

Comment for planning application 24/02664/PIP

Application Number	24/02664/PIP
Location	The Pheasant Pluckers Inn Street Through Burdrop Burdrop OX15 5RQ
Proposal	Planning Permission in Principle is sought for the provision of 3-7 dwellings within the area outlined in red on the accompanying Ordnance Survey Map
Case Officer	Katherine Daniels
Organisation Name	Alison Rippon
Address	Stone House, Backside Lane, Sibford Gower, Banbury, OX15 5RS
Type of Comment	Objection
Type	neighbour
Comments	<p>The Sibfords are currently going through a process of redesignation and the site is therefore unlikely to remain in a category A location. Consequently, the consideration of this application will become much less favourable and the grant of PIP approval would be inappropriate.</p> <p>The Sibfords do not have the infrastructure to sustain any further development. Traffic on the roads up to Sibford Ferris is already very heavy at commuter times and the number of additional cars on the road as a result of any new homes to be built is at odds with Cherwell's stated aim to have sustainable development. Carbon dioxide levels will rise and air quality will become poorer. Additional homes will mean more people drive out of Sibford to work and to access other amenities - the lack of public transport giving no other option. The access to the site is on a particularly narrow road. The increasing traffic also gives rise to safety concerns, pavements are very limited and children and their families walking to and from school will be at increased risk.</p> <p>I refute the requirement to build any additional houses in the Sibfords. My understanding is that a greater number of new houses have been built in the Cherwell area than the target set. Twenty-five new houses have just been built in Sibford Ferris leading me to question the assertion that local services and business are somehow in need of further support to remain viable.</p> <p>The housing policy set out in the Cherwell Local Plan 2011 encourages the re-use of previously developed land in sustainable locations; the development site is not in a sustainable location. The Local Plan envisages most development taking place where there is access to shops, services, jobs and other facilities and opportunities to travel without using the car. The local bus service through Sibford is woeful and living in the village requires the use of a car to most amenities and for work, thus increasing the carbon footprint. The development goes against the spirit of the Local Plan Review 2040 which states there should be 'greater emphasis on development being supported by sustainable transport and active travel opportunity'</p> <p>This is a vexatious applicant who has tried repeatedly to acquire planning permission. To characterise the development site as brown field is totally inappropriate. The site consists of an existing building which would be used as a public house of broad community benefit were it not for the deliberate actions of its owners over many years to render it unviable by running it down. The remainder of the site represents the public house grounds and are needed for that purpose both as a car park and as the attractive gardens and play area which were once widely used by villagers and their children. This is not a brown field site and there is no evidence of contamination. It is not clear whether the applicant intends to demolