

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 ANDREW MEYLER

Address
West Town Cottage, Woodway Road
Sibford Ferris
BANBURY
Oxfordshire
OX15 5RF

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 resident of Sibford Ferris and I strongly object to the proposal that is the subject of this appeal for the following reasons.

- a) My fellow residents of Sibford Ferris 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.
- b) 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.
- c) 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.
- d) 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.
- e) 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.
- f) 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.
- g) In the context of a confirmed 5-year housing land supply in the district, the policy objections to this proposal are strengthened.
- h) The proposal is contrary to the Statutory Development Plan the primacy of which is not overridden or outweighed by other material considerations.
- i) The proposal would add further traffic pressure to the heavily congested (particularly at peak times) Main Street of Sibford Ferris causing safety issues.

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

Yours,

Andrew Meyler