



Consultees for application 21/04271/F

<u>Consultee</u>	<u>Date Sent</u>	<u>Expires</u>	<u>Reply</u>
Ward Councillors – Cropredy, Sibfords and Wroxton	04.01.2022	25.01.2022	
Sibford Ferris Parish Council	07.01.2022	28.01.2022	24.01.2022
Archaeology OCC	07.01.2022	28.01.2022	07.01.2022
BBO Wildlife Trust	07.01.2022	28.01.2022	
Conservation CDC	07.01.2022	28.01.2022	
Ecology CDC	07.01.2022	28.01.2022	
Environment Agency	07.01.2022	28.01.2022	14.02.2022
Housing Standards CDC	07.01.2022	28.01.2022	
Drainage OCC	07.01.2022	28.01.2022	
Highways Local Authority OCC	07.01.2022	28.01.2022	26.01.2022
Planning Policy CDC	07.01.2022	28.01.2022	
Severn Trent Water	07.01.2022	28.01.2022	24.01.2022
Strategic Housing CDC	07.01.2022	28.01.2022	08.02.2022
Environmental Health CDC	10.01.2022	31.01.2022	15.02.2022
Archaeology OCC	17.01.2022	31.01.2022	17.01.2022
Highways Local Authority OCC	09.02.2022	23.02.2022	
Sibford Ferris Parish Council	14.02.2022	28.02.2022	24.02.2022
Ward Councillors – Cropredy, Sibfords and Wroxton	14.02.2022	28.02.2022	



Yvonne Rees
Chief Executive
Cherwell District Council
Bodicote House, Bodicote
Banbury OX15 4AA

BY EMAIL

18 February 2022

Dear Yvonne,

I am writing with reference to planning application 21/04271/F: Erection of 6 one storey age-restricted dwellings in Sibford Ferris.

I am aware that this site is adjacent to a parcel of land on which 25 dwellings are to be constructed. This is the result of application 18/01894/OUT, which was originally refused by the Cherwell District Council Planning Committee but later allowed at appeal. I have been contacted by a number of constituents who have significant concerns regarding the possible cumulative impact of these developments.

The site in question, as with the previous application, is currently arable land classed as Grade 2 or "Very Good" by Natural England. While I fully recognise the necessity of sustainable home building, I am greatly concerned by the possible loss of such productive farmland when more suitable brownfield sites are available. The past two years have only highlighted the importance of a resilient domestic food supply and land of this quality is already in short supply.

A number of constituents have raised with me that Cherwell has already exceeded its target of constructing 750 homes in the largest rural villages under the current Local Plan. Moreover, my constituents have questioned whether Sibford Ferris should be considered as such a suitable village. Sibford Ferris, Sibford Gower and Burdrop are currently classified as one Category A village under the Local Plan. However, it is clear to me that these villages are separate and not capable of sustaining a large amount of further development.

Constituents have highlighted the narrow lanes and tight bends throughout the Sibfords, with limited footpaths and regular congestion caused by parked cars. While there is a small shop in Sibford Ferris, the remaining amenities lie in Sibford Gower and Burdrop, which are on the other side of a deep valley. Such factors would present clear challenges for older residents, bearing in mind that the current application is solely for age-restricted dwellings.

Given the above restrictions on residents' ability to walk and cycle, combined with a limited bus service, it is clear that future occupants of the proposed dwellings would largely be reliant on the use of cars. My constituents feel strongly that this is at odds with the vital need to promote sustainability in future housebuilding. I have also been made aware that the current water and sewage infrastructure in the Sibfords is already at capacity. It is not clear to me how the application in question will not simply push these systems to breaking point.

I trust that my constituents' concerns will be fully considered as this application is assessed.

Yours sincerely,

Victoria Prentis MP

Consultee Comment for planning application 21/04271/F

Application Number	21/04271/F
Location	Land South of Faraday House Woodway Road Sibford Ferris
Proposal	Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure
Case Officer	Wayne Campbell
Organisation	Clerk to Sibford Ferris PC
Name	Kirsty Buttle
Address	74 Beaulieu Close Banbury Oxfordshire OX16 4FQ
Type of Comment	Object
Type	
Comments	Sibford Ferris Parish Council objects to this application. Please see attached document for full details of the objection.
Received Date	24/01/2022 12:20:08
Attachments	The following files have been uploaded: _SFPC Objection-REF 21-04271-F.pdf

The Sibford Ferris Parish Council have reviewed the revised submission by Blue Cedar homes and still strongly object to the planning application on the following basis and in addition to our previous submission:

