

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 MISS EMILIA ZAKRZEWSKA

Address
Staddle Stones
Sibford Gower
Banbury
Oxfordshire
OX15 5RT

ABOUT YOUR COMMENTS

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

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

What kind of representation are you making?

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

Other

YOUR COMMENTS ON THE CASE

I am a part of large group of around 165 local residents living in Sibford Ferris and Sibford Gower who are part of the Sibford Action Group. We strongly object to the Appeal by Blue Cedar Homes, Land South of Faraday House, Woodway Road, Sibford Ferris. Ref: APP/C3105/W/W23/3329834

The site lies outside the built up area of Sibford Ferris in an attractive landscape and in a prominent position on a greenfield site that can be viewed from the Cotswold AONB, about a mile distant. This development threatens the character of the village and its beautiful surroundings. Indeed a similar appeal on this site for 6 no. dwellings was already dismissed in March 2023.

Sibford Ferris is one of the least sustainable locations in the Cherwell District. 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 more than 10 houses outside the built up area of the village. This development being less than 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 draft Cherwell Local Plan Review to 2040, which is now out for consultation, has downgraded Sibford Ferris and Sibford Gower to be defined as "small villages". We applaud this proposal as our narrow roads (some of which are less than 4 metres in width and without pavements) are a great concern for road safety and our struggling infrastructure is already overloaded and yet to deal with the reality of the impact of 25 new homes being constructed on the Hook Norton Road. Bus services are infrequent and this location is not environmentally sustainable with a 7 mile drive to the nearest town.

Cherwell District Council can demonstrate a 5-year housing land supply and therefore the harm caused to the character of the village will far outweigh the gains in housing stock. 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 to be protected.

I therefore strongly object to the proposal as it is:

- 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
- 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
- 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.

This proposed development breaches the Policy rules and is in an unsustainable location. It is also 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.

We strongly object to the appeal proposal, which is unnecessary, contrary to the district's spatial and rural housing strategy, outside the village, unsustainable, harmful to the

character and appearance of this part of the village/open countryside and detrimental to the residential amenities of neighbouring properties for all the reasons stated above.

The proposal is therefore contrary to the Development Plan. With no other material considerations that outweigh the harm that would be caused, we 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 small, attractive village from further harmful development until the Cherwell Local Plan Review 2040 comes into effect and this village is rightfully re-categorised to a small village and protected accordingly.

For all of these reasons I request that the appeal be dismissed.

Emilia Zakrzewska