



Chadwick Town Planning

Ms Caroline Harvey
The Planning Inspectorate,
Room C Eagle,
3rd Floor Temple Quay House,
2 The Square,
Bristol,
BS1 6PN

14th December 2023

By email: East2@planninginspectorate.gov.uk

Dear Ms Harvey,

Appellant's Name: Blue Cedar Homes Limited

Proposal: Erection of 5 no. two 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, Nr. Banbury, Oxfordshire

Appeal Reference: APP/C3105/W/W23/3329834

Appeal Start Date: 4th December 2023

We write in connection with the above appeal by Blue Cedar Homes Limited ('the Appellant') on behalf of our clients, the Sibford Action Group ('Action Group'), which is comprised of well over 100 local residents living in Sibford Ferris, Burdrop and Sibford Gower, close to the appeal site.

Our clients strongly object to the Appellant's latest proposal and respectfully request that the appeal be dismissed, firstly for the reasons set out in Cherwell District Council's ('the Council') decision notice dated 24th August 2023 in respect of the application the subject of this appeal (App. No. 23/01316/F) and secondly in this representation, which wholeheartedly supports the Council's decision and seeks to focus upon the planning circumstances in the intervening period since the refusal and material considerations that indicate that this appeal should be dismissed.

Our clients request that this representation be read in conjunction with the Action Group's comments on the planning application the subject of this appeal, prepared and submitted by Chadwick Town Planning Limited ('CTPL'), which are dated 26th May 2023 and are appended to this representation as Appendix 1.




1. DEVELOPMENT PLAN

The development plan is the starting point for decision-making¹. Section 38(6) of the *Planning and Compulsory Purchase Act, 2004* and Section 70(2) of the *Town and Country Planning Act, 1990* require that planning applications [and subsequent appeals] be determined in accordance with the adopted development plan unless material considerations indicate otherwise.

¹ Paragraph 12 of the NPPF, September 2023

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For clarity, the development plan in this case comprises:

- *Cherwell Local Plan 2011-2031 Part 1* ('CLPP1'). Relevant policies mentioned in the Council's refusal are Policies PSD1, BSC1, ESD1, ESD13, ESD15 and Policy Villages 1 [NB Policy Villages 2 is also relevant – see below]
- 'Saved' policies within the *Cherwell Local Plan 1996* ('CLP 1996'). The relevant policies mentioned in the Council's refusal are Policies H18, C28 and C30.

Cherwell Local Plan 2011-2031 Part 1 and Cherwell Local Plan (1996)

To deliver sustainable development – which is the focus of Policy PSD1 (Presumption in Favour of Sustainable Development), Policy BSC 1 (District Wide Housing Distribution) and Policy ESD1 (Mitigating and Adapting to Climate Change) of the CLPP1 and the core principle underpinning the National Planning Policy Framework ('NPPF') – and to mitigate the impacts of climate change² the Council's spatial development strategy has a predominantly urban focus.

Conflict with District and Rural Housing Strategies

The housing strategy set out in Policy BSC1 of the CLPP1 sees most development (including 17,448 homes between 2011 and 2031) taking place in the largest, most sustainable towns of Banbury and Bicester where there is access to shops, services, jobs and other facilities and opportunities to travel other than by the car. This helps avoid commuting, congestion, pollution, climate change and harming the environment whilst also helping to address the Climate Change Emergency declared by the Council. In a large, mainly rural district, this is to reduce the need to travel generally and with particular regard to reducing dependency upon private cars. This is also to reverse a trend of considerable growth in the rural areas which occurred prior to the adoption of the CLPP1 in 2015. This occurred for a variety of reasons but mainly due to the lack of an up-to-date development plan to replace the CLP 1996 for a period of almost 20 years and before the introduction of the concept of "sustainable development". This was clear evidence of the need for an up-to-date development plan that controls and delivers necessary development in appropriate, sustainable locations and is a plan-led system that balances growth with the protection of the environment.

Nevertheless, beyond those completed or approved by 2014, the CLPP1 also allocates a further 2,350 houses in the rest of the district, of which 1,600 will be at RAF Heyford. The Council's housing strategy for the rural areas, i.e. outside of Banbury, Bicester and RAF Heyford, and in places like Sibford Gower/Sibford Ferris is contained within the Policies ESD1, Policy Villages 1 and Policy Villages 2 of the CLPP1 (for 10 or more dwellings) and "saved" Policy H18 of the CLP 1996.

The rural housing strategy seeks to constrain growth to within the built-up limits of settlements for minor development, infilling and conversions under Policy Villages 1, which includes the currently combined Sibford Gower/Sibford Ferris settlements³ together as a Category A village. The appeal site comprises land outside the built-up limit of Sibford Ferris so either Policy Villages 1 does not apply or the appeal proposal breaches this policy in the development plan. The CLPP1 also includes an allocation of 750 dwellings to be delivered at Category A villages over the plan period until 2031 subject to the consideration of a number of criteria under Policy Villages 2 but this is stated as applying to proposals of 10 or more dwellings so does not apply in this case.

Finmere Appeal

A recent appeal decision (APP/C3105/W/22/3309489) for a residential development of 30 homes at Finmere (a Category A village), dated 31st October 2023 and appended at Appendix 2 has confirmed

² The Council has declared a Climate Change Emergency and has published a [Climate Action Framework](#) and a [Climate Change Action Plan 2023-2024](#)

³ See emerging Draft Cherwell Local Plan 2040, which proposes that Sibford Ferris and Sibford Gower be identified as separate settlements in the "smaller villages" category suitable only for infill development or on allocated sites

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that the total of 750 houses to be delivered via Policy Villages 2 has already been reached, although it is not a cap.

This approach to rural housing and the spatial development strategy for Cherwell is considered to be wholly in accordance with the NPPF to ensure growth is delivered in the most sustainable manner. It was found sound by the Inspector examining the CLPP1 in 2015 and has been supported by Inspectors at subsequent appeals, including the most recent appeal at Finmere.

Material Change in Circumstances

At the time of the Hook Norton Road, Sibford Ferris appeal (APP/C3105/W/19/3229631) in late 2019, the number of dwellings included in extant permissions in the Category A villages across the District exceeded the 750 dwellings referred to in Policy Villages 2 but only 271 units of the 750 units had been completed. This was 4 years ago. The situation has materially changed now as confirmed by the Finmere appeal decision.

As set out above the statutory development plan - principally policies in the CLPP1 but also Policy H18 of the CLP 1996 - is aimed at delivering growth in accordance with the NPPF, which includes limited further development at the villages to sustain them. The development of 25 no. homes at Hook Norton Road, Sibford Ferris pursuant to the appeal allowed in 2019 (APP/C3105/W/19/3229631) is already well underway – see Figure 1 – and will satisfy this objective.



