been met and are clearly being delivered.**

In conclusion, this is NOT what the villagers want. Land and partner brochure quotes do not represent villagers wishes. 110 objections on website, 1 in favour. Quotas have already met with 5 year supply as highlighted in case officers report.

As a resident of Sibford Ferris, refusal to accept the council's decision will have far reaching consequences for this village, the surrounding villages of Sibford Gower and Burdrop and the area in general and will only serve to line the pockets of the landowner and developers while being detrimental to our community.

Ray Pearce.

The Planning Inspectorate

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR JOHN PERRISS
Address	West Town House, Woodway Road Sibford Ferris BANBURY OX15 5RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I strongly object to the appeal proposals being made by Land and Partners.

I wholeheartedly support Cherwell District Council's reasons for refusal as set out in the April 30th decision notice after The Committee voted 13-0 against the application based on their understanding of the village's needs and wishes. It was a very good example of democracy working well.

The proposed development is disproportionate to the size of the village where 53 new houses/flats have already been constructed since 1970 [details available], it is undesirable with the village submitting over 80 objections to the proposal with only one in support and it is unsustainable despite the village's erroneous categorisation as Category A status. It would represent a 19% increase in the number of households and the road layout suggests a further adjacent development at a later date. The CRAITLUS Study which Cherwell produced in 2009 stated that "Sibford showed capability to sustainably support additional housing." The lack of public transport accessibility was highlighted and that has worsened since then with the having of the bus service after Oxfordshire County Council withdrew funding. We only have a bus in the village because of The Warwickshire CC subsidy. There are no buses to Hook Norton or Chipping Norton and it is 5 miles on unclassified roads to the nearest A road. Banbury is 7 miles, Bicester and Stratford 20 miles and Oxford 27 miles. These are the nearest major employment centres. The village shop is a convenience store. The nearest supermarkets are 7 miles away. The surgery, pub, primary school and church are a mile away via a steep hill involving walking on several sections without pavements.

The development is not necessary as Cherwell has already achieved its 2031 target of new homes in Category A villages. This statement is given robust statistical verification by the work done by my friend and neighbour Lord Grimston which forms part of the submission by David Lock and Associates who have been retained by a group of residents to advise on the application.

It also represents a very undesirable loss of Grade 2 agricultural land and a very visible intrusion into the landscape particularly when viewed from many of the surrounding hills and the adjacent AONB. It is hoped that the Inspector will be able to make a site visit before the hearing to familiarise him/herself on the impact on this beautiful remote countryside. It is absurd for the appellant to claim or represent that the development would improve the "edge of village landscape".

Land and Partners have been disingenuous by misrepresenting The Village Plan which clearly ruled out developments on this scale and it is to the credit of CDC and particularly the elected members who saw the hypocrisy and falsehoods of this application, its unacceptability to the residents and rejected the application which was driven by "greed not need". I support CDC's position and hope that The Inspector will be minded to do the same.

John Perriss
West Town House
Woodway Road
Sibford Ferris
OX15 5RF

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS PENNY PERRISS
Address	West Town House, Woodway Road Sibford Ferris BANBURY OX15 5RF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I am writing to object to the appeal made by Land and Partners. I do however strongly support Cherwell District Councils reasons for refusing permission on April 30th.

Land & Partners are misleading when they say there has been no new development in the village since the sixties when there have been some 53 new dwellings here since 1970. To have a development of the size proposed would be disproportionate to the village and the imbalance would cause enormous problems. The accessibility to the doctors, church, school and pub is not very easy. These are about a mile away up a steep hill on virtually non existent pavements and parking in and around the village is already a growing problem. The shop in the village is a small convenience store and the nearest shopping is in Hook Norton or Chipping Norton, both some distance away and accessible only by car.

The proposed development is on Grade 2 farm land and would be an eyesore from all round the area given the hills and valleys around the village in what is an area of outstanding natural beauty. The CDC gave clear reasons for refusing this development and nothing has changed.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR SIMON RAYNER
Address	Virginia Cottage Sibford Ferris BANBURY OX15 5QN
Company/Group/Organisation Name	Sibford Ferris Parish Council

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
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- ☐ Statement

- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: SFPC Objection Letter 20170825.pdf

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Sibford Ferris Parish Cc
Sibford Ferris
Banbury Oxfordshire.

Appeal Ref: APP/C3105/W/19/3229631

Dear Sir / Madam,

Please find enclosed three copies of the Sibford Parish Council letter of objection re the above Appeal Reference. The Parish Council have filed a soft copy on the Planning Inspectorate Portal but enclose the attached in case there are any difficulties with the on-line filing process.

Yours faithfully.


Simon Rayner - Parish Councillor.

Virginia Cottage, Sibford Ferris, Banbury, Oxon, OX15 5AN.

Encl: 3 Copies of SPFC Letter of Objection.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR PETER ROBINSON
Address	Staddle Stones Sibford Gower BANBURY OX15 5RT

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: Objection letter - Appeal.docx

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Staddlestones
Bonds End Lane
Sibford Gower
Banbury
OX15 5RT

Aaron Valentine (Inspector)
The Planning Inspector
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

23rd August 2019

Dear Sir

Appeal Reference number – APP/C3105/W/19/3229631

**Address of appeal site – OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road, Sibford Ferris
OX15 5QW**

I write with reference to the Hook Norton Road, Sibford Ferris, planning appeal Reference APP/C3105/W/19/3229631 being made by Land and Partners, to which I object strongly. I support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

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 faithfully

Peter Robinson

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS KATHERINE ROUSSEL
Address	Bramley House, Stewart Court Hook Norton Road, Sibford Ferris BANBURY OXON OX15 5QX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground

☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: APPEAL LETTER TO INSPECTOR .pdf

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Katherine Roussel, Bramley house, Stewart's Court, Sibford Ferris, OX155QX.

Aaron Valentine (Case Officer)
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Appeal Reference number –
APP/C3105/W/19/3229631

Address of appeal site –
OS Parcel 4300 North of Shortlands and South of High Rock,
Hook Norton Road, Sibford Ferris
OX15 5QW

Dear Sir,

I strongly object to the appeal proposals being made by Land and Partners.

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

The Planning Application was rejected by the council planning committee 13 -0, with 4 abstentions for good reason. We hope that the inspector will support the council members who have listened to the community and understood our concerns.

This application is not in accordance with the community plan where 64 % of villagers wanted less than 10 houses and in small clusters of 1 to 6 houses.

Reason for refusal 1

The scale of this development in relation to the size of the village. It is disproportionate, undesirable and unsustainable

At the April CDC planning meeting Bob Neville said "In terms of site outline it is a significant area of land in comparison with Sibford Ferris looking at approximately a 19% increase of households in Sibford Ferris." The site clearly has a road linking to another site off Woodway road which can set a precedent for even more development and if 25 houses are not sustainable then how will 40 houses impact the village?



Sustainability

Land & Partners in their Statement of Case state at para 5.2 state that "Policy Villages 1 identifies Sibford Ferris / Sibford Gower as a Category A (Service Centre) Village which is the most sustainable category A Village. Land and partners state "The Sibford's have been given this status because they have more services and facilities than many other settlements in the District."

