

Consultation Response to the Appeal (Ref: APP/C3105/W/W23/3329834) Against Refusal of an Application (Ref: 23/01316/F) to Build Five Two-Storey Age-Restricted Dwellings on Land South of Faraday House, Woodway Road, Sibford Ferris.

The Sibford Ferris Parish Council (SFPC) previously submitted (strongly objecting) consultation responses, on behalf of Sibford Ferris parishioners, to:

1. The original planning application for this location (for 6 two-bedroomed bungalows) made by Blue Cedar Homes (BCH) (Ref: 21/04271/F) on 24/02/2022 which was refused by CDC on 08/04/2022.
2. The appeal lodged on 03/05/2022 by BCH (Ref: APP/C3105/W/22/3298098) against the refusal by Cherwell District Council (CDC) which was dismissed on 09/03/2023.
3. The re-submitted application by BCH on 02/09/2022 (Ref: 22/01773/F) for 6 two-bedroomed bungalows which the CDC Case Officer recommended for refusal on 05/12/2022 which was withdrawn by BCH on 08/12/2022.
4. And the (again) re-submitted application by BCH (Ref: 23/01316/F) for five two-storey houses on 16/05/2023 which was refused by CDC on 24/08/2023.

Now, BCH have lodged an appeal against CDC's August 2023 decision to refuse their latest application (23/01316/F). Once again, on behalf of Sibford Ferris residents, **SFPC maintains its strong objection to the application which is the subject of this appeal** and asks that the appeal be dismissed. This stance is founded upon the following points.

- The residents of Sibford Ferris (whom the SFPC are elected to represent) are overwhelmingly against the approval of this development as can be seen both from the large number of written objections submitted and the high turn-out in person of residents at previous CDC planning meetings relating to this parcel of land.
- This is the latest in a series of residential development proposals for Sibford Ferris, beyond the built-up limits of this small village and in open countryside, which threaten the character of the village and its beautiful surroundings.
- The proposal is contrary to 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. Sibford Ferris is not an 'accessible location' by this definition.
- The proposal 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.
- The proposal is harmful to the character and appearance of the area including the intrinsic character and beauty of the countryside, contrary to Policies ESD13 and ESD15 of the Local Plan Part 1 and Policies C28 and C30 of the Local Plan 1996.
- The proposal is 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.
- In the context of a confirmed (e.g. by the Inspector determining APP/C3105/W/23/3324704) 5-year housing land supply in the district, the policy objections to this proposal are strengthened.

- The proposal is contrary to the Statutory Development Plan the primacy of which is not overridden or outweighed by other material considerations.
- The proposal would add further traffic pressure to the heavily congested (particularly at peak times) Main Street of Sibford Ferris causing safety issues - **as highlighted by local MP Victoria Prentis** in her original consultation response on 18/02/2022 and illustrated by a recent letter from an older parishioner (who lives in Main Street) to the SFPC in early December 2023 in which the parishioner said: *"I am concerned about traffic. It is pretty intense between 8 and 9 am and 4 and 5 pm. There have been several minor accidents since I have lived here. Everyone is in a hurry. Part of the trouble is that we have 17th Century lanes dealing with 21st Century traffic. One problem is that there is not a continuous footpath (and there is no room to make one) along Main Street. I had a nasty incident the other day when a car coming down Main Street had to avoid a car coming up. It swerved towards me and I thought I was going to be hit. In the confusion I tripped and fell hurting my elbow. The car did not stop. I am just anxious that if something is not done there will be a serious incident."* **Such issues are already going to be exacerbated by the traffic which will arise from the 25-home development on the Hook Norton Road presently under construction.**
- Sibford Ferris and Sibford Gower (together) were categorised (SFPC would say 'miscategorised') as a 'Category A Village' in the 2011-2031 Local Plan triggering development proposals like this one. The draft 2020-2040 Local Plan which is out for consultation, assigns (SFPC would say 'rightly assigns') Sibford Ferris and Sibford Gower (separately) the status of 'Small Village' – with protection from this type of proposal. SFPC believe this proposed recategorisation should, alongside the other points made above, weigh against the proposal that is the subject of this appeal.

Bullets 3, 4, 5, 6, 7 and 8 above are supported by/covered in greater detail within the attached document (*Sibford Action Group Objection.pdf* dated 14th December 2023) which forms part of the SFPC submission.

Andrew Meyler

Sibford Ferris Parish Councillor

January 3rd 2024