- The development has been adjusted so the plots are closer to Woodway Road to accommodate the turning circle and pathway requirements identified by Highways. Consequently there is less green space as larger areas are consumed by the access road to facilitate the expansion of the turning circle around plots 1 & 2 and the changes affect the openness of this part of the village and only brings the built development closer to the well-used PROW and national cycle route.
- The design still appears ill-conceived and overdeveloped. The bungalows are sited close together, have very small private amenity spaces and would appear cramped and out of character with their immediate surroundings and the quality of development in the village, which is designated as a Conservation Area. Paragraph 134 of the NPPF states: *'Development that is not well designed should be refused, especially where it fails to reflect local design policies and government guidance on design, taking into account any local design guidance and supplementary planning documents such as design guides and codes.'*
- We note that the communal refuse is now located at the rear of High Rock and we object to this on amenity grounds, as the refuse is too close to pre-established household of High Rock.
- We cannot see new illustrative designs and the proposal is clearly not well-designed and now appears to have replaced timber with red brick which will make it appear to be a 1970's design and does not respond to existing local character and surrounding context.
- In addition, despite being described as for older people, the proposal is to all intents and purposes expensive market housing for occupiers of 55 years of age and above. This is not retirement age?
- It is unclear from the revised site maps how this impacts on the drainage plan.
- The revised plans do not address the lack of sustainability and Infrastructure in the village

We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes on the adjacent site. We are particularly concerned about sewage and note that Condition 8 (Sewage) has not yet been discharged for the Gade Homes development.

Our sewer is located in a steep valley and we do not want to risk foul sewage escaping into The Sib, which is adjacent to it. We urge the case officer to recommend objection to this application until the safety of the Sib is proven.

HAVE SEVERN TRENT UNDERTAKEN A COMPREHENSIVE STUDY TO SEE IF CAPITAL IMPROVEMENTS ARE REQUIRED AND HOW AND WHEN WILL THIS WILL BE DONE?

SEVERN TRENT'S COMMENTS

Application No. 21/04271/F

Site Address : Land South of Faraday House Woodway Road Sibford Ferris

With reference to the above planning application the Company's observations regarding sewerage are as follows.

- Foul is proposed to connect into the public foul water sewer, which will be subject to a formal section 106 sewer connection approval. As a pumped solution is being proposed for foul water discharge from this site, a sewer modelling study may be required to determine the impact this development will have on the existing system and if flows can be accommodated. **Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required.** If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

Other points to note

- The labeling on revised Plot 6 elevations are wrong (South elevation not labelled as such)
- Windows on the East side are invasive to privacy of the properties of High Rock, Bramley House and Butwick House.
- Faraday house will have noise and Light pollution due to vehicles turning by their property.

We also note that the revised plan doesn't overcome the OCC's previous objection to the proposed development:

"The proposals are likely to have an adverse impact upon the local highway network in traffic and safety terms, OCC therefore object to the granting of planning permission."

We believe that the original judgement of the OCC was based on well-founded concerns about the wider implications on the local road network should still stand, irrespective of the latest internal amendments to the scheme.

Occupants of the proposed retirement dwellings, being older, less mobile and less likely to walk or cycle, will be highly reliant on the use of private cars and this is underlined by the double garages and two parking spaces for each bungalow included within the scheme. The danger of extra traffic on unsuitable, narrow roads through the village, which lack pavements is a real concern to the SFPC. Many places in the village it is difficult for two vehicles to safely pass each other and bottlenecks frequently occur.

Unsafe Site Traffic

There is also the added complication of the proposed access through the Gade Homes site. If the two site are developed at the same time, there will be double site traffic passing the

main entrance to the Sibford School on the Hook Norton Rd, in order to enter and exit the Blue Cedar homes site through the access provided to this development by Gade Homes.

If the development of the Blue Cedar homes site runs beyond the completion date of the Gade Homes site, then there is the health and safety risk associated with construction traffic accessing the Blue Cedar homes site through the already completed and occupied Gade home site.

The revised plans do nothing to address our prior concerns about the over development in the Sibfords, the cumulative effect of which are material and significant.

Cumulative Impact of multiple developments (this case clearly should not be considered for its own merits but in relation to the adjacent plot?)

Even though the developers are presenting their developments one at a time, the fact is that this revised application from Blue Cedar Homes appears to be part of a long term three-phase development and the cumulative effect of all three developments on the village, need to be considered.