This statement is simply incorrect. The following reason illustrates why

- (1) Cherwell published a report in August 2009 called "CRAITLUS" (Cherwell Rural Area Integrated Land Use Study).

The Executive Summary on page iv says "of the 33 villages only 4 show little capability to sustainably support additional housing. Shenington, Sibford Ferris / Sibford Gower and Charlton on Otmoor perform poorly due to their location on minor roads, with long travel times and distances to access key facilities".

Paragraph 8.3.8 outlined that Sibford Ferris/ Sibford Gower showed "little capability to support additional housing" and the villages have "some facilities and public transport accessibility but are located on minor roads with long travel times and distances to access key services in major centres".

The geography, road network, infrastructure and facilities of Sibford Ferris/ Sibford Gower has not changed in 10 years so the above comments are still accurate and true.

Sustainability points;

The roads within the village are all unclassified, in places narrow and unable to accommodate pavements.



Given on street parking there are often traffic blocks when vehicles, including agricultural vehicles approach in opposite directions. (Photo attached)

The Sibfords are probably as far from an A road as anywhere in Cherwell. Banbury is 7 miles on the B4035 a road which is winding and narrow, Stratford and Bicester are 20 miles and Oxford is 25 miles.

There are no buses to Hook Norton or Chipping Norton. The bus services to Banbury (7 miles) or Stratford (20 miles) have been reduced.

Little employment in the villages mean that the majority of people drive to work through the villages.

The only small local shop is in Sibford Ferris and the nearest supermarkets and main shops are at least 7 miles from the village.

The surgery is in Burdrop (a small village between Sibford Ferris and Sibford Gower) on narrow roads with limited parking. (Photo attached)



The village hall, pub, primary school, church and meeting house are located in Sibford Gower which is 1 mile apart from Sibford Ferris and accessed by a deep and narrow valley with limited footpaths. There are many sharp bends in the road too.

Traffic at the shop which is accessed via a narrow road with on street parking is already more than at capacity. (photo attached)

We support the Council's reason for refusal; “By reason of its scale and the relative sustainability of Sibford Ferris, and taking into account the number of dwellings already permitted across the Category A villages, and Cherwell District Council's ability to demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. This would be contrary to Policies ESD1, Villages 1 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, Saved Policy H18 of the Cherwell Local

Plan 1996 and Government guidance contained within the National Planning Policy Framework”

Local resident Robin Grimston has visited sites and put together the following evidence that the 750 allocation total has been met and are clearly being delivered.(Please also see an attached spreadsheet.)

It seems that the 750 figure is not a rigid ceiling but surely any excess has to be seen in the context that Sibford is one of the least sustainable locations and there is still 12 years to run in the 2011 – 2031 Planning Period.

750 Allocation

SUMMARY OF “REST OF DISTRICT” HOUSING DISTRIBUTION [Plan Policy BSC1 page 61](#)

The “Rest of District” housing planned for the period 2011 to 2031 is set out below, cross referenced to the Plan:

	Windfalls < 10 dwellings	Upper Heyford	DLO Caversfield	Rural Areas inc. Kidlington >10 Dwellings	Total	
	(a)	(b)	(c)	(d)	(e)	
Completions 2011 - 2014	196		85	247	528	Plan page 249
Planning Permissions 2011 - 2014		761	111	888	1,760	Plan p 249, Policy BSC1 p61
Pre 2014 Subtotal				1,135		
Allocations	754	1,600		750	3,104	Policy BSC1 p61
Total	950	2,361	196	1,885	5,392	
	Plan p 249 Para C272	Policy Villages 5, Plan		Policy Villages 2, Plan	Plan p 61 BSC 1	

		p257		p250		
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Land and Partners at Paragraph 5.14 state that the adjusted figure should read 723 given that Arncott Hill Farm, Buchanan Road Arncott and 81-89 Cassington Road, Yarnton have fallen by the wayside. These two developments are not part of the “750” numbers!

At the attached Excel Spread Sheet the position is summarised. Column C shows that the 1,885 has been exceeded and Column D shows how the 750 is made up. There are 6 sites where there is not physical evidence of development on the ground.

- a. **Oak Farm Drive, Milcombe.** (40 Houses) I telephoned Sanctuary Homes 5th Aug who advised that work should have started on site in June with “handover” in April 2020. She was unsure when the delayed start date will be. The site will include 4x shared ownership, 26 x open market and 11x rented.
- b. **Blackthorne Road, Launton.** (72 houses) I telephoned Mulberry Developments 13th Aug who advised that Reserved matter application to be submitted late Aug / mid Sept and start on site projected early new year with show home July 2020. 2,3,4 bed homes. 65 houses in total.
- c. **Oak View Weston** (20 houses) Page 139 Adopted Weston on the Green Neighbourhood Plan states: “Site A: Southfield Farm – see Neighbourhood Plan Policy H1. This site is HELAA 284 and has permission for 20 houses.”
- d. **Kidlington 3 sites**
 - (1) 2-4 High Street (16 houses)
 - (2) British Waterways Site, Langford Lane (10 houses)
 - (3) Kings Two Wheel Centre, 139 Oxford Road (10 houses)

All these sites appear to be redevelopment of existing built up sites and Cherwell Council note states all have “extant outline PP and RM consent”

Land & Partners are wrong in stating / inferring that there is unused capacity within the 750.

Exceeding 750 Allocation

As mentioned previously but worth stating again; It seems that the 750 figure is not a rigid ceiling but surely any excess has to be seen in the context that Sibford is one of the least sustainable locations and there is still 12 years to run in the 2011 – 2031 Planning Period.

It is untrue that “Sibford Ferris has not seen any development in recent years.”

In Sibford Ferris alone in the past 20 years there have been various **infill housing projects** such as Stewart's court (5 new houses), Ferris court (4 new houses), Folly court (5 new houses) and the Walford Rd development both houses and apartments. **These have all been developed with in the village boundary as in fills.**

Reason for refusal 2

*By virtue of its **extension beyond the built limits of the village on a greenfield site and in an area of Grade 2 (very good) agricultural land and its visual impact on the rural character and appearance of the locality**, the proposed development would cause **unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness**. The proposal is therefore contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.*

Sibford Ferris, Sibford Gower and Burdrop are particularly rural villages in a very unspoilt corner of North Oxfordshire.

The site itself sits outside the current built up area of the village on good quality grade 2 agricultural land which is a Green field site.

The community hopes that the Inspector will stand on the site and appreciate the far reaching views to the AONB and consider how a development here would severely compromise the beauty and character of the open rural countryside. We hope the Inspector will also visit other important viewpoints within The Sibford's and the AONB to consider how the development of the site would cause harm to the open rural countryside and character and appearance of the area. It is an affront of Land and Partners to suggest "that a development could improve the edge of the village in landscape terms." The community who live here strongly disagree.

Contrary to Policy villages 1 and Policy villages 2. It conflicts with at least 5 of 11 criteria of policy villages 2, (green fields, agricultural land, landscape impact, services)

Please also see David Lock Associates report which represents the Sibford Action group supported by the communities of Sibford Ferris, Burdrop, Sibford Gower and both local parish councils. We are separate villages and should be classified as such. However, we stand together as one in our strong objection to the appeal case stated by Land and Partners.