Figure 1 – Development at Hook Norton Road, Sibford Ferris

However, an additional 5 no. homes at the appeal site, will take new development in this locality alone up to 30 – the same as at Finmere. As set out many times by the Sibford Action Group in previous representations on applications and appeals on this and the Hook Norton Road site, this is an unsustainable location for further development. The repeated approval of development in the smaller villages like Sibford Ferris and Finmere, which although identified as Category A settlements have few services and facilities, threatens to overwhelm them. In the Finmere appeal, the Inspector concluded:

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'...the fundamental objection [is] that this scheme would deliver too many new homes in a village with few facilities. It would run counter to the aims of Local Plan Policy ESD 1 which seeks to mitigate climate change by locating the majority of new housing in accessible locations where there is a choice of employment, social, community and retail facilities and a choice of transport, thus reducing the need to travel; and it would not satisfy the criterion in Local Plan Policy Villages 2 in terms of location to services and facilities.'

The Inspector's comments in the Fimere appeal equally apply to the current appeal. It therefore highlights the need for this appeal to be dismissed on similar grounds to uphold the development plan [in accordance with planning legislation] and protect Sibford Ferris, the areas of countryside outside villages and rural areas of the district from further unnecessary, unsustainable and speculative development. To do otherwise would undermine the primacy of the development plan, the CLPP1 housing strategy for the rural parts of the district, the policies in the NPPF requiring "sustainable development" and the Council's Climate Change Emergency and associated actions.

The Fimere appeal decision also importantly states that, on current projections, housing delivery in Cherwell District by the end of the plan period in 2031 will fall short of the Local Plan's housing requirement by around 10%, with potential implications for the delivery of the Plan's employment growth strategy. However, the Inspector added that this issue is more relevant to the towns because they are the focus of the Local Plan's larger housing allocations and have better access to employment, as well as to services and transport options.

This again highlights the importance of supporting the CLPP1 rural housing strategy and protecting open countryside around villages, such as this, to achieve sustainable development and mitigate climate change by locating the majority of new housing in accessible locations where there is a choice of employment, social, community and retail facilities and a choice of transport, thus reducing the need to travel.

5-Year Housing Land Supply

The Council states that it has a 5-year housing land supply [as required by the NPPF]. This again was accepted by the Fimere appeal Inspector – see Paragraph 4 of the decision at Appendix 2. In such circumstances, the so-called "tilted balance" is not engaged. Even if it were, this should not necessarily be significant. In balancing the impacts – see below – with any benefits, it is clear that any benefits are significantly and demonstrably outweighed by the appeal proposal's conflict with the Council's spatial and rural housing strategy in particular Policies PSD1, BSC1, ESD1 and Policy Villages 1 and 2 of the CLPP1 and "saved" Policy H18 of the CLP 1996 and because of the adverse impacts set out below.

For all of these reasons, the Action Group wholeheartedly supports the Council's first reason for refusal of the application now the subject of this appeal.

2. ADVERSE EFFECT UPON THE CHARACTER & APPEARANCE OF THE AREA

The Council's second reason for refusal relates to the effect of the proposed development upon the rural character and appearance of the site, which lies outside the built-up limits of the village.

CLPP1 Policy ESD 13 states that development will be expected to respect and enhance local landscape character, securing appropriate mitigation where damage to local landscape character cannot be avoided. It goes on to state that proposals will not normally be permitted if they would cause undue visual intrusion into the open countryside, cause undue harm to important natural landscape features, be inconsistent with local character, or harm the setting of settlements or buildings. CLPP1 Policy ESD15 requires new development to respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should also be designed to integrate with existing streets and public spaces. Finally, CLP 1996 Policy C28 requires standards of layout, design and external appearance of new development, including the choice of external finish materials, to be sympathetic to the character of the urban or rural context of that development.

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The appeal proposal tries to mimic the emerging Hook Norton Road development in some ways but only succeeds in producing a separate, densely packed private enclave, accessed by a long cul-de-sac road intruding into open agricultural land behind existing dwellings, which would lead to an encroachment of uncharacteristic and incongruous built development onto this rural edge of the village bordered by attractive open countryside reaching out to the Cotswolds Area of Outstanding Natural Beauty ('AONB') or National Landscape.

The development would be visible at short and more distant range from highways and public rights of way – see Figure 2 – which pass through the village and extend out into the countryside and the Cotswolds AONB. Woodway Road too is well-used by local people, dog walkers and hikers visiting the village and using the connecting sections of nearby public rights of way.

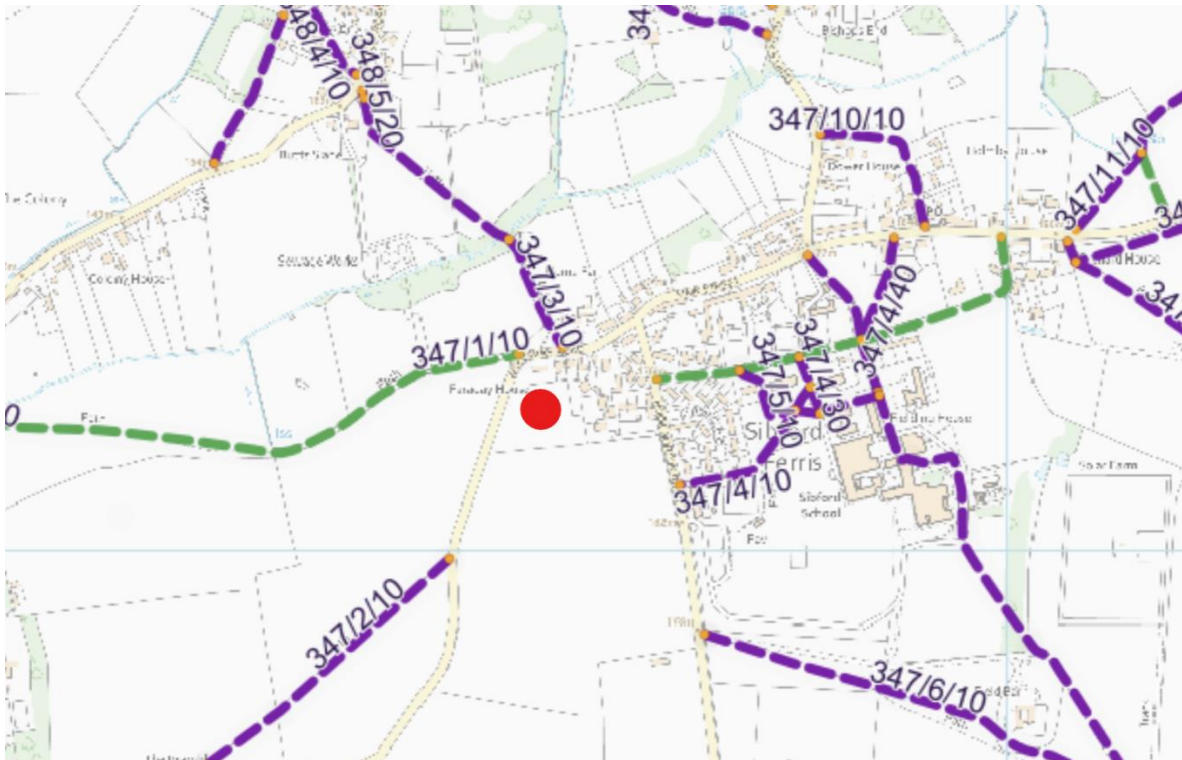


Figure 2 – Public Rights of Way in the Vicinity of the Appeal Site

The Appellant does not provide an image of the rear street view of the scheme only a front street view – see Figure 3.