The original Phase 1 application for 25 houses was approved on the Hook Norton Rd is now subject to this phase 2 style development by Blue Cedar Homes development on the adjoining field to the north of the Gade homes development. In addition, the adjoining field to the South of the Gade homes development, which forms the third phase of the development, has been submitted as part of the local plan review process under ref LPR-A-045



Land registry document Title Numbers ON196300 and ON239204 show that access has already been established for all 3 sites. The access point is opposite the main entrance to Sibford School, which raises serious traffic and safety concerns.

The revised plans do not address the lack of sustainability and Infrastructure in the village. We strongly object and urge the case officer to recommend refusal.

Key Points for SFPC Objection to PLANNING APPLICATION – 21/04271/F

Note; The Blue Cedar homes site needs to be considered, not separate to, but in relation to the adjacent Gade homes site, which will begin construction 04/22. Reasons for this are stated below.

This is clearly a phase 2 extension of the Hook Norton Road site, with a phase 3 site also put forward as part of the Local Plan review.

Land registry document Title Numbers ON196300 and ON239204 show that access has already been established for all 3 sites. The access point is opposite the main entrance to Sibford School, which raises serious traffic and safety concerns.

Why was the village not informed at the outset so that these sites would yield the most affordable homes and advantages for the village?

1.Sustainability and Infrastructure.

We do not yet know how the infrastructure will cope with the Gade Homes development for 25 new homes on the adjacent site. We are particularly concerned about sewage and note that Condition 8 (Sewage) has not yet been discharged for the Gade Homes development. Our sewer is located in a steep valley and we do not want to risk foul sewage escaping into The Sib, which is adjacent to it.

The key services of Sewerage, Water Supply, Roads, have all yet to be tested by the building of the new 25 homes being developed on the Hook Norton Road.

As such we object on the basis that there is as yet no proven capacity so why would CDC support adding further risk to these key services noted below?

- Sewerage system is at capacity.
- Limited access to appointments and parking at the local surgery
- Lack of public transport
- Lack of pavements
- Lack of Broadband
- Water Pressure
- Blocked drains are already a problem in the village

2. Traffic Safety Concerns with Concurrent Development

The 25 homes on Hook Norton Road to be developed by Gade Homes are due to break ground 04/2022. If the Blue Cedar Homes application is approved there will be two lots of independent construction traffic overlapping for a period of potentially two years. The impact on the village and road infrastructure will cause even further congestion on what are already badly congested roads during peak school and commute times. The CDC Planning Committee attended a site visit in 2019 and witnessed first hand issues related to road layout and traffic congestion.

- Two lots of site traffic entering the site opposite the main entrance to Sibford Friends School
- The potential for site traffic to be moving through the Gade homes development site after the homes have been completed and families are living in them

- The amount of extra traffic generated by 25 new homes plus another 6 retirement homes with double garages and little or no public transport available. This will drive up CO2 emissions and drive down air quality.
- This proposal will result in development in an isolated location, remote from key services and facilities, and with increased reliance on private car journeys, contrary to CLP 2015 Policy ESD1 and saved policy H18 and so is in conflict with LA housing strategy.

3. The class A categorization of The Sibfords is already under review as part of the CDC Local Plan Review, with both communities and our local MP Victoria Prentis seeking a review on this as soon as possible.

- This Categorisation has exposed the Sibfords to inappropriate size and scale of development that is unsustainable.

The Planning Inspector commenting on the appeal case of the Hook Norton Rd Development stated,

- “Given the spread of services across each settlement, it is unlikely that the development of any site around the Sibfords would readily enable access by sustainable transport modes. This is an argument against the inclusion of the Sibfords as a Category A Village, but is not a matter before me in this appeal”
- “Of 33 Villages only 4 show little capability to sustainably support additional housing. Shennington, 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. CRAITLUS Report August 2009

4. Housing delivery villages Vs CDC Local Plan 2011 – 2031

Due to the wording of the current plan there is a level of ambiguity related to the development figure set for rural development. We understand that the plan talks about providing 750 dwellings in rural areas for the planning period 2011 to 2031 but this is not tightly worded and so open to interpretation as being: a ceiling, a goal, a minimum etc. However, we would like it noted that,

- Since 2014 a total of 1062 dwellings have been identified to meet the Policy Villages 2 requirement for 750. Any further permissions granted will be a material exceedence of this target and at present the plan still has 10 years to run.
- There are 8293 permissions granted for homes, which haven't been built yet around Bicester, Banbury and Upper Heyford. This highlights the contentious issue of land banking.
- Developers are still being allowed to put land forward for development in rural areas on good agricultural land where targets have already been exceeded and the homes have already been built.

5. Retirement Homes

The developer is age restricting the sale of the proposed houses to 55+. The assumption is that these purchasers will be retired and generate little additional traffic movements. The reality is that purchasers of these types of properties will still be working, have family support roles (school run) and will almost certainly exacerbate traffic congestion at peak periods.