Yours faithfully,

Katherine Roussel.

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR STEWART ROUSSEL
Address	Bramley House, Stewart Court Hook Norton Road, Sibford Ferris BANBURY OX15 5QX

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

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Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Hook Norton Rd Refusal Letter.docx

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STEWART ROUSSEL
BRAMLEY HOUSE
STEWART'S COURT
HOOK NORTON RD
SIBFORD FERRIS
OX15 5QX

**APPEAL REFERENCE NUMBER –
APP/C3105/W/19/3229631**

**ADDRESS OF APPEAL SITE -
OS PARCEL 4300 NORTH OF SHORTLANDS AND SOUTH OF HIGH ROCK,
HOOK NORTON ROAD,
SIBFORD FERRIS
OX15 5QW**

Dear Sir / Madam

I am writing to support the decision that the Cherwell district council reached in their decision notice dated 30th April 2019, which was to reject the proposed development in Sibford Ferris and therefore I strongly object to the appeal proposals being brought forward by Land and Partners.

The reasons why I object are as follows:

There is a general lack of infrastructure within the village to support an additional 25 dwellings; putting massive pressure on the local roads, sewage capacity and GP practice. The GP practice is in fact in the neighbouring village of Burdrop and requires a car journey to reach, due to the steepness of the hills between the two villages and lack of a continuous footpath linking the two villages.

The village can not sustain 25 additional homes at it stand and in addition to this proposed quantity, the outline plans put forward by the developer clearly show an access road deliberately left open to develop further housing in the adjacent field to the proposed site leading to potentially another 20 houses being put forward for development should a precedent be set.

At a time when the Cherwell District Council's can demonstrate a 5 year housing land supply, which exceeds the requirement for a 3 year housing land supply, the proposed development is considered to be unnecessary, disproportionate, undesirable and unsustainable

Our planning consultants have said that it will undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. There are category A villages and Category A villages and Sibford Ferris is by no means in the same class as Bloxham or Adderbury for example. Please visit the village to

see for yourself how small the village really is. As further evidence of the lack of sustainable development opportunity in the village, please also read the Cherwell District Council Cherwell Rural Area Integrated Transport and Land Use Study (CRAITLUS) – Aug 2009 which concludes that Sibford Ferris has the lowest sustainability rating out of all the villages surveyed. “Four villages show little capability to sustainably support additional housing. Three of these villages: Shenington, Sibford Ferris/Sibford Gower and Charltonon-Otmoor have some facilities and public transport accessibility but are located on minor roads with long travel times and distances to access key services in major centres.” Page 68

The proposals not in keeping with the character of the existing village. With a total of around 160 houses in Sibford Ferris, the additional 25 dwellings represent a significant increase in population and over-development in the rural community. The proposed development would extent the village beyond it's built limits and use a greenfield site which is Grade 2 (very good) agricultural land that we can ill afford to give up.

The proposed field is very close to the area of outstanding natural beauty and would be clearly visible from many vantage points within the area of outstanding natural beauty.

As such it would have a significant impact on the rural character and appearance of the locality, the proposed development would cause unacceptable harm to the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness. I have been advised that in this respect the proposal is contrary to Policies ESD13, ESD15 and Villages 2 of the Cherwell Local Plan 2011-2031 Part 1, saved Policy C28 of the Cherwell Local Plan 1996 and Government guidance contained within the National Planning Policy Framework.

The development would increase the amount of traffic on the village's already narrow and substandard roads. There is significant traffic conflict with the adjacent school at peak times where there are often traffic jams between the shop and Folly Court. Existing traffic brings the village to a standstill at peak times due to on-street parking and the narrowing of roads at points through the village. (See picture below of how main road in Sibford is effectively a single track road which causes gridlock when school traffic is trying to pass both ways during drop off and pick up times) Additional traffic as a result of the proposed development would result in increased highway safety risks for pedestrians, cyclists and horse riders. If you visit the site, please visit within school times or commute times around 8.15 – 8.30 am to see the full extent of the traffic problems in the village. The traffic estimates that were put forward in the developers proposal were very misleading and underestimated. Future occupants would be reliant on the use of a car as the bus service is not frequent enough for people to rely on for the purposes of travelling to work.



By reason of its scale and the relative sustainability of Sibford Ferris, the proposed development is simply unnecessary, disproportionate, undesirable and unsustainable, these were the same reasons why Fringford was turned down on appeal and the same reasons apply to Sibford Ferris, so I would urge you to reject the appeal.

Yours faithfully

Stewart Roussel

Stewart Roussel

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR WILLIAM SENIOR
Address	64 Academy Drive RUGBY CV21 3UF

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

YOUR COMMENTS ON THE CASE

To whom this may concern,

I am writing this email regarding the proposed development in Sibford Ferris.
I have been informed that the proposal has gone to appeal and I was really disappointed to hear this.
This is an area that I have been looking at moving to for a while now with my family.

Sibford Ferris has been on my list of places to live due to the great range of services and facilities. ie, schools, shops, community.

The development in question was shown to me by a local agent and I really got my hopes up that a new development was coming to the area.

I believe this development will play its role in the local area by bringing people to support the local community, and help grow this lovely area to an even better place to live.

I have noticed that the area has not seen any new developments for a long while, offering affordable housing to cater for all.

With writing this email, I would hope that this proposed site is thought about considerably more and hopefully then given the go ahead to provide families like my own somewhere lovely to build a future.

I look forward to seeing what the future holds for the proposed site

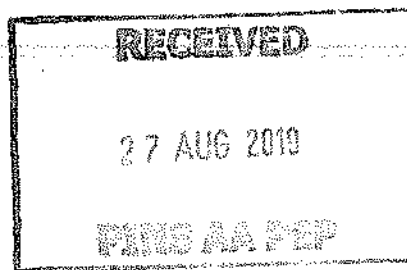
Kind Regards,

William Senior

Appeal Reference number: **APP/C3105/W/19/3229631**

Address of Appeal site:

OS parcel 4300 North of Shortlands and South of High Rock
Hook Norton Road
Sibford Ferris
OX15 5QW



For the attention of Aaron Valentine, Planning Inspectorate, Room 3G, Temple Quay House, 2, The Square, Temple Quay, Bristol, BS1 6PN

25 August, 2019

The Sibford Ferris Parish Council (SFPC) strongly objects to the Appeal proposals being made by Land and Partners.

SFPC fully supports Cherwell District Council (CDC) decision to refuse to grant planning permission (18/01894/OUT) for the reasons discussed and recorded at the CDC Planning Committee of 18th April 2019.