Figure 3 – Street Scene of Appeal Proposal

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The rear view and the rear private gardens would no doubt be dominated by high privacy enclosures and domestic paraphernalia. This added to the row of houses and garage buildings running across the contour on the highest part of the site would appear as a quite densely packed, row of built development on greenfield, agricultural land in a “backland” location intruding into the attractive countryside surrounding the village. This is at odds with the settlement pattern in Sibford Ferris and out of character with existing houses, which are sited in spacious plots with a connection and relationship with the village and surrounding countryside. See Figure 4.



Figure 4 – View of Appeal Site from Woodway Road

The appeal proposal would radically alter and harm the rural character and appearance of this area of countryside outside the village. This is contrary to Development Plan policies aimed at ensuring that development is of high quality, which complements, protects and enhances the district, including the intrinsic character and beauty of the landscape and countryside.

As such the Action Group supports the Council’s second reason for refusal and agrees wholeheartedly that the proposal would be out-of-keeping with the form and pattern of development of the surrounding area, would have a poor and incongruous relationship with the existing settlement and would have a further urbanising impact on the rural setting of the village.

It would appear prominent in the open countryside and adversely affect the immediate landscape setting of Sibford Ferris and the character and appearance of the area. This would be contrary to Policies ESD13 and ESD15 of the CLPP1, “saved” Policies C28 and C30 of the CLP 1996, the *Cherwell Residential Design Guide*, *National Design Guide*, and Government guidance in the NPPF.

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3. ADVERSE EFFECT UPON RESIDENTIAL AMENITIES OF EXISTING DWELLINGS

Saved Policy C30 of the CLP 1996 requires that a development must provide standards of amenity and privacy acceptable to the Local Planning Authority. These provisions are echoed in Policy ESD15 of the CLPP1 which states that '*new development proposals should consider amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation and indoor and outdoor space*'.

The Action Group objected on this ground previously – see Appendix 1 – but notes that the Council concluded that the development was acceptable in residential amenity terms and complied with the relevant adopted policies in the development plan.

The Action Group remains concerned about this matter and asks the Inspector to pay careful regard to the residential amenity considerations set out in the original objection – see Appendix 1. This is because of the likely physical impact arising from the siting of the proposed development on the eastern side and at the top of the site, within metres of the open rear gardens of neighbouring properties, including Faraday House and Ferris House to the immediate north and Bramley House, Butwick House, High Rock and Richmond House bordering the site to the east, which presently have an attractive open aspect across the appeal site towards open countryside and the Cotswolds AONB. This can be seen at Figure 5, taken from the rear garden of Bramley House.



Figure 5 – View of Appeal Site from Garden of Bramley House (to immediate east)

In this case, despite the Council's conclusion on this matter, the Action Group considers that it is inevitable that the proposal would have a detrimental impact upon the residential amenities and outlook of existing neighbouring properties, which ought in the public interest to be protected, in line with development plan policies and guidance in the NPPF and National Design Guide.

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4. CHERWELL LOCAL PLAN REVIEW 2040

Since the application the subject of this appeal was refused, the Council has published its *Cherwell Local Plan Review 2040 – Consultation Draft (Regulation 18) Version*. This was the subject of consultation between September and November 2023.

This Review, amongst many other matters, seeks to remedy the ill-conceived inclusion and amalgamation of Sibford Ferris and Sibford Gower together to form one Category A settlement for the purposes of Policy Villages 1 in the CLPP1, which belies and masks the unsustainability of the settlements both individually and collectively. Each settlement operates independently and with a combined population of 984 is one of the smallest Category A villages and does not service any “satellite” villages. The population of Sibford Ferris (2021 Census) was 409; interestingly this is smaller than the population of Finmere, which was 487 in the 2021 Census.

The lack of villages services and amenities – see Parish Profile at Appendix 3 - and the unsuitability of bracketing the two villages together in the CLPP1 has been criticised by the Action Group and the two Parish Councils. This has now been recognised by the Council in the publication of the consultation *Cherwell Local Plan Review 2040*, which proposes the “downgrading” and separation of the two settlements in the Settlement Hierarchy in Core Policy 35 of the Review. See Appendix 4.

Sibford Ferris and Sibford Gower are to be “Smaller villages”. They are described in the Review as those which *‘have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.’* Such villages are only deemed suitable for:

Limited infill development within existing built areas or on allocated sites. Proposals will be supported where they are:

- i. In keeping with local character, and*
- ii. Proportionate in scale, and*
- iii. Meet local housing needs, and/or provide local employment, services and facilities.*

None of these apply to the appeal proposal. This shows a strong “direction of travel” for the new Local Plan, which more accurately reflects the relative or lack of sustainability of Sibford Ferris and Sibford Gower and their unsuitability for anything other than very limited infill development in appropriate circumstances.

This is long overdue. The Local Plan Inspector, Nigel Payne, writing his Report following his examination of the CLPP1 in 2015, dismissed concerns from small settlements that “certain villages may have been mis-categorised” and reasoned that the hierarchy in Policy Villages 1 was not “set in stone”. The Inspector considered the relevant survey data would need to be “thoroughly checked and comprehensively reviewed” during the Local Plan Part 2 process⁴. Regrettably, the Local Plan Part 2 was never progressed by the Council. It has been replaced by the *Cherwell Local Plan Review 2040* some 8 years after the adoption of the CLPP1.

5. CONCLUSION

This appeal is the latest in a series of residential development proposals in this discrete part of Sibford Ferris, beyond the built-up limits of the small village and in open countryside, that is threatening the character of the village and its beautiful surroundings.

For the reasons set out in this representation [and letter attached as Appendix 1] the Action Group maintains its strong objections to the appeal proposal, which it considers is unnecessary, contrary to the district’s spatial and rural housing strategy, outside the village, unsustainable, harmful to the

⁴ Paragraphs 215-217 - Report on the Examination into the Cherwell Local Plan, 9th June 2015

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character and appearance of this part of the village/open countryside and detrimental to the residential amenities of neighbouring properties.

