

The Planning Inspectorate

COMMENTS ON CASE (Online Version)

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

Appeal Reference: APP/C3105/W/23/3329834

DETAILS OF THE CASE

Appeal Reference APP/C3105/W/23/3329834

Appeal By BLUE CEDAR HOMES LIMITED

Site Address
Land South of Faraday House
Woodway Road
Sibford Ferris
OX15 5RF
Grid Ref Easting: 435390
Grid Ref Northing: 237185

SENDER DETAILS

Name MR & MRS CAROLINE & HUGO SEELY

Address
Home Farm
Sibford Gower
BANBURY
OX15 5RS

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

YOUR COMMENTS ON THE CASE

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

Appeal by Blue Cedar Homes, Land South of Faraday House, Woodway Road, Sibford Ferris.

Sirs

We wish to object strongly to the continuing appeal by Blue Cedar Homes for the development of land in our small and remote village.

As already identified by the Planning Committee at Cherwell District Council in previous applications, and appeals, this site remains unsuitable for development for a number of compelling reasons, including but not limited to:

- Rurally-located sites do not support new development. The existing infrastructure does not support existing village need, increasing traffic in rural areas where public transport works directly against local authority remits to reduce reliance on private vehicles. Traffic in the Sibford villages is already at dangerous levels due in part to the Quaker school opposite the proposed development site. In addition, no provision for pedestrians further exacerbates safety concerns.
- The local GP surgery is already oversubscribed, and an increase in ageing population will serve only to exacerbate that challenge.
- There are already several retirement-specific developments in the vicinity, including - but not limited to - accommodation at Tadmarton Park, Godswell Park at Bloxham, and the McCarthy & Stone development at Chipping Norton. Each of these sites are more appropriately located for easy access to amenities that are best suited to serve an ageing population.
- The retirement market is better served by developments on the outskirts or within towns, where the need for private vehicles is minimised, and a full complement of shopping, medical and leisure amenities are more readily accessible.
- As previously, this (revised) application fails to address the key issues of development in an isolated, rural 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 unacceptable in principle, and in conflict with LA housing strategy.
- In recent correspondence with Cherwell District Council, they state: Policy ESD1 of the CLP 2015 states measures will be taken to mitigate the impact of development on climate change and deliver the goals of sustainable development. This includes distributing housing growth to the most sustainable locations as defined in the Local Plan and delivering development which reduces the need to travel. The local plan has a strong urban focus with large amounts of housing planned at Bicester and Banbury. The policies relating to rural housing growth are therefore more restrained.
- The developer has unlimited resources to apply and re-apply for permission to develop this site, and will continue to do so on the basis that they will succeed eventually. Perhaps on this occasion, the Planning Committee might therefore seek to draw a line under this ongoing scenario and declare the site unsuitable for development in perpetuity.