Our reason for objection are as follows:

1. We do not consider the proposed development to be proportionate in size and scale to the existing community. The community has previously supported a smaller proposed development (6 affordable and 2 market houses) that was submitted in 2014 and the application withdrawn in 2016. While not fully aligned with the Sibford Community Plan of 2012 the 2014 proposal was seen to be of a scale and size that was appropriate.
2. Not commented on in the submitted planning documents but the community is aware that should this development be approved it is likely that this will bring forward a planning application for an adjacent and land locked field (off Woodway Road). The impact of an additional 20 dwellings on top of the proposed 25 (subject of this appeal) will result in an even more severe impact on the 'fragile' level of serviceability and sustainability that we see in the community today.
3. The Appellant makes regular reference to the Sibfords as being one of the 'more sustainable Category A villages'. Compared to other Category A villages (as defined by CDC) the Sibfords are a collection of villages, spread across challenging topography that is difficult for young and old to traverse. The community sits on unclassified roads that are narrow with limited footpaths and present safety issues for pedestrians and cyclists. There is a limited bus service that runs between Stratford on Avon and Banbury providing an infrequent service on weekdays, reducing on Saturdays and no service on Sundays. The scheduled timetable has declined over the years and is heavily dependant on local authority subsidy, as such may be subject to further cuts or removal in the future.

The Sibford Parish Councils have initiated conversations with CDC in order that the current classification can be revisited as part of the next local plan review, with the aim of attaining either individual categorisation for Ferris and Gower or a more appropriate categorisation based on the reality of our environment.

4. CDC commissioned an independent Rural Area Integrated Transport and Land Use Study (CRAITLUS) in 2009 that stated 'Sibford Ferris and Gower ... show little capability to sustainably support additional housing ... due to their location on minor roads with long travel and distances to access key facilities'. Nothing has materially altered since this report was produced and we maintain that the issue identified is true today.
5. Reference is made to the proposed development 'improving the edge of the village' this is an entirely subjective point of view and one that is not supported by the members of the community.
6. The proposed development lists a number of benefits that may be realised.

Affordable Homes. At this point in time there is an unknown demand for affordable homes within the community but a small number (aligned to the 2014 proposal) may be beneficial.

Play Area. The community already has a play area (Cotswold Close) and access to a Multi Use Games (exercise) Area so the provision of new facilities is of a dubious benefit.

Footpath. The 'foot path missing link' has never been missed by the community and is not understood how this will be of benefit to the community or visitors.

Amenities. Provision of allotments, community orchard, informal open space and woodland planning all enhance the Appellants proposal but in reality would have limited benefit to the community.

Our last point is that we hope the Inspector will be able to visit the Sibfords as part of their research into this appeal and as a result understand that while the villages have been conveniently grouped together for categorisation as a Category A village the reality on the ground shows that this is not appropriate or sustainable should significant development be allowed to take place.



Mr Aaron Valentine
Planning Inspectorate
Room 5g
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



23 August 2019

Appeal Reference: APP/C3105/W19/3229631

Cherwell Reference: 19/00036/REF + 18/01894/OUT

*SIBFORD FERRIS: OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road. Proposal:
Development of up to 25 dwellings*

Dear Mr Valentine,

As a resident of Sibford Ferris I would like to register my strong objection to the Appeal referred to above.

My reasons for the original rejection of this planning proposal were clearly laid out in my letter to Cherwell at the planning stage, and I would like to thank you in advance, since I am assured that you will read my submission and take it into consideration, before reaching your decision.

Briefly, I suggested that the speculator(s) who bought this land had simply not thought it through, since the proposal to build a disproportionately large number of houses was in entirely the wrong position.

The parish of Sibford Ferris has no facilities other than a small shop selling basic essentials, with dangerous pedestrian access from the proposed site, since there are no footpaths up the narrow winding main street.

25 dwellings mean roughly 50 cars and the only route to the main road to Banbury and Shipston is up the same main street through the village, which is already congested with parked cars, as the Planning Committee experienced when carrying out their on-site inspection.

The referred-to village school, Village Hall, Church, Surgery and local Gastro Pub are all situated, not in Sibford Ferris, but in the neighbouring Parish of Sibford Gower and by no means easy to access on foot. A car journey is therefore the sensible option, thus contributing to traffic congestion.

As I'm sure you are well aware, there is considerable local opposition to this development proposal on the grounds that it is not only too large but also in the completely wrong location, and would cause an enormous negative impact on the community.



I share that sentiment and join my fellow parishioners in requesting that this matter should come before a Public Enquiry, in order to fully consider the complex issues involved.

Yours sincerely

Ian Sharp

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR JAMES IAN SHARP
Address	Lambs Croft Sibford Ferris BANBURY OX15 5RE

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Aaron Valentine
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

23 August 2019

Appeal Reference: APP/C3105/W19/3229631

Dear Mr Valentine,

As a resident of Sibford Ferris I would like to register my objection to the Appeal referred to above. Furthermore, I would also like to put on record my support for the original rejection of this planning proposal by the Cherwell District Council Planning Committee. My reasons were clearly laid out in my letter to Cherwell at the planning stage, and I would like to thank you in advance, since I am assured that you will read my submission and take it into consideration, before reaching your decision. Briefly, I suggested that the speculator(s) who bought this land had simply not thought it through, since the proposal to build a disproportionately large number of houses was in entirely the wrong position.

The parish of Sibford Ferris has no facilities other than a small shop selling basic essentials, with dangerous pedestrian access from the proposed site, since there are no footpaths up the narrow winding main street.

25 dwellings mean roughly 50 cars and the only route to the main road to Banbury and Shipston is up the same main street through the village, which is already congested with parked cars, as the Planning Committee experienced when carrying out their on-site inspection.

A village school, a Village Hall, a Church, a Surgery and a local Gastro Pub are all situated within a couple of hundred yards of one another in the next Parish of Sibford Gower. Pedestrian access from the Hook Norton Road to these facilities is hazardous to say the least, and a car journey would be the sensible option, thus contributing to traffic congestion.

As I'm sure you are well aware, there is considerable local opposition to this development proposal on the grounds that it is not only disproportionate but also in the completely wrong location, and would therefore cause an enormous negative impact on the community.

I share that sentiment and join my fellow parishioners in saying that this matter should come before a Public Enquiry, in order to fully consider the complex issues involved.

Yours sincerely

Ian Sharp

Planning Inspectorate.
Room 3G, Temple Quay House,
2, The Square, Temple Quay,
Bristol BS1 6PN

Date: 22/08/19

Appeal Reference APP/C3105/W/19/3229631



Dear Sir/Madam

I am writing as the Chairman of Shipston Area Flood Group (SAFAG) in support of the rejection of the original Outline Planning Application, Ref:18/01894/OUT by Cherwell DC and thus consider that this appeal should also be rejected.

The grounds for our objection to the granting of this appeal hinge on the probability of increased flood risk in an already flood prone area. The background and basis for our opinion is as follows.

SAFAG, formed under the auspices of the National Flood Forum and in partnership with the Environment Agency, the Regional Flood and Coastal Conference and local Councils is undertaking a programme of Natural Flood Management to alleviate flood risk across the entire 187 sq km River Stour catchment and its tributaries above Shipston on Stour. The Sibford villages are right at the top of this catchment.

This upstream area, mainly in Warwickshire but including parts of Glouc's and Oxon, has the highest risk of flooding in the county per Warwickshire's Strategic Flood Plan with over 200 homes and businesses at risk within 22 communities and over 80 at risk in Shipston alone.

The principle of Natural Flood Management (NFM) is to introduce multiple small interventions to hold back and temporarily store water, both pluvial and fluvial, on and around watercourses as high in the catchment as possible, thus slowing the flow and reducing the impact of high 'flashy' water flows into the main river during spate conditions.

SAFAG has already installed over 400 such interventions in the catchment, mainly to the west, and are currently working with landowners and farmers in the easterly part of the catchment covering Brailes, Cherington/Stourton, Whichford and the Sibfords to install a further 500+ interventions by 2021.

Specifically in the Sibfords we have developed a programme to install around 100 interventions including woody dams, ponds, bunds, and other water retention areas and this work is due to be undertaken in Autumn 2019.

We therefore consider that any development which heightens the risk of increased surface water run off to be adverse to the interests of its local community and downstream communities already at high risk of flooding.

Our aim is to Slow the Flow and reduce the risk of flooding - with the valued support of our partners and sponsors.

We have examined the proposals and would comment as follows:-

- 1) The FRA states that the ground already has poor infiltration (which implies high run off) and recommends groundwater monitoring through the year to 'inform' the final drainage and excavation strategy. This suggests that there is already recognition of a potential problem. This is self evident were one to visit the area in spate rainfall and observe such run off which already swamps roadways very quickly thus any addition will make an existing problem even worse and certainly more dangerous downstream of the site.
- 2) The ST combined sewer of 150mm is already insufficient to cope and increased run off will further reduce its capacity to clear foul water away.
- 3) The proposed drainage scheme is to discharge run off into shallow soakaways at the NE of the site 'which may need private pumping as part of their design'. Again it seems clear that the specialist who wrote the FRA is uncertain as to the proposed drainage scheme's capability.

This is to be expected as the proposal is flawed. On one hand it recognises the underlying ground infiltration problems yet suggests that soakaways (into the ground) will cope with run off. Furthermore, soakaways can and will become blocked if not rigorously maintained hence are not future proof and should be avoided as a principal drainage solution.

- 4) The works SAFAG are about to undertake in Sibford Ferris are along the Sib which runs just below this site. This is already a 'flashy' watercourse and further run off into it will inevitably partly obviate the very problem we are trying to address.
- 5) Although we are against this development proceeding, should the inspector find in favour of it we would request that this be conditional upon the installation of a drainage scheme which achieves betterment above 'flood neutrality plus climate change' of at least 25% and preferably by 40%.

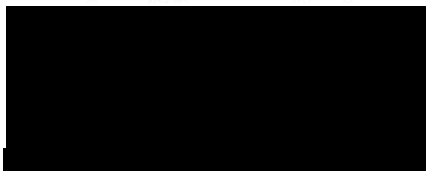
This could be achieved by the installation of a high capacity balancing pond with a restrictor set at a suitable flow rate to provide such betterment. Additionally, a full suite of SuDS train options such as permeable paving, green roofs, water butts, foul drainage diverters to gardens and so on would assist.

- 6) For information, SAFAG, through early and positive discussions with developers in Shipston and Tredington (eg Cala, Taylor Wimpey, Cameron), have secured betterment of 40% above flood neutrality plus climate change at several recently developed sites.

We do hope that in assessing the merits of this appeal the inspector will take all these matters into account not least because climate change and its effects are now a fact. In this area rainfall has not increased significantly but the way that it now happens has changed. We have many more very heavy rainfall events over shorter periods which result in an already under capacity/overloaded drainage infrastructure being overloaded with consequential increased flooding of properties and roads. Whilst this may not be avoidable in the short term we should at least take great care to avoid doing anything which could impact contiguous areas, in this case the Sibford villages and all downstream communities and make the problem worse in areas already at risk of flood.

Yours Sincerely

Philip Wragg, Chairman, Shipston Area Flood Action Group.



The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR & MRS MARK & CLAIRE SIMMONS
Address	Aldsworth, Ferris Court Hook Norton Road, Sibford Ferris BANBURY OX15 5QR
Company/Group/Organisation Name	Mr and Mrs Simmons

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
☐ Agent
☒ Interested Party / Person
☐ Land Owner
☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
☐ Proof of Evidence
☐ Statement

- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence
- ☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION

Document Description: Your comments on the appeal.

File name: Hook Norton Road planning appeal objection letter 19.8.19.doc

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

from **Claire & Mark Simmons**
Aldsworth

Ferris Court
Hook Norton Road
Sibford Ferris
Oxon.
OX15 5QR
19th August 2019

To Aaron Valentine (case officer)
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site –

OS Parcel 4300 North of Shortlands & South of High Rock,
Hook Norton Road, Sibford Ferris, OX15 5QW

Dear Sir

We strongly object to the appeal proposals being made by Land and Partners regarding the proposal for 25 new houses on Hook Norton Road, Sibford Ferris

We support the Council's reasons for refusal in Decision Notice dated 30th April 2019

The Planning Application was overwhelmingly rejected by the council planning committee 13-0 with 4 abstentions for good & valid reason.

We hope that the inspector will support the council members who have listened to the community and understood our concerns

We are local residents & have lived on Hook Norton Road in this village for 21 years since July 1998.

We are strongly opposed to this development proposal for the following reasons:-

1) Contrary to 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 in sustainable locations with respect to public services, facilities and transport, and not Class A villages such as Sibford Ferris. This small village is not obliged to take on unnecessary high density housing developments and the Council has already achieved current targets for housing supply under the above plan.

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.

2) 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. This would be a considerable over development of our village.

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 narrow roads of 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 significant 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.

3) 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.

The large extension beyond current built limits will result in loss of very good agricultural land & cause negative impact on the rural character & visual appearance of our village setting

The depth of feeling within the community was made apparent by the significant number of residents attending the Council Planning meeting at which we were also present

In conclusion, we completely object to Land & Partner's development plan & we wish to support the council in their decision to refuse the planning application for the reasons stated.

Yours sincerely

Claire & Mark Simmons

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR DAVID STEWART
Address	High Rock, Hook Norton Road Sibford Ferris BANBURY OX15 5QW

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

COMMENT DOCUMENTS

The documents listed below were uploaded with this form:

Relates to Section: REPRESENTATION
Document Description: Your comments on the appeal.
File name: High Rock Objection Letter.docx

PLEASE ENSURE THAT A COPY OF THIS SHEET IS ENCLOSED WHEN POSTING THE ABOVE DOCUMENTS TO US

Mr D and Mrs H Stewart
High Rock
Hook Norton Rd
Sibford Ferris
Banbury
OX15 5QW

**APPEAL REFERENCE NUMBER –
APP/C3105/W/19/3229631**

**ADDRESS OF APPEAL SITE -
OS PARCEL 4300 NORTH OF SHORTLANDS AND SOUTH OF HIGH ROCK,
HOOK NORTON ROAD,
SIBFORD FERRIS
OX15 5QW**

Dear Sir / Madam

I am against the appeal proposal and writing to request that you reject the appeal being brought forward by Land and Partners relating to the proposed development in Sibford Ferris. We fully support the decision that the Cherwell district council reached on 30th April 2019, which was to reject the proposed development for reasons relating to the scale and sustainability.

I was born in the village of Sibford Ferris and 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 small scale selected additional homes and infilling that over the years. It is untrue when Land and Partners state that “Sibford Ferris has not seen any development in recent years.” In Sibford Ferris alone in the past 20 years there have been various small infill housing projects such as Stewart’s court (5 new houses), Ferris court (4 new houses), Folly court (5 new houses) and the Walford Rd development both houses and apartments. These have all been developed within the village boundary as infills and have contributed to a situation where the village is already at its sustainable capacity today.

Even today’s after years of minor developments, the village is at the limit of its sustainability. The village infrastructure hasn’t kept up with the increased number of houses over the years and many people park outside the village shop in what is already a very narrow road. They do this because the footpath and lighting are inadequate and haven’t had any investment over the years as the village has grown.

Parking outside the village shop and parking on the street, effectively turns the strip of road into a single lane road which is dangerous for those who do choose to walk to the shop the school or the post office.

The proposed development is simply unnecessary, disproportionate, undesirable and unsustainable and would cause untold and a reversible harm to the character of the village.

The village of Sibford favourite 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 houses for a village of this size just isn't sustainable. It stands to reason that larger developments should be for the larger villages and towns and not for a small village the size of Sibford.

The Cherwell Rural Area Integrated Transport and Land Use Study (CRAITLUS) – Aug 2009 shows Sibford Ferris to have a sustainability rating of 12, even less than that of Fringford with a sustainability rating of 15. I'm sure you are aware that a proposed development in Fringford was also refused on appeal on the basis of sustainability and for the same reasons the development in Sibford should also be refused.

Table 8.1. Criteria Assessment: Final Results Matrix

Village Hierarchy	Village	Facilities Mapping	PT Accessibility	Car Accessibility	Network Constraints, Trip Generation & Assignment	Total Network Travel Time	Total Network Travel Distance	Sustainability Rating	Overall Rating
	Weighting →	2	3	1	2	1	1	/21	/30
Group 1	Bloxham	6	9	2	4	3	3	21	27
	Deddington	6	9	2	4	2	2	19	25
Group 2	Adderbury	6	9	2	4	3	3	21	27
	Bodicote	6	9	3	4	3	3	21	28
	Cropredy	6	6	2	4	2	2	16	22
	Hook Norton	6	9	2	4	1	1	17	23
	Ambrosden	6	9	3	4	3	3	21	28
	Kidlington	6	9	3	4	3	3	21	28
	Launton	6	9	3	6	3	3	21	30
	Yarnton	6	9	3	6	3	3	21	30
Group 3	Islip	6	9	2	2	3	3	21	25
	Hanwell	2	3	3	4	3	3	11	18
	Finnere	4	6	1	6	2	2	14	21
	Fringford	4	6	2	4	2	3	15	21
	Fritwell	6	6	1	4	2	2	16	21
	Shenington	4	6	1	2	2	2	14	17
	Sibford Ferris/Sibford Gower	6	6	1	2	1	1	12	17
	Steeple Aston	6	6	1	4	1	2	15	20
	Wroxton	4	6	2	4	3	3	16	22

We strongly object to the appeal and urge you to reach the same conclusion as the Cherwell District Council and reject the appeal out of hand.

Yours faithfully

David and Heather Stewart

David and Heather Stewart

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MR GRAHAM STEWART
Address	41 High Street Bodicote BANBURY OX15 4BS

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

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- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

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- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Graham Stewart
41 High street
Bodicote
Ox15 4bs

Aaron Valentine (Case Officer) The Planning Inspectorate Room 5G
Temple Quay House, 2 The Square Temple Quay Bristol BS1 6PN

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site –
OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris
OX15 5QW

Dear Sir,

I strongly object to the appeal proposals being made by Land and Partners.

I Support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

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 to 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.

From: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Sent: 21 August 2019 09:30
To: NSI.Planning 2
Subject: FW: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock
Attachments: RE: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

For the attention of Aaron Valentine.

Good morning,

Please see email below that we have received in error from third party regarding the above appeal.

I have responded to them advising they need to submit comments via your online portal (please see attached).

Kind regards
Matt

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

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From: annstone1@aol.co.uk <annstone1@aol.co.uk>
Sent: 21 August 2019 09:17
To: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Subject: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Dear Sir or Madam,

My home is currently in Spain. Over the past year I have been considering relocating to Oxfordshire. I have looked at many, many possibilities but my favourite - OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris - now appears to be in jeopardy. I have visited the site and a village consultation meeting and really do not understand why there is a problem with the build. Everywhere needs more housing and I understand that villages are very precious about their ambiance, however, I particularly like the plans in question as they include lots of green spaces, gardens and seem to be very much in keeping with the locality. I would therefore like to submit my support for this project and urge the planning office to give its approval.

Yours faithfully,

Ann Stone

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Unless expressly stated otherwise, the contents of this e-mail represent only the views of the sender and does not impose any legal obligation upon the Council or commit the Council to any course of action.

From: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Sent: 21 August 2019 09:30
To: [REDACTED]
Subject: RE: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Good morning,

Thank you for your however your comments should be submitted to the Planning Inspectorate as they are the organisation who will be deciding the appeal. Below is a link to their website and page where you can submit comments regarding planning appeals.

<https://www.gov.uk/appeal-planning-inspectorate>

The deadline for comments to be submitted to the Planning Inspectorate is Tuesday 27th August.

Kind regards

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

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Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

From: [REDACTED]
Sent: 21 August 2019 09:17
To: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Subject: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

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Yours faithfully,

Ann Stone

From: [REDACTED]
Sent: 21 August 2019 11:49
To: Submit Appeal
Subject: Re: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Dear Matthew,
That is really kind and helpful of you. Thank you very much.

Ann Stone
Calle Llobregat, 50
Urb Can Gordei
La Bisbal del Penedes 43717
Tarragona
Spain

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

From: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
To: [REDACTED]
Sent: Wed, 21 Aug 2019 12:12
Subject: RE: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Good morning,
Thank you for your reply. If you supply your address, I shall pass your emails onto the Planning Inspectorate directly as I believe they do not have a public email address except for their general customer services email address.

Kind regards

Matthew Swinford
Appeals Administrator
Cherwell District Council
Direct Dial 01295 221889
matthew.swinford@cherwell-dc.gov.uk
www.cherwell.gov.uk

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From: [REDACTED]
Sent: 21 August 2019 11:09
To: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
Subject: Re: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Good morning Matthew,
Thank you so much for your reply. I followed your instructions, however, one must first register on line and the system will not accept my foreign post code. Any ideas on how to email a simple letter of support?

kind regards,

Ann

| APP/C3105/W/19/3229631

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

From: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>
To: [REDACTED]
Sent: Wed, 21 Aug 2019 10:29
Subject: RE: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Good morning,
Thank you for your however your comments should be submitted to the Planning Inspectorate as they are the organisation who will be deciding the appeal. Below is a link to their website and page where you can submit comments regarding planning appeals.

<https://www.gov.uk/appeal-planning-inspectorate>

The deadline for comments to be submitted to the Planning Inspectorate is Tuesday 27th August.

Kind regards

Matthew Swinford

Appeals Administrator

Cherwell District Council

Direct Dial 01295 221889

matthew.swinford@cherwell-dc.gov.uk

www.cherwell.gov.uk

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Follow us on Twitter [@Cherwellcouncil](https://twitter.com/Cherwellcouncil)

From: [REDACTED]

Sent: 21 August 2019 09:17

To: Submit Appeal <Submit.Appeal@Cherwell-DC.gov.uk>

Subject: Appeal Reference: APP/C3105/W/19/3229631 Nathanael Stock

Dear Sir or Madam,

My home is currently in Spain. I have been considering relocating to Oxfordshire. I have looked at many, many possibilities but my favourite - OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road, Sibford Ferris - now appears to be in jeopardy. I have visited the site and attended a village consultation meeting and really do not understand why there is a problem with the build. Everywhere needs more housing and I understand that villages are very precious about their ambience, however, I particularly like the plans in question as they include lots of green spaces, gardens and seem to be very much in keeping with the locality. I would therefore like to submit my support for this project and urge the planning office to give its approval.

Yours faithfully,

Ann Stone

This e-mail (including any attachments) may be confidential and may contain legally privileged information. You should not disclose its contents to any other person. If you are not the intended recipient, please notify the sender immediately.

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The Planning Inspectorate

COMMENTS ON CASE (Online Version)

Please note that comments about this case need to be made within the timetable. This can be found in the notification letter sent by the local planning authority or the start date letter. Comments submitted after the deadline may be considered invalid and returned to sender.

Appeal Reference: APP/C3105/W/19/3229631

DETAILS OF THE CASE

Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS CHRISTINE SUMMERELL
Address	Cotswold House, Hook Norton Road Sibford Ferris BANBURY OX15 5QR

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I have written before to complain about the proposed housing development on the Hook Norton Rd, Sibford Ferris. My reasons for this are as follows:

1. I support the Council in their refusal in Decision Notice dated 30 April 2019.
2. The Sibfords have already fitted in extra houses over the past 30 years but I now feel it is undesirable to have more.
3. The Sibfords are 3 villages in one, Sibford Ferris, Burdrop and Sibford Gower. The 3 villages are connected by narrow lanes of which many have no pavements for people to walk on. Even now, the traffic can be quite dangerous for people walking because the infrastructure is just not there.
4. In view of the above I feel the whole balance of the villages would be greatly compromised with extra vehicles of all types, particularly on the Hook Norton Rd, with the entrance to the Friends School, being opposite the proposed entrance to the housing development being opposite each other.
5. These plans would spoil the Sibfords, and cause disruption in the villages and I am not in favour of it whatsoever.

The Planning Inspectorate

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Appeal Reference	APP/C3105/W/19/3229631
Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MRS SUZANNE THARANI
Address	Larksfield, Hempton Road Deddington BANBURY OX15 0QJ

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

- ☐ Final Comments
- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Suzanne Tharani
Larksfield
Hempton Road
Deddington
OX15 0QJ

Aaron Valentine
The Planning Inspectorate Room 5G
Temple Quay House
2, The Square
Temple Quay
Bristol
BS1 6PN

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site –
OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, OX15 5QW

Dear Sir,

I strongly object to the appeal proposals being made by Land and Partners.

I grew up in the village of Sibford Ferris and I support the Council's reasons for refusal in Decision Notice dated 30 April 2019.

The Planning Application was rejected by the council planning committee 13 -0, with 4 abstentions for good reason. This application is not in accordance with the community plan where 64 % of villagers wanted less than 10 houses and in small clusters of 1 to 6 houses. The scale of this development in relation to the size of the village is disproportionate, undesirable and unsustainable.

At the April CDC planning meeting Bob Neville said "In terms of site outline it is a significant area of land in comparison with Sibford Ferris looking at approximately a 19% increase of households in Sibford Ferris." The site clearly has a road linking to another site off Woodway road which can set a precedent for even more development. The roads within the village are all unclassified, in places narrow and unable to accommodate pavements. With on street parking traffic builds up and blocks the roads when vehicles, including agricultural vehicles, approach in opposite directions. There is only one small shop in Sibford Ferris and the nearest supermarkets and main shops are at least 7 miles away.

I hope that you will take into consideration my strong objection to the appeal case stated by Land and Partners.

Yours faithfully,
Suzanne Tharani

The Planning Inspectorate

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Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	MISS CARRIE TUCKER
Address	5 The Colony Sibford Gower BANBURY OX15 5RY

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

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- ☐ Proof of Evidence
- ☐ Statement
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- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

Appeal Reference number – APP/C3105/W/19/3229631

Address of appeal site - OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road, Sibford Ferris, OX15 5QW

Dear Sir/Madam,

I strongly object to the appeal proposals and I support the Council's reasons for refusal in Decision Notice dated 30th April 2019.

The proposed development is disproportionate, undesirable and is an unsustainable development that would undermine the housing strategy in the Cherwell Local Plan Part 1 which seeks to distribute new housing to the most sustainable locations having regard to such matters as public services and facilities, transport and employment. Indeed the village and the surrounding roads already seriously struggle with the volume of traffic.

The development would also seriously damage the character and appearance of the area, open rural countryside and rural edge of village setting, failing to reinforce local distinctiveness.

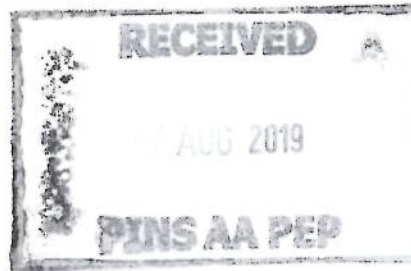
For the above reasons the proposal is contrary to several Policies of the Cherwell Local Plan and also the Government guidance contained within the National Planning Policy Framework.

Best wishes

Carrie

Brenda Vandamme
Partway House
Swalcliffe,
Banbury
OX15 5HA
23rd August 2019

Aaron Valentine
The Planning Inspectorate
Room 5G
Temple Quay House
2 The Square
Temple Quay
Bristol BS1 6PN



Appeal Reference APP/C3105/W/19/3229631.

Cherwell Reference: 19/00036/REF + 18/01894/OUT

**Sibford Ferris: OS Parcel 4300 North of Shortlands and South of High Rock, Hook Norton Road
Proposed development of up to 25 dwellings**

Dear Sirs,

I am against the appeal proposals and fully support the decision made by Cherwell District Council Planning Committee to REFUSE the application.

It is a matter of record that Cherwell District Council provide public access to allow persons to both view "live" and then later to view recordings of Planning Committee meetings. I ask that the recording of this is reviewed by the Planning Inspector as it gives clear indication of the strength of local resident objections to the application. Indeed the recording shows the large number of residents who not only submitted written objections to the planning application, but also attended the Planning Committee meeting to further support their objections.

It should be noted that the SINGLE person who wrote to Cherwell District Council to support the application did not attend the Planning Committee Meeting, one is left wondering if that person was simply interested in living in the area as they said in their email, or someone who stood to gain had the application been passed. The person expressed a wish to live in one of the proposed new houses, but seemingly has not considered the option of purchasing alternative property in the area when and as it became available. Sadly, that seems rather strange.