The developer also has assumed that the residents will be able to walk to community based services. This is unrealistic given the limited footpath network, topology (steep valley between Sibford Ferris and Gower) and limited public transport.

6. Unsustainable Increase in Housing in Sibford Ferris.

Sibford Ferris has a housing density of 148 properties. The Hook Norton Road Development being built by Gade Homes will add 17% additional homes, adding the Blue Cedar Home Development will increase the housing density to 22% or approaching a quarter. For a village that has seen limited if any investment in infrastructure or roads this is unrealistic and unsustainable.

7) Landscape Impact

- The proposed development will adversely affect the local character of the village and the outlook over the AONB.
- Looking across the valley from The Colony in Sibford Gower, the second site will be more visible than the Gade Homes site as it extends further West.

8) The Application goes against The Sibfords Community Plan

- In the Sibford's Community Plan (2012), 64% of people said they would be willing to envisage up to 10 new houses, 31% up to 20 and only 3% over 20 houses. These needs have been exceeded by the Hook Norton Road site and there is no further local requirement.

9) This development is Unnecessary, Inappropriate and Unsustainable.

- Extending beyond the built up limits of the village into the attractive open countryside surrounding Sibford Ferris. Its layout, form, design and location for older people is unsuitable and would produce an incongruous and cramped form of development, which fails to respond to local character, landscape and surrounding context and should be refused as harming the visual and rural amenities of the area.
 - The proposal is contrary to Policy C28 of the Cherwell Local Plan 1996, Policy villages 2 and Policies ESD13 and ESD15 of the Cherwell Local Plan 2011-2031 part 1 and Government guidance contained within the National Policy Framework and the National Design Guide.
-

Lynne Baldwin

From: Lucinda Babij
Sent: 24 January 2022 15:17
To: DC Support
Subject: FW: Blue Cedar Homes Ref: 21/04271/F Land South of Faraday House, Sibford Ferris

From: Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>
Sent: 21 January 2022 18:49
To: DC Scanning <DCScanning@Cherwell-DC.gov.uk>
Cc: Wayne Campbell <wayne.campbell@cherwell-dc.gov.uk>
Subject: FW: Blue Cedar Homes Ref: 21/04271/F Land South of Faraday House, Sibford Ferris

Please book in this email as the response from Sibford Parish Council for application 21/04271/F

From: SFPC - Simon Rayner <simon.rayner@thesibfords.org.uk>
Sent: 21 January 2022 13:58
To: Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>
Cc: Councillor Phil Chapman <CouncillorPhil.Chapman@Cherwell-DC.gov.uk>; David Peckford <David.Peckford@Cherwell-DC.gov.uk>; <sfpc@thesibfords.org.uk> <sfpc@thesibfords.org.uk>; SFPC - Simon Rayner <simon.rayner@thesibfords.org.uk>
Subject: Blue Cedar Homes Ref: 21/04271/F Land South of Faraday House, Sibford Ferris

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Alex,

I wanted to make you aware of the outcome of a planning application review that took place at the Sibford Parish Council Meeting on 18/01/2022 (Ref above). We understand that the decision on this planning application has been delegated to a Planning Officer. Given the substantial community opposition to the application we believe it should be presented to the Full Planning Committee. CDC will by now have received many personal letters of objections from residents and in addition a copy of a petition raised by the Sibford Action Group that shows the significant opposition to this proposed planning application.

The Parish Council **objects** to this planning application (formal response will be submitted by our Clerk) on a number of grounds:

1. Sustainability and Infrastructure.

The key services of Sewerage, Water Supply, Roads, have yet to be tested by the building of the new 25 homes being developed on the Hook Norton Road by Gade Homes. Service providers, Severn Trent, Thames Water have as yet failed to commit that they can provide service and maintain service for the Gade Development. As such we object on the basis that there is as yet no proven capacity and why would CDC support adding further risk to these key services.

2. Village Categorisation.

The Sibfords were classified in the CDC Local Plan as a 'Category A' Village. This has exposed the Sibfords to inappropriate size and scale of development that is unsustainable. The CDC Planning Committee attend a site visit in 2019 and witnessed first hand issues related to road layout and traffic congestion. Our MP Victoria Prentis visited

the village this month and as a result is keen work with CDC to review the current categorisation, believing that this is not correct. The planning inspector at the appeal for the Hook Norton Road Development (Land & Partners) noted that 'Village Categorisation' was an issue but not part of his remit to consider.

3. Housing delivery villages Vs CDC Local Plan 2011 - 2013

Due to the wording of the current plan there is a level of ambiguity related to the development figure set for rural development. The plan talks to 750 dwellings for the planning period but this is not tightly worded and so open to interpretation as being: a ceiling, a goal, a minimum etc. The planning inspector at the Hook Norton Road appeal interpreted this as having no constraining impact when looking at planning permissions granted or in pipeline so could not be used as a factor in the appeal case.

4. Concurrent Development

The 25 homes on Hook Norton Road to be developed by Gade Homes are due to break ground 04/2022. If the Blue Cedar Homes application is approved there will be two lots of independent construction traffic overlapping for a period of potential two years. The impact on the village and road infrastructure will cause even further congestion on what are already badly congested roads during peak school and commute times.

5. Retirement Homes

The Parish Council Note that developer is age restricting sale of the proposed houses to 55+. The assumption is that these purchasers will be retired and generate little additional traffic movements. The reality is that purchasers of these type of properties, will still be working, have family support roles (school run...) and will almost certainly exacerbate traffic congestion at peak periods.

The developer also has assumed that the residents will be able to walk to community based services, this is felt unrealistic given the limited footpath network, topology (steep valley between Sibford Ferris and Gower) and limited public transport.

6. Increase in housing in Sibford Ferris.

While the Sibfords have been grouped by CDC as a 'Category A' village, it is more sensible to look at Sibford Ferris as a separate entity (Separate Parish Councils...). Sibford Ferris has a housing density of 148 properties. The Hook Norton Road Development being built by Gade Homes will add 17% additional homes, adding the Blue Cedar Home Development will increase the housing density to 22% or approaching a quarter. For a village that has seen limited if any investment in infrastructure or roads this is unrealistic and unsustainable.

Regards,
Simon Rayner
M: 07554039284

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Blue Cedar Rec

Planning ref: 21/04271/F

Proposal: Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure

Location: Land South of Faraday house, Woodway Road, Sibford Ferris

Sibford Gower Parish Council **OBJECTS** to this application.

This application is located in the parish of Sibford Ferris, currently part of the designated Category A village identified as The Sibfords, which includes Sibford Gower and Burdrop.

There are a number of significant issues, namely:

Particular Village Location:

When reviewing the Appeal for the current Hook Norton Road development, the Planning Inspector noted: *“Given the spread of services across each settlement, it is unlikely that the Development of any any site around the Sibfords would readily enable access by sustainable Transport modes”*. This further reinforced in the findings of the CRAITLUS Report 2009 which noted that Sibford Ferris/Sibford Gower was identified as showing little capability to sustainably support additional housing.

While the Category A classification in the existing Local Plan is currently being reviewed with the assistance of our local MP, its very existence continues to leave us vulnerable to speculative and unsustainable development.

Sustainability and Infrastructure:

While the Category A identification may be deemed appropriate in planning terms, this fails to reflect the actual nature of the community, geography, topography and location.

Sibford Ferris only has a small shop, with the limited other public amenities available in Sibford Gower/Burdrop. The two villages are connected across a steep valley (Sib Brook) by a steep and narrow road with dangerous bends, poor and incomplete footpaths. Ease of access along the narrow roads for all vehicles is frequently blocked by numerous parked cars.

The Hook Norton Road development has already identified significant pressures on the existing water, drainage and waste disposal provision, such that any further pressures created through this application will inevitably generate potential failure of these essential services.

The bus service has more than halved in recent years. It offers a very limited service to Stratford and Banbury, with no direct services to Hook Norton or Chipping Norton. It is entirely reliant on financial subsidy from Warwickshire County Council.

On-going development:

The Sibfords Community Plan 2012 identifies that 64% of residents found 10 new houses

acceptable with only 3% favouring more than 20, yet the current Hook Norton Road development will be delivering 25 new dwellings.

It should be noted that these 25 new dwellings in Sibford Ferris represent a 17% increase in households, while the additional 6 units identified in this application will realise a 21% increase.

There is considerable concern that the Sibfords were not made aware of the potential “developer creep” into this site which has become apparent in a Land registry document associated with the adjacent Hook Norton Road development.

It is entirely unreasonable for the small settlement of Sibford Ferris to be required to absorb further speculative development whilst experiencing the present and future challenges associated with the current Hook Norton Road development.

Additional traffic:

Recognising that the proposed development is specifically identified for age restricted occupants, it would logically follow that such occupants are likely to become increasingly less mobile, less inclined to walk or cycle, and highly reliant on the use of private cars. Indeed, this was accepted by the Inspector on the Hook Norton Road Appeal, and is further emphasised by the double garages and two parking spaces for each bungalow. Inevitably, extra traffic would be generated for the access opposite the main entrance to Sibford School. This location already experiences high traffic volumes at peak times. Coupled with the absence of pavements and existing narrow roads, any additional traffic volume can only increase the known hazards to both pedestrians and road users.

