

Appeal by Blue Cedar Homes, Land South of Faraday House, Woodway Road, Sibford Ferris
Appeal Reference: APP/C3105/W/W23/3329834

I object to the proposed development of 5 no. two storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure.

The site lies outside the built up area of Sibford Ferris in an attractive landscape and in a prominent position that can be viewed from the Cotswold AONB, about a mile distant. Environmentally the proposed development is harmful.

Sibford Ferris is one of the least sustainable locations in Cherwell District located on unclassified roads (with Sibford Ferris outside the shop being a particular bottle neck) and with limited public transport. The village shop is very small stocking mainly confectionary, newspapers, drink and packaged foods with no off street parking available. The Surgery, located in the nearby settlement of Burdrop, the other side of the 1:4 Sib valley, is likewise very small with also very limited parking. It is about a mile from the proposed development along roads with minimal or no pavements. There is a pub in Sibford Gower, well over a mile from the proposed development.

The proposed development lies outside the built up area of Sibford Ferris and therefore is ineligible as a development under Policy Villages 1. Policy Villages 2 allows development of >10 houses outside the built up area of the village. This development being <10 houses is ineligible under Policy Villages 2. The recent Finmere appeal confirmed that the cap of 750 houses to be built under Policy Villages 2 in the period to 2031 has already been reached.

The Cherwell Plan Local Review 2040 has now been published and has downgraded each of Sibford Ferris and Sibford Gower to be defined as “smaller villages” meaning that future development outside the village built up area will no longer be permitted.

This proposed development breaches the Policy rules and is in an unsustainable location. The Appeal should be dismissed.

Robin Grimston