The proposal is therefore contrary to the Development Plan, the NPPF and similar appeal decisions, including the recent one at Finmere (see Appendix 2). With no other material considerations that outweigh the harm that would be caused, the Action Group respectfully request that the Inspector dismisses the appeal in accordance with Section 38(6) of the *Planning and Compulsory Purchase Act, 2004* and Section 70(2) of the *Town and Country Planning Act, 1990*. This is to uphold the primacy of the development plan, the principles of sustainable development in the NPPF and CLPP1, help address climate change and protect this attractive and characterful village from further harmful development until the *Cherwell Local Plan Review 2040* comes into effect, albeit regrettably many years too late for the Sibfords and its residents.

Yours sincerely,

Duncan Chadwick
Managing Director
Chadwick Town Planning Limited

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APPENDIX 1

ACTION GROUP'S REPRESENTATION ON PLANNING APPLICATION – 23/01316/F

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Development Management
Cherwell District Council
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA

Our Ref: SAG001
Your Ref: 23/01316/F

26th May 2023

Dear Sir/Madam

Erection of 5 two storey age restricted dwellings (55 years) for older people with access, landscaping and associated infrastructure - Land South of Faraday House, Woodway Road, Sibford Ferris (Application No. 23/01316/F)

We act on behalf of a large group (around 165 members) of local residents living in Sibford Ferris and Sibford Gower - the Sibford Action Group ('Action Group') - and write to strongly object to the latest and current planning application (23/01316/F) for 5 no. age-restricted dwellings on land south of Faraday House, Woodway Road, Sibford Ferris ('the site') for the reasons set out in this letter.

Background

The Action Group was formed in 2018 when the village was faced by a proposal (Application No. 18/01894/OUT) for 25 dwellings at Hook Norton Road, Sibford Ferris, which was refused by the Council but subsequently allowed on appeal in November 2019 (APP/C3105/W/19/3229631).

In 2018, the Action Group was very concerned not only about the application (18/01894/OUT) but also about the effect any permission might have in encouraging further developments, which the Action Group and many local residents fear are in danger of irrevocably changing the nature, character and intrinsic qualities of this part of the village and the rest of Sibford Ferris.

Regrettably, this concern has proven to be well-founded. Firstly, with the previous proposal for the erection of 6 no one-storey age restricted dwellings (55 years) on land south of Faraday House (App. No. 21/04271/F) being refused by the Council and then dismissed on appeal by the Planning Inspectorate as recently as 3rd March 2023 (APP/C3105/W/22/3298098). Added to this is the further "duplicate" application for 6 no. dwellings (App. No. 22/01773/F), which was withdrawn after being recommended for refusal at the Council's Planning Committee meeting on 8th December 2022.

If this was not enough, the Council's *Parish Profile for Sibford Ferris (2021)* shows this and other sites put forward as part of a "Call-for-Sites" exercise for the Review of the *Cherwell Local Plan 2022-2031 Part 1* to 2040. This is depicted on Figure 1. This and the series of applications and appeals over the last 5 years shows the considerable pressure for further residential development beyond the built-up limits of the small village and into the attractive open countryside surrounding Sibford Ferris that has arisen following the Hook Norton Road appeal decision.

Such pressure must be relieved, if local residents' fears are to be addressed and if the character of this part of the village and the rest of Sibford Ferris is to be retained.

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Figure 1 – Pressure for Residential Development in this Locality

The Action Group considers that just because one development has been unfortunately allowed does not mean this latest, amended and harmful proposal should also be approved.

Every proposal has to be considered on its own particular planning merits. Importantly, in this case, the policy situation has materially changed – see below – which is significant as it strengthens the Action Group’s objections to this latest application. The proposal is clearly contrary to the statutory Development Plan and any material considerations are only of limited weight so do not override or outweigh the primacy of the Development Plan in this case.

The proposal would produce a cramped form of development, which fails to respond to local character, the rural nature and qualities of Sibford Ferris and its beautiful rural surroundings whilst also having an adverse effect upon the residential amenities of neighbouring properties.

The Sibford Action Group therefore object to the proposal for the following summarised reasons:

1. Conflict with the development plan;
2. Harm to the character and appearance of the area; and
3. Detrimental impact upon the residential amenities of adjacent properties.

1. Conflict with the Development Plan

Section 38(6) of the *Planning and Compulsory Purchase Act, 2004* and Section 70(2) of the *Town and Country Planning Act, 1990* require that planning applications be determined in accordance with the adopted development plan unless material considerations indicate otherwise. This is reinforced by Paragraph 12 of the *National Planning Policy Framework*, which states:

'The presumption in favour of sustainable development does not change the statutory status of the development plan as the starting point for decision-making. Where a planning application conflicts with an up-to-date development plan (including any neighbourhood plans that form part of the development plan), permission should not usually be granted. Local planning authorities may take decisions that depart from an up-to-date development plan, but only if material considerations in a particular case indicate that the plan should not be followed.'

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The current application conflicts with an up-to-date Development Plan and therefore planning permission should be refused. There are no material considerations in this particular case that indicate that the Development Plan should not be followed in this case.

a) Development Plan

The Development Plan for this area comprises the adopted *Cherwell Local Plan Part 1 2011- 2031* ('Local Plan Part 1') and the "saved policies" of the adopted *Cherwell Local Plan 1996* ('Local Plan 1996').

The housing strategy in the Local Plan Part 1 is to focus strategic housing growth in the towns of Banbury and Bicester with a small number of strategic sites outside of these towns, whilst allowing some limited growth within the rural areas to meet local and district-wide needs and sustain villages.

Policy Villages 1 in the Local Plan Part 1 - the most recent and principal element of the development plan in this case - allows for the most sustainable villages to accommodate 'minor development' within the built-up limits of villages and all villages to accommodate infilling or conversions. The Local Plan Part 1 adds that the appropriate form of development will vary depending on the character of the village and development in the immediate locality. The Local Plan also states that in assessing whether a proposal is a "minor development" the Council will have regard to the size of the village, the level of service provision, the site's context within the existing built environment and whether it is in keeping with the character and form of the village and its local landscape setting. Under Policy H18 of the Local Plan 1996, only certain types of development requiring rural locations outside of the built-up limits of villages are allowed and none of these types applies to the current proposal

The site to the south of Faraday House is not allocated for development, is not previously developed land and sits outside the built-up limits of the village. For the reasons set out in this objection, given the location of the site, the small size of Sibford Ferris (with a population of about 470 people), its limited services, rural context and relationship with adjacent homes, the proposal conflicts with Policy Villages 1 [and other policies dealt with in turn below].

Policy Villages 2 identifies the Category A villages – including Sibford Gower/Sibford Ferris combined - as being where a limited amount of development – 750 dwellings - to meet District housing requirements and help meet local needs should be directed, subject to certain criteria. Whilst not a ceiling, the intention of this is to protect and enhance services, facilities, landscapes and natural and historic built environments of the villages and their rural hinterlands whilst recognising the need for some development.