Age Profile:

Little evidence has been offered to indicate that this development would particularly and specifically benefit Sibfords residents, thereby suggesting that it is likely to attract more older people to a location which already has a higher proportion of older people than the national average.

Although identified in the application as for older people, the 55 years age restriction would appear to afford open market housing for potential residents who meet this qualification requirement.

Design:

The design appears generally unsympathetic to the established historic character of the village, much of which is designated as a Conservation Area.

Landscape impact:

This development would have an adverse impact on the landscape, extending the village built-up footprint to Woodway Road, thereby eroding the existing unspoilt, rural character.

Consultee Comment for planning application 21/04271/F

Application Number	<input type="text" value="21/04271/F"/>
Location	<input type="text" value="Land South of Faraday House Woodway Road Sibford Ferris"/>
Proposal	<input type="text" value="Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure"/>
Case Officer	<input type="text" value="Wayne Campbell"/>
Organisation	<input type="text" value="Strategic Housing (CDC)"/>
Name	<input type="text"/>
Address	<input type="text" value="Strategic Housing Officer Cherwell District Council Bodicote House White Post Road Bodicote Banbury OX15 4AA"/>
Type of Comment	<input type="text" value="Comment"/>
Type	<input type="text"/>
Comments	<input type="text" value="Strategic housing do not have any objection to this proposal. It is for 6 units and is therefore below the threshold for affordable housing. There is a need in Cherwell for accommodation for older people and the proposed development will contribute to meeting this need. As there is no policy requirement for affordable housing, Strategic Housing have no further comments."/>
Received Date	<input type="text" value="08/02/2022 09:08:34"/>
Attachments	

From: Planning_THM
Sent: 14 February 2022 14:32
To: Planning
Subject: RE: Planning notification for application reference: 21/04271/F

CAUTION: This email originated from outside of the Council. Do not click links or open attachments unless you recognise the sender and know the content is safe.

Dear Sirs/Madams,

This planning application is for development we do not wish to be consulted on. Please see the attached which was issued to your council to screen applications before sending to us. **Please only consult us on planning applications that fall within the categories in the attached list.** Ensuring your authority **only** consult us on the development we wish to comment on, saves time for both our organisations which can be better spent on other higher risk developments requiring our input.

For development that falls within a flood risk area:

For certain development types, we have supplied your authority with Flood Risk Standing Advice (FRSA). Please refer to this in accordance with the table below. Please consult the Environment Agency for development **not** covered by FRSA.

Flood Zone 3	Minor development
	Non-domestic extensions of 250 square metres or less
	Change of use (except a change to more or highly vulnerable or a change from water compatible to less vulnerable) Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones
Flood Zone 2	Minor development
	Non-domestic extensions of 250 square metres or less
	Water compatible (including essential accommodation within a water compatible development), more vulnerable (except landfill, a waste facility or a caravan or camping site), less vulnerable (except a waste treatment site, mineral processing site, water treatment plant, or sewage treatment plant) Refer to Table 2 of the Flood risk and coastal change NPPG for vulnerability definitions https://www.gov.uk/guidance/flood-risk-and-coastal-change#Table-1-Flood-Zones

If you require any further assistance understanding the attached list, please do not hesitate to contact me directly.

Kind regards,

Alex Swann

Planning Advisor - Thames Sustainable Places Team

Environment Agency | Red Kite House, Wallingford, OX10 8BD

Rachel Tibbetts

From: Amrik Bilkhu
Sent: 15 February 2022 11:08
To: DC Support
Cc: Wayne Campbell
Subject: RE: Re: 21/04271/F - Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - Land South of Faraday House, Woodway Road, Sibford Ferris

This department has the following response to this application as presented: 21/04271/F - Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - Land South of Faraday House, Woodway Road, Sibford Ferris

Noise: Prior to the commencement of the development, a Construction Environmental Management Plan (CEMP), which shall include details of the measures to be taken to ensure construction works do not adversely affect residential properties on, adjacent to or surrounding the site, together with the details of the consultation and communication to be carried out with local residents shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out in accordance with the approved CEMP.

Contaminated Land: We have assessed the contaminated land reports provided and am satisfied with the findings and conclusions.