It should be noted that the number of objectors present at the planning meeting exceeded the number of Council officials / Councillors present.

The recording can be viewed at the following link: https://cherwell.public-i.tv/core/portal/webcast_interactive/418554 I am happy to provide the Planning Inspector a digital copy of that recording, please let me know if that is required.

I understand that my previous written objections to this application will be considered by the Planning Inspector, those objections stand and as such I shall not rehearse the content in this letter.

I wish to raise further points specifically with regards the planning appeal, these relate to the mode of examining the appeal application. I therefore ask that the Planning Inspector reviews the mode of consideration of the appeal, and in view of the considerable amount and strength of local objection

and the apparent significant legal arguments contained within the statement of case from the applicants, considers altering the mode of considering this matter from "Hearing" to "Public Inquiry"

It would seem that much of the basis of the appeal surrounds two principle questions, namely, is the decision of CDC to group three neighbouring and individually identified villages (Sibford Gower, Sibford Ferris and Burdrop) the correct and lawful interpretation of the three distinct villages in regards to this application. CDC have grouped the three villages together and classified THE GROUP as a "Class A" village – the real question is if this classification is correct (and therefore lawful) and therefore influential upon the decision?

Secondly, the issue raised by the appellant of the interpretation of the quantum of houses to meet national supply requirements, and if the correct interpretation of the achievement of that quantum is based upon the number of houses provided through the grant of planning permission, or if the number of houses actually built after grant of permission at the date of a new application is the correct number to consider.

Much has been said by the developer's agent about the number of houses across the County permitted through planning approval, as against the number currently built as a result of granted permission. The number of granted permissions for houses across the County already seems compliant with the provision requirement, even though a significant number of year remain before the total allocation must be made.

The applicant seemingly argues (as part of its appeal statement of case) that the number of houses BUILT at a specific date, BEFORE the end of the allocation period is the controlling factor in deciding if that quantum has been achieved. Both of these points seem substantial legal arguments and the decision of the Planning Inspector in regards this is likely to have impact upon future decisions by the Inspectorate – therefore I would ask you to consider that the correct mode of considering this application is via Public Inquiry, rather than informal hearing. I respectfully ask that the Planning Inspector, in the interests of allowing this to be a fair and fully argued and considered matter, uses its powers to consider changing this appeal to a Public Inquiry.

In addition to the above issues a fundamental issue stands, and that is the one of the local infrastructure, infrequent and sparse public transport demands residents to use cars. The road infrastructure is already pushed to bursting point within the villages. This was observed first hand by CDC Councillors during their site visit. The comments can be seen in the previously mentioned video recording. One should note that their visit was out of school term time and the issue gets much worse during term time with parents delivering and collecting their children from the school. The school of course is immediately opposite the proposed development.

Finally, the three villages are served by a single small shop – with all of the above issues is there adequate provision of local resources that are capable of meeting the needs of the proposed development in this appeal application? The development proposed seemingly fails the test of "sustainable development"

Yours faithfully



Brenda Vandamme

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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Appeal By	LAND & PARTNERS
Site Address	OS Parcel 4300 North Of Shortlands And South Of High Rock, Hook Norton Road Sibford Ferris Oxfordshire OX15 5QW Grid Ref Easting: 435491 Grid Ref Northing: 237108

SENDER DETAILS

Name	PROF JOHN WASS
Address	Holmby House Sibford Ferris BANBURY OX15 5RG

ABOUT YOUR COMMENTS

In what capacity do you wish to make representations on this case?

- ☐ Appellant
- ☐ Agent
- ☒ Interested Party / Person
- ☐ Land Owner
- ☐ Rule 6 (6)

What kind of representation are you making?

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- ☐ Proof of Evidence
- ☐ Statement
- ☐ Statement of Common Ground
- ☒ Interested Party/Person Correspondence

☐ Other

YOUR COMMENTS ON THE CASE

I very strongly object to the appeal proposals being made by Land & Partners for a development in Sibford Ferris.

I entirely support the council's reasons for refusal in the decision notice dated the 30th April 2019.

The proposal is for a significant development 19% increase in housing in the village of Sibford Ferris which is simply unsustainable in a small village where roads are narrow and often already impassable with vehicles involved in farming.

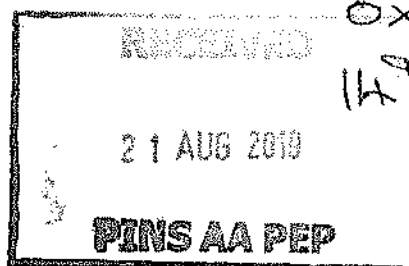
The original planning application was rejected by the council planning committee with a highly significant majority of 13-0 with 4 abstentions.

The appeal raises no new ground and so I am very clear that the refusal agreed by the council on the 30th of April 2019 should stand.

John Wass

Cals Field,
Backside Lane
Subford Gower

Planning Inspectorate,
Room 3G
Temple Quay House.
Temple Quay
Bristol.
BS1 6PN.



OX15 5RS.
14th August 19

Yr Ref.

18/01894/00T

Dear Sir,

The sentiments of my earlier letter still stand. Here, I write of two instances that occurred very recently, in the villages, and my feeling was, what a good thing there are not any more cars in the village which is exactly what this proposed development would bring, 25 houses 50+ cars.

1 The other day I went from Subford Gower to Hook Norton. Just before the corner turning left up to Hook Norton, the car in front of me was halted by a car coming the other way (from Hook Norton) to my left. Sparked vehicles, outside houses, made, as as often happens, for a single track road at this point.

At the corner, there is a junction with Woodway Road. Out of this road, an oil tanker was backing, coming down towards it 2 further cars, impasse, until the oil tanker shunted back into Woodway Road

and everyone manoeuvred round everyone else.

It was 2pm, not rush hour, fortunately no children, but there could have been. More cars coming from this proposed new housing estate, just up from this corner, will bring more hazards and more danger.

There is only one pavement at this point and it pekers out.

2. About a month ago, we had a freak hail shower. A car going down the hill from the Gower, did not take the bend at the bottom, but shot across the road, through the the thick hedge, and into the Sib.

A few steps from this spot, the pavement crosses the road, there were no children at this time, but children have to travel this road, going to, and coming from, school. Had a car been coming the other way, it might have swerved to the wrong side, to avoid the car, going through the hedge, and mounted the pavement.

The proposed planning is madness bringing more cars through the villages, where roads are narrow, twisty and only one side with a pavement and often no pavement at all.

I do not understand why planners and builders want to ruin our countryside. There are plenty of derelict

areas that could do with re-building and be made useful.

England, as I said previously, is a land of villages, many historic. Why, why turn every place into another Milton Keynes?

Once the ground is concreted over, the habitat gone, the countryside is lost for ever. We may, as a country, need every bit of agricultural land, no matter the grade, to feed ourselves in the future.

Food for thought:

"Man can not build a tortoise, neither can he make a bird, once it is gone it can not be re-created"

Gerald Durrell,

"When all the trees are felled,
and all the rivers poisoned,
Man may realise, that he can not
eat money"

North American Indian

I am yours sincerely,

Kathleen M. White

(UK)