At the time of the Hook Norton Road appeal, the number of dwellings included in extant permissions in the Category A villages across the District exceeded the 750 dwellings, 271 units of the 750 units referred to in Policy Villages 2 had been completed but the Inspector did not consider 'material exceedance' to be an issue. However, this was over 3 and a half years ago and the situation has now materially changed.

In addition, at the time of the recent appeal on this site (APP/C3105/W/22/3298098) even though just a few months ago, the Council was unable to demonstrate a 5-year housing land supply. It stood at 3.5 years. However, this has also materially changed in the intervening months.

Such figures are monitored and reviewed annually by the Council. At the Council's Executive meeting on 6th February 2023 it was concluded that the district had a 5.4 years' supply of housing for the period 2022-2027. In addition, the Council's *Annual Monitoring Report, 2022* was also agreed at the Council's Executive meeting on 6th February 2023 and this confirmed that:

'during 2021/22 there were 184 dwellings completed at Category A Villages that contribute to the Policy Villages 2 requirement of 750 dwellings. Since 2014 there has now been a total of 703 completions with a further 165 under construction totalling 868 dwellings. A further 48 dwellings are likely to be built out...'

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b) Conflict with Local Plan Part 1

The application site is an enclosed field and is on a noticeable slope, sloping east/west and north/south. It is also clear that the site, although bounded by existing residential properties on two sides with the proposed Hook Norton Road development to the south, is located outside the built-up limits of the village and as such, in planning policy terms, is considered to be within open countryside.

The site is not allocated for any form of development as outlined in any adopted or emerging policy document forming part of the Development Plan. Sibford Ferris is somewhat unusually grouped with Sibford Gower as a Category A village under Policy Villages 1, but even combined is not the most sustainable of such villages. However, being outside the limits of the village, the proposal conflicts with Policy Villages 1 and, being less than 10 dwellings, it does not find support from Policy Villages 2 either.

For development of less than 10 units, *Policy BSC 1: District Wide Housing Distribution* of the Local Plan Part 1 sets a "windfall" allowance of 754 houses in the rest of the district outside Bicester and Banbury. The Council's *Annual Monitoring Report, 2022* shows that at 31/03/22 the "windfall" completions (<10 dwellings) for the areas outside the two main towns had reached 817 houses, which already exceeds the target with 8 years left of the Plan period still to go to 2031. It is therefore clear that the rural housing provision in terms of sites of this size is healthy and not below a level of concern, such as to justify granting permission for the proposed development. The proposal is also therefore contrary to Policy BSC1.

c) 5-year housing land supply

Paragraph 74 of the NPPF highlights the need for local planning authorities to identify and update annually a supply of specific deliverable sites sufficient to provide a minimum of five years' worth of housing against their housing requirement. In a situation where the Council is unable to demonstrate a five year supply of land for housing – as on the recent appeal on this site – Paragraph 11 of the NPPF and Footnote 8 indicate that the Development Plan cannot be considered to be up-to-date and that any planning harm is capable of being outweighed by the benefits to the district's supply of allowing additional development in sustainable locations. In such situations, the so-called "tilted balance" is engaged.

However, despite this, the previous appeal on the site was still dismissed in March 2023 for reasons including conflict with the Development Plan. This has now materially changed with the Council reporting a 5.4 years' supply of deliverable housing land since February 2023. As such the Development Plan and all of its policies are now up to date. In this instance the site is located outside the built form of the village and therefore is considered an area of open countryside. "Saved" Policy H18 is therefore of relevance and the proposal does not relate to the construction of new dwellings beyond the built-up limit of a settlement which are essential for agriculture or other existing undertakings. The development is therefore considered to conflict with this Policy, Policy Villages 1¹ and Policy Villages 2 is only meant to apply to proposals for 10 or more dwellings².

Notwithstanding this position regarding Policy Villages 2 to the proposal, the Inspector on the recent appeal on the site made reference to it, its delivery target of 750 dwellings for Category A (Service Centres) during the Plan period - in addition to the windfall allowance under Policy BSC 1 – and the fact that this has been exceeded. It was intended that sites would be allocated in an emerging Local Plan Part 2 (now Local Plan Review) of Neighbourhood Plan, neither of which apply here.

¹ Policy Villages 1 only permits proposals for residential development within the built-up limits of villages subject to various criteria.

² Paragraph C.272 of the Cherwell Local Plan 2011-2031 Part 1

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d) Material Exceedance of Rural Housing Target

The *Cherwell Annual Monitoring Report 2022* published in March 2023 reports that 703 dwellings have now been completed at Category A villages, with a further 165 under construction (running total 868) and 48 likely to be built out i.e. sites where part of the development has been completed (running total 916). In addition, there are approvals for a further 314 not yet commenced (running total 1230).

This is with 8 years to go to the end of the Plan period. At close on 50% more than the 750 dwellings requirement and rising, this proposal would add to a material exceedance of the Policy Villages 2 figures, which is clearly unnecessary in terms of satisfying Policy Villages 2 and would cause planning harm to the overall locational strategy of new housing in the district. This is consistent with Inspector's comments on appeals.³

The NPPF sets out the Government's definition of sustainable development and the policies through which it envisages the planning system will deliver this. It reinforces the plan-led system. The Development Plan is up-to-date and should be given full weight. There are no material considerations that indicate otherwise.

The Action Group is gravely concerned that uncontrolled development – and other proposals that are threatened to follow in the village if the Local Plan 2040 "Call for Sites" is anything to go by – would undermine the adopted Local Plan Part 1 housing strategy of directing most growth to Banbury and Bicester, where there is access to shops, services, jobs and other facilities and opportunities to travel other than by the car. This helps avoid commuting, congestion, pollution, climate change and harming the environment. The District Council has declared a *Climate Change Emergency*, but none of these environmental objectives will be achieved by approving more and more homes in attractive but relatively inaccessible villages like Sibford Ferris, contrary to the Development Plan.

This poorly conceived scheme is an incursion into the beautiful open countryside surrounding the village (see Figure 1 below – the Hook Norton Road scheme lies to the right of the site). As a further indicator of its unsuitability, it also fails to satisfy locational requirements in Policy Villages 2, including: not being previously developed land; not enhancing the built environment; being on "best and most versatile agricultural land" and having adverse landscape and other impacts.

The Action Group therefore considers that the latest application should be refused by the Council as being contrary to Policies BSC1 and Policy Villages 1 and 2 of the Development Plan and harmful to the district's housing strategy with no material considerations of sufficient weight or importance to indicate that any decision should be taken other than in accordance with the Development Plan.

2. Harm to the character and appearance of the area

The site lies outside the built-up limits of the village in an attractive landscape that can be viewed from the Cotswolds Area of Outstanding Natural Beauty. Sibford Ferris is one of the best examples of a village being absorbed within the landscape. Historically, dwellings have been subservient to the landscape, which is rolling, rural and influenced by the Sib Valley and the Ironstone Downs. However, regrettably new development is now threatening this.

On the Hook Norton Road appeal, the Inspector commented that the proposed area of housing with extensive landscaping would be difficult to see from Woodway Road due to the slope the land and height of the hedge. This development, although smaller, is at a lower level, close to public rights of way/National Cycle Network Route 5 and will clearly be visible from Woodway Road. See Figure 2 showing the view of the site from Woodway Road to the west.

³ Tappers Farm, Bodicote – Appeal Ref. APP/C3105/W/19/3222428

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Figure 2 – View of Site from Woodway Road

The current proposal has been amended in terms of its design, layout and landscaping, with 5 no. two storey dwellings with garages, driveways, small gardens and an access driveway concentrated in about half of the site, close to existing dwellings on Woodway Road, Hook Norton Road and Stewart's Court.

Whilst purportedly "age-restricted dwellings" for people aged 55 years and over, the proposed development – apart from small gardens and a communal area – presents itself as a "standard" residential scheme in a "backland" location with an almost unbroken row of houses and garage buildings running across the contour on the highest part of the site. It would appear as a quite densely packed, row of built development on greenfield, agricultural land intruding into the attractive countryside surrounding the village.

The Inspector in the recent appeal commented:

'The village's context consists of a rolling countryside of fields, hedgerows and wooded areas surrounding it. Within the Council's landscape character assessment, the site is located within the 'Rolling Valley Pastures' landscape character type. Its key characteristics are strongly undulating landform of rounded hills and small valleys; small to medium-sized fields with mixed land uses, but predominantly pasture; densely scattered hedgerow trees and well-defined nucleated villages with little dispersal into the wider countryside. Allied with topography, the landscaped context of Sibford Ferris significantly lessens its urbanising effects into the surrounding countryside.'

Local Plan Part 1 Policy ESD 15⁴ requires new development to respect the traditional pattern of routes, spaces, blocks, plots, enclosures and the form, scale and massing of buildings. Development should also be designed to integrate with existing streets and public spaces. Local Plan 1996 Policy C28 requires standards of layout, design and external appearance of new development, including the choice of external finish materials, to be sympathetic to the character of the urban or rural context of that development.

⁴ Supported by the Cherwell Residential Design Guide Supplementary Planning Document (July 2018), the NPPF and National Design Guide, 2021

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The current proposal has no proper road frontage, is in a “backland” location behind existing established dwellings in large grounds, with what appears to be a private open space separating the dwellings from the countryside. This proposal’s location and layout is at odds with the pattern of development in the village, where dwellings are closely aligned with the street frontage on Hook Norton Road or Woodway Road and those behind in spacious plots, with a connection and relationship with the village and surrounding countryside.

The proposal appears as a separate, densely packed private enclave, accessed by a long cul-de-sac road intruding into agricultural land behind existing dwellings, which would lead to an encroachment of uncharacteristic and incongruous built development onto this rural edge of the village. The development would be visible at short and more distant range from highways and public rights of way extending out into the countryside and the Cotswolds AONB.

As the Inspector stated in March 2023 on the recent appeal:

'Well-designed places do not need to copy their surroundings in every way but the design and layout of proposed housing would result in an overly built-up and visually incongruous development, that fails to integrate with its context and surroundings for all the reasons indicated. The development would not be high quality harming the character and appearance of the area, including the intrinsic character and beauty of the countryside. Accordingly, there would be conflict with Policy ESD 15 of the LPP1 and Policy C28 of the LP.'

Despite the changes to the design and layout of the proposal, the Action Group considers that the same or similar criticisms and concerns should be applied to the current application, which would harm the rural character and appearance of the area contrary to the Development Plan policies aimed at ensuring that development is of high quality, which complements, protects and enhances the district, including the intrinsic character and beauty of the countryside.

3. Detrimental impact upon the residential amenities of adjacent properties

“Saved” Policy C31 of the Local Plan 1996 states:

IN EXISTING AND PROPOSED RESIDENTIAL AREAS ANY DEVELOPMENT WHICH IS NOT COMPATIBLE WITH THE RESIDENTIAL CHARACTER OF THE AREA, OR WOULD CAUSE AN UNACCEPTABLE LEVEL OF NUISANCE OR VISUAL INTRUSION WILL NOT NORMALLY BE PERMITTED.

Policy ESD15 of the Local Plan Part 1 also requires development proposals to consider the amenity of both existing and future development, including matters of privacy, outlook, natural lighting, ventilation, and indoor and outdoor space. This is in line with Paragraph 130 f) of the NPPF which requires developments to create places that are safe, inclusive and accessible and which promote health and well-being, with a high standard of amenity for existing and future users.

In this particular case, the amended proposal with two-storey dwellings will be accessed via what will become a long access road (circa 225m) serving a total of 30 no. dwellings (i.e. the proposed 5 no dwellings and the 25 no dwellings at Hook Norton Road) running within just a few metres of the private rear gardens of existing dwellings at Woodway Road, Stewart’s Court and Hook Norton Road. The use of this by residents’ vehicles, visitors and service vehicles will cause noise, disturbance and intrusion into what is presently open, rural countryside with very quiet ambient noise levels, which will be detrimental to the tranquil, peaceful residential amenities of existing neighbouring properties.

Residential amenity has a significant and beneficial impact on the way in which people use their homes. The health and well-being of residents is often directly related to the level of residential amenity occupants enjoy. It is a duty of the planning system – as set out in the NPPF - to support sustainable development. Sustainable development incorporates a “social” role which seeks to secure well designed, strong, vibrant and healthy communities, which is heavily influenced by residents’ enjoyment of their properties and the associated health and well-being this brings. This will be irrevocably and harmfully changed by the proposed access road and dwellings located at the

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eastern side and top of the site, within metres of the open rear gardens of neighbouring properties, which can be seen on Figure 3 overleaf.



Figure 3 – Existing dwellings and their gardens to the east facing the site

Outlook is important as a dwelling without a reasonable outlook is an undesirable place to live. This is even more important and critical in village locations in rural areas where there is a loose-knit pattern of development and residents have become accustomed to having an open outlook onto fields and the countryside beyond. Whilst the planning system operates in the public interest and does not protect private views, it is not unreasonable for proposed development to respect existing residential amenities, deliver suitable living conditions and maintain an acceptable outlook. The close proximity of the proposal to existing dwellings is evident from Figure 4, although it should be noted that Butwick House lies to the north of Bramley House, not to the south.



Figure 4 – Applicant's Proposed Site Plan

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The impact of the proposal on existing properties can be gauged from Figure 5, which shows the existing outlook from the gardens of High Rock/Bramley House to the immediate east of the site and will be lost.



Figure 5 – Existing outlook from garden of Bramley House

The physical impact of the dwellings – especially Plot 5 – is perhaps most acute upon Faraday House just 15 metres to the north of the site, as shown on Figure 6 taken from the application.



Figure 6 – View of Proposal from the North (Faraday House)

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Where development results in prejudicial harm to the outlook of a residential property and is unduly overbearing it should be resisted as failing to achieve acceptable standards of layout, design and residential amenity and the highest possible standards of design.

In this case, the proposal would have a detrimental impact upon the residential amenities and outlook of existing neighbouring properties, which ought in the public interest to be protected. This would be contrary to Policy C31 of the Local Plan 1996, Policy ESD15 of the Local Plan Part 1, advice in the NPPF and the National Design Guide, 2021. Paragraph 126 of the NPPF states that the creation of high quality, beautiful and sustainable buildings and places is fundamental to what the planning and development process should achieve. The proposal would fall considerably short of this requirement by failing to be sympathetic to the surrounding built environment and landscape setting.

4. Conclusion

This is the latest in a series of residential development proposals in this part of Sibford Ferris, beyond the built-up limits of the small village and in open countryside, that is threatening the character of the village and its beautiful surroundings. Indeed an appeal on this site for 6 no. dwellings was only dismissed in March 2023, yet two months later a further scheme is submitted.

Each proposal needs to be considered on its own planning merits. Importantly, in this case, the Development Plan policy situation has changed – there is now a 5-year housing land supply in the district – which is significant as it strengthens the policy objections to this proposal. The proposal is clearly contrary to the statutory Development Plan and other material considerations do not override or outweigh the primacy of the Development Plan in this case.

The proposal involves a cramped and uncharacteristic form of development, which fails to respond to local character and the attractive qualities of this part of Sibford Ferris. Its access road, siting of dwellings in close proximity to existing properties and quiet, private gardens would have a detrimental impact upon the residential amenities and outlook of neighbouring properties, which ought in the public interest to be protected.

The Sibford Action Group therefore strongly object to the proposal as it is:

1. Contrary to Policies BSC1 and Policy Villages 1 and 2 of the Local Plan Part 1 and harmful to the district's housing strategy in the Local Plan Part 1;
2. Harmful to the character and appearance of the area including the intrinsic character and beauty of the countryside, contrary to Policy ESD 15 of the Local Plan Part 1 and Policy C28 of the Local Plan 1996; and
3. Damaging to the residential amenities of adjacent properties contrary to Policy C31 of the Local Plan 1996, Policy ESD15 of the Local Plan Part 1, advice in the NPPF and the National Design Guide, 2021.

We, on behalf of the Sibford Action Group and the many local residents who have concerns about this proposal, urge you to recommend refusal and the Council's Planning Committee to refuse this latest unwelcome and unacceptable application.

Yours sincerely,

Duncan Chadwick
Managing Director

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APPENDIX 2 - APPEAL DECISION - APP/C3105/W/22/3309489

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Appeal Decision

Hearing held on 17 October 2023

Site visit made on 17 October 2023

by Jonathan Bore MRTPI

an Inspector appointed by the Secretary of State

Decision date: 31 October 2023

Appeal Ref: APP/C3105/W/22/3309489

Land north of Banbury Road, Finmere, MK18 4BW

- The appeal is made under section 78 of the Town and Country Planning Act 1990 against a refusal to grant outline planning permission.
 - The appeal is made by Hayfield Homes Construction Limited against the decision of Cherwell District Council.
 - The application Ref 21/03066/OUT, dated 31 August 2021, was refused by notice dated 22 April 2022.
 - The development proposed is the erection of up to 30 dwellings and associated vehicular access, public open space, landscaping and other supporting infrastructure.
-

Decision

1. The appeal is dismissed.

Main Issue

2. The main issue in this case is whether the development is appropriate for this site, having regard to the range of facilities in Finmere.

Reasons

3. The scheme is an outline proposal for up to 30 homes on a flat horse paddock of a little under 2 hectares adjacent to the western end of Finmere. All matters are reserved except for access, which would be from Banbury Road.
4. Finmere is defined by Policy Villages 1 of the Cherwell Local Plan as a Category A village, which are the most sustainable villages. Policy Villages 2 of the Plan states that a total of 750 homes will be delivered at Category A villages, through the Local Plan Part 2, through any neighbourhood plan, and through planning permissions. The total of 750 houses has already been reached, though it is not a cap. The District has a 5 year housing supply based on the local housing need (LHN) calculation.
5. Policy Villages 2 states that, in identifying and considering sites in Category A villages, particular regard will be given to the environmental value of the land; heritage and wildlife assets; contribution towards the built environment; agricultural land quality; landscape impact; vehicular and pedestrian access; location in relation to services and facilities; infrastructure provision; flood risk; and deliverability.
6. Of these criteria, it is the location in relation to services and facilities that is most significant in this case. Despite Finmere being included as a Category A village, it is still relevant to consider the relationship between the scale of

development proposed and the range of available services and facilities, and Finmere has very few facilities for a development of this size. The village possesses a primary school, a playing field, a church and a village hall, as well as a public house which is currently closed. But the nearest shop is in the next village, Tingewick, which realistically is too far to walk. There is no certainty as to when the nearby A421 roadside services will be delivered and it may be necessary to drive there. The main employment facilities are in the nearest towns, and the bus service is infrequent.

7. It is notable that most development in Finmere has been of a small scale, incremental and linear nature commensurate with its very limited range of facilities. Even Stable Close and Chinalls Close, which depart from the village's prevailing linear form, are each relatively small. Among the submitted appeal decisions, those relating to Finmere (3169168 and 3189420) comment on its limited range of village facilities and public transport.
8. Taking all these factors into account, and despite the classification of Finmere as a Category A village, the proposed development of up to 30 homes would be too large in relation to the range of local services and facilities, leading to a significant amount of vehicular travel to other centres.
9. It is appreciated that the site was identified as suitable for 20 dwellings by the Council's Housing and Economic Land Availability Assessment (2020) which formed part of the evidence base for the Cherwell Local Plan 2011-2031 (Part 1) Partial Review, and indeed the site meets many of the criteria in Policy Villages 2. It is well enclosed with limited landscape impact, and with satisfactory access for vehicles from Banbury Road. An existing footpath would take pedestrians through Chinalls Close into Valley Road and Mere Road, and would integrate the site with the village. Submitted evidence demonstrates that there are no archaeological, heritage or flood risk constraints on the site, and development would provide opportunities to improve biodiversity, open space and play provision and address the existing surface water ponding.
10. It is also the case that the scheme would deliver up to 11 affordable homes, including some first time homes, in a district with a high level of affordable housing need and in a village where no affordable housing has been built over many years. It would incorporate sustainable construction, renewable energy generation, home working space and electric vehicle charging points, all of which would help in different ways to diminish carbon emissions. In addition, it would make financial contributions towards community and sports facilities, public transport, education, waste and recycling. Also, subject to any local views (because the grass verges in the village would be affected) there is the potential to lay out a new footway from Chinalls Close to the school, as included in the s106 obligation for the appeal scheme.
11. However, none of these considerations, individually or together, outweigh the fundamental objection that this scheme would deliver too many new homes in a village with few facilities. It would run counter to the aims of Local Plan Policy ESD 1 which seeks to mitigate climate change by locating the majority of new housing in accessible locations where there is a choice of employment, social, community and retail facilities and a choice of transport, thus reducing the need to travel; and it would not satisfy the criterion in Local Plan Policy Villages 2 in terms of location to services and facilities.

Other matters

12. Notwithstanding the existence of a 5 year housing land supply based on LHN, the submitted evidence indicates that, on current projections, housing delivery in Cherwell District by the end of the plan period in 2031 will fall short of the Local Plan's housing requirement by around 10%, with potential implications for the delivery of the Plan's employment growth strategy. However, this issue is more relevant to the towns because they are the focus of the Local Plan's larger housing allocations and have better access to employment, as well as to services and transport options. I do not therefore attach much significance to this point in this particular case.
13. I have considered all the other matters raised, but they do not alter the balance of my conclusions.

Conclusion

14. For the reasons given above I dismiss the appeal.

Jonathan Bore MRTPI

INSPECTOR

APPEARANCES

FOR THE APPELLANT:

Jonathan Easton KC	
Sam Silcox MRTPI	Director, Harris Lamb
Shelley Jones	Director, Rural Solutions

FOR THE LOCAL PLANNING AUTHORITY:

Katherine Daniels MRTPI	Principal Planning Officer
Imogen Hopkin MRTPI	Senior Planning Officer
Jonathan Goodall MRTPI	Director, DLP Plans Ltd

INTERESTED PARTIES:

Michael Kerford-Byrnes	Chairman, Finmere Parish Council
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DOCUMENTS

Appellant's statements, appendices and technical reports including Social and Economic Sustainability report; Design and Access Statement and Addendum; Transport Statement and Addendum; Archaeological Investigation Report; Agricultural Land Quality Assessment; Flood Risk Assessment and Addendum; Housing Land Supply Statement; Affordable Housing Statement; Acoustic Assessment; Travel Plan and statement; Bat Report and Biodiversity Impact Assessment and travel statement

Council's statement and appendices

Statement of common ground on general planning matters (unsigned)

Statement of common ground on housing matters (signed)

Planning obligation (signed)

Representations from the Parish Council and other parties

PLANS

Site location plan P21-2023_02 Rev A

Series of indicative plans showing alternative layouts and pedestrian routes



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APPENDIX 3 – PARISH PROFILE (2021)




Services & Facilities (2021)

Village Store /shop	Sibford Stores and Post Office - Main Street
Post Office	Sibford Stores and Post Office - Main Street
Petrol station	0
Bank /Building Society	0
Doctor's Surgery /Health Centre	0
Dentist	0
Pharmacy	0
Optician	0
Primary School	0
Secondary School	0
Library	0
Place of worship	0

Recreation ground / playing field	0
Indoor sports centre / leisure centre	0
Equipped play area	Cotswold Close Play Area
Village / community hall	0
Public house /restaurant /takeaway	0
Employment sites	0
Bus services	Johnson's Excelbus - 50A: Stratford to Banbury. Mon-Sat, 2 hourly
Day nursery	Sibford School Nursery - Sibford School, The Hill
Residential care home	0
Access to high speed broadband	Standard Superfast 80 mbps DL / 20 mbps UL
Other	0

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APPENDIX 4 – CORE POLICY 35 OF THE CHERWELL LOCAL PLAN REVIEW 2040

Core Policy 35: Settlement Hierarchy

Development will be approved in accordance with the Settlement Hierarchy and Settlement Classifications set out below:

Main Towns: Main Towns have the ability to support the most sustainable patterns of living through their current levels of facilities, services and employment opportunities. Main Towns have the greatest long-term potential for development to provide the jobs and homes to help sustain, and where appropriate, enhance their services and facilities to support viable and sustainable communities in a proportionate manner.

Local Service Centres: Local Service Centres are large villages with a level of facilities and services and local employment to provide the next best opportunities for sustainable development outside the Main Towns.

Larger Villages: Larger Villages have a more limited range of employment, services and facilities. Unplanned development will be limited to providing for local needs and to support employment, services and facilities within local communities.

Smaller Villages: Smaller Villages have a low level of services and facilities, where any development should be modest and proportionate in scale and primarily be to meet local needs.

The Settlement Classifications are: Classification/Settlement	Type of Development
Main Towns Banbury, Bicester	Presumption in favour of sustainable development
Local Services Centres Kidlington(*), Heyford Park	Development beyond existing built limits will only be permitted on allocated sites
Larger Villages Adderbury, Ambrosden, Bletchingdon (part *), Bloxham, Bodicote, Deddington, Hook Norton, Kirtlington, Launton, Steeple Aston, Yarnton (*)	Development at settlements within the Green Belt will be considered against National Policy.

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The Settlement Classifications are: Classification/Settlement	Type of Development
<p>Smaller Villages Arcott, Balscote, Begbroke (*), Bourtons, Charlton on Otmoor (GB), Chesterton, Clifton, Cottisford, Cropredy, Drayton, Epwell, Fencott (GB), Finmere, Fringford, Fritwell, Godington, Hardwick with Tusmore, Hempton, Lower Heyford, Upper Heyford, Horley, Hornton, Horton cum Studley (GB), Islip(GB), Mercott (GB), Middle Aston, Middleton Stoney, Milcombe, Milton, Mixbury, Mollington, Newton Purcell with Shelswell, Noke (GB), Oddington (GB), Shenington with Alkerton, Shipton on Cherwell (GB), Shutford, Sibford Ferris, Sibford Gower, Souldern, Swalcliffe, Tadmarton, Thrupp (GB), Wardington, Weston on the Green (part GB), Wiggington, Wroxton,</p>	<p>Limited infill development within existing built areas or on allocated sites. Proposals will be supported where they are:</p> <ul style="list-style-type: none"> i. In keeping with local character, and ii. Proportionate in scale, and iii. Meet local housing needs, and/ or provide local employment, services and facilities
<p>Open Countryside Those villages not included within the categories described above are considered to form part of the Open Countryside.</p>	<p>Development will not be appropriate unless specifically supported by other local or national planning policies.</p>

(GB) These settlements are washed over by Green Belt.

(*) These settlements are inset to the Green Belt. (part GB) These settlements are partly in the Green Belt.

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