Air Quality: The dwelling's hereby permitted shall not be occupied until it has been provided with a system of electrical vehicle charging to serve that dwelling. Reason – To comply with policies SLE 4, ESD 1, ESD 3 and ESD 5 of the adopted Cherwell Local Plan 2011-2031 Part 1 and to maximise opportunities for sustainable transport modes in accordance with paragraph 110(e) of the National Planning Policy Framework

Odour: No comments

Light: No Comments

If you wish to deviate from the suggested conditions then this should be discussed with the officer making these comments to ensure the meaning of the condition remains and that the condition is enforceable and reasonable.

Amrik Bilkhu
Environmental Protection Officer

Regulatory Services and Community Safety
Cherwell District Council

Cherwell District Council Direct dial: 01295 221625
amrik.bilkhu@cherwell-dc.gov.uk

www.cherwell.gov.uk

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Lynne Baldwin

From: Planning
Sent: 07 January 2022 10:30
To: DC Support
Subject: FW: Planning notification for application reference: 21/04271/F

From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Sent: 07 January 2022 10:28
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: RE: Planning notification for application reference: 21/04271/F

Dear Sir/Madam,

Ref: 21/04271/F Land off Woodway Road, Sibford Ferris

An archaeological evaluation has been carried out on this site and the report for the evaluation is submitted with this application.

The Archaeological Written Scheme of Investigation approved by Oxfordshire County Archaeology Service includes the point:

'2.9.4 A copy of the report will be provided to the client in the first instance and then to archaeological advisor the local planning authority for approval.'

The report has not been sent to us for separate approval, and so we have some additions to recommend:

- Two more trench photos to be included
- Illustrations of the representative sections to make the deposits more clear

After the changes are made, we will be able to accept this evaluation report.

Kind regards,

Victoria

Victoria Green
Planning Archaeologist
Oxfordshire County Archaeological Services

Tel: 07922 848811

From: CDC Development Management <planning@cherwell-dc.gov.uk>
Sent: 07 January 2022 07:27
To: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 21/04271/F

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter @Cherwellcouncil

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Rachel Tibbetts

From: Planning
Sent: 17 January 2022 14:25
To: DC Support
Subject: FW: Planning notification for application reference: 21/04271/F

From: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Sent: 17 January 2022 14:24
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: RE: Planning notification for application reference: 21/04271/F

Dear Sir/Madam,

Ref: 21/04271/F Land South of Faraday House, Woodway Road, Sibford Ferris

Thank you for consulting us on the above application. An Archaeological Evaluation has been carried out on the development site and the Evaluation report has now been submitted and accepted.

Kind regards,

Victoria

Victoria Green
Planning Archaeologist
Oxfordshire County Archaeological Services

Tel: 07922 848811

From: CDC Development Management <planning@cherwell-dc.gov.uk>
Sent: 17 January 2022 08:54
To: Archaeologydc - E&E <Archaeologydc@Oxfordshire.gov.uk>
Subject: Planning notification for application reference: 21/04271/F

Please see the attached letter for details. Regards Development Management Cherwell District Council Direct Dial 01295 227006 planning@cherwell-dc.gov.uk www.cherwell.gov.uk Find us on Facebook www.facebook.com/cherwelldistrictcouncil Follow us on Twitter @Cherwellcouncil

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Lynne Baldwin

From: Speakman, Glenn - Oxfordshire County Council
<Glenn.Speakman@Oxfordshire.gov.uk>
Sent: 26 January 2022 11:41
To: Wayne Campbell; DC Support
Cc: Transport CDC Minor; Cllr George Reynolds
Subject: 21/04271/F Land South of Faraday House, Woodway Road, Sibford Ferris

Hi Wayne

I have looked over the above planning application and have the following comments:

Planning application: 21/04271/F
Location: Land South of Faraday House, Woodway Road, Sibford Ferris
Description: Erection of 6 one storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure
Case Officer: Wayne Campbell

Recommendation:

Oxfordshire County Council, as the Local Highways Authority, notify the District Planning Authority that they **object** to the granting of planning permission.

Comments:

1. Service vehicle turning – The applicant has demonstrated that refuse and fire service vehicles can turn within the lower portion of the site. The applicant must also demonstrate that this is the case at the upper portion of the site. This is particularly important as plots 1, 2 and 3 are accessed via a narrow shared surface path. Service vehicles reversing long distances on this path would be a significant risk to pedestrian safety.
2. The shared access path to plots 1, 2 and 3 is too narrow. The newly adopted Oxfordshire Street Design Guide (2021) recommends a minimum width of 6m on shared access paths. It is recognised that the site will experience low speeds and a limited number of traffic movements. In light of this, it is requested that the shared access path be widened to 5m along its entirety. The right side footpath of the proposed adopted highway currently terminates abruptly at the proposed grass service strip. This should be altered to terminate at the shared access path for convenience and to protect vulnerable pedestrians.

