

*Larkrise
Woodway Road
Sibford Ferris
Banbury
Oxfordshire
OX15 5RF*

Planning Inspectorate
Temple Quay House
2 The Square
Temple Quay
Bristol
BS1 6PN

03 January 2024

Submitted on the Inspectorate on-line portal.

Your ref: **APP/C3105/W/W23/3329834**

Dear Sirs,

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

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

The proposed site lies outside of 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 has already been dismissed in March 2023.

Sibford Ferris is arguably one of the least sustainable locations in the Cherwell District. The proposed development lies outside of the built-up area of Sibford Ferris and therefore is ineligible as a development under "Policy Villages 1". "Policy Villages 2" would allow for the development of more than 10 houses outside the built-up area of the village, however this development, being of less than 10 houses, is ineligible under "Policy Villages 2". Furthermore, 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 the villages narrow roads (some of which are less than 4 metres in width and without pavements) are a great concern for road safety, and the struggling infrastructure is already overloaded and yet to deal with the reality of the impact of the 25 new homes currently 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 already demonstrate a 5-year housing land supply and, therefore, the harm caused to the character of the village will far outweigh the proposed gains in housing stock. The proposed site's access road, the siting of dwellings in close proximity to existing properties and quiet, private gardens would have a marked detrimental impact on the residential amenities and outlook of neighbouring properties, which ought to be protected.

We, 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 clearly breaches the Policy rules and is sited 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.

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 we request that the appeal be dismissed.

Yours faithfully,





Peter Barden & Geraldine Frost