

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

I wrote to object to the planning appeal for this site, which was dismissed, in March 2023, and stand by all the points I made then; I fail to see how anything has changed.

This development threatens the character of the village and its beautiful surroundings. 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.

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 the 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.

I am extremely concerned about the volume of traffic on our roads. During school hours and when people travel to and from work a journey out of Sibford Ferris towards Banbury, past the shop can take 15 minutes. Roads are narrow and Traffic can only go in one direction because of parked cars; negotiating lorries and the school buses also account for the delays. This is without taking into account the impact of the 25 new homes currently being constructed on the Hook Norton Road. In addition the traffic also poses serious risk of injury to pedestrians many of who are children as there are stretches of road without pavements.

Given that the bus service is infrequent I cannot see how the development aligns with Cherwell's stated intention to be environmentally sustainable. Everyone who lives here relies on a car and it is a 7 mile drive to the nearest town.

There is no need for these houses. 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 on 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 the open countryside, which is threatening the character of the village and its beautiful surroundings.

The proposal is therefore contrary to the Development Plan. With no other material considerations that outweigh the harm that would be caused, I urge you to dismiss the appeal.

Yours sincerely,

Alison Hawley