The proposals are likely to have an adverse impact upon the local highway network in traffic and safety terms, OCC therefore object to the granting of planning permission.

If you would like to discuss any of the above in more detail, feel free to contact me.

Regards,

Glenn Speakman MSc
Area Liaison Officer (Cherwell)
Oxfordshire County Council
Mobile: 07768331664

Did you know that a new Oxfordshire Street Design Guide has been launched? You can view it [here](#).

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Wayne Campbell

From: Speakman, Glenn - Oxfordshire County Council
<Glenn.Speakman@Oxfordshire.gov.uk>
Sent: 25 February 2022 10:26
To: Wayne Campbell
Subject: RE: Planning application Land south of Faraday House Sibford Ferris

Hi Wayne,

Yes I officially withdraw my objection based on correspondence I had with the applicant and the revised plans and vehicle tracking.

Regards,

Glenn Speakman MSc
Area Liaison Officer (Cherwell)
Oxfordshire County Council
Mobile: 07768331664

Did you know that a new Oxfordshire Street Design Guide has been launched? You can view it [here](#).

From: Wayne Campbell <wayne.campbell@cherwell-dc.gov.uk>
Sent: 24 February 2022 16:00
To: Speakman, Glenn - Oxfordshire County Council <Glenn.Speakman@Oxfordshire.gov.uk>
Subject: Planning application Land south of Faraday House Sibford Ferris

Hi Glenn

Just wondering if you have had an opportunity to considered the revised details for the 6 bungalows at Sibford Ferris planning application 21/04271/F. The comments on the system are still that there is an outstanding highway objection but the applicant has addressed the concerns with the revised plans we consulted OCC on early Feb.

Many thanks

Wayne Campbell MRTPI
Principal Planning Officer – General Developments Planning Team
Development Management
Environment and Place Directorate
Cherwell District Council
Direct Line: 01295 221611
www.cherwell.gov.uk

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Instructions on how to use the Public Access service to **view, comment on and keep track of applications** can be found at <http://www.cherwell.gov.uk/viewplanningapp>

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Lynne Baldwin

From: Planning
Sent: 24 January 2022 10:17
To: DC Support
Subject: FW: 21/04271/F - Land South of Faraday House Woodway Road Sibford Ferris CRM:0038839

From: Planning.APEast <Planning.APEast@severntrent.co.uk>
Sent: 24 January 2022 09:52
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: 21/04271/F - Land South of Faraday House Woodway Road Sibford Ferris CRM:0038839

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For the attention of Wayne Campbell

Our Ref: P-220121-34731

Good Morning,

Re: Application No. 21/04271/F

Site Address : Land South of Faraday House Woodway Road Sibford Ferris

With reference to the above planning application the Company's observations regarding sewerage are as follows.

Foul is proposed to connect into the public foul water sewer, which will be subject to a formal section 106 sewer connection approval. As a pumped solution is being proposed for foul water discharge from this site, a sewer modelling study may be required to determine the impact this development will have on the existing system and if flows can be accommodated. Severn Trent may need to undertake a more comprehensive study of the catchment to determine if capital improvements are required. If Severn Trent needs to undertake capital improvements, a reasonable amount of time will need to be determined to allow these works to be completed before any additional flows are connected.

Surface water is proposed to discharge via infiltration, which we have no comment. Please note that It is advised to discuss surface water proposals with the Lead Local Flood Authority for their requirements or recommendations regarding acceptable disposal methods or flow rates.

For the use or reuse of sewer connections either direct or indirect to the public sewerage system the applicant will be required to make a formal application to the Company under Section 106 of the Water Industry Act 1991. They may obtain copies of our current guidance notes and application form from either our website (www.stwater.co.uk) or by contacting our Developer Services Team (Tel: 0800 707 6600).

Suggested Informative

Severn Trent Water advise that although our statutory sewer records do not show any public sewers within the area you have specified, there may be sewers that have been recently adopted under, The Transfer Of Sewer Regulations 2011. Public sewers have statutory protection and may not be built close to, directly over or be diverted without

consent and you are advised to contact Severn Trent Water to discuss your proposals. Severn Trent will seek to assist you obtaining a solution which protects both the public sewer and the building.

Should you require any further information please contact us on email below.

Kind regards,

Asset Protection Team

**Asset Protection
Asset Strategy and Planning
Chief Engineer
Severn Trent Water Ltd**

Email: planning.apeast@severntrent.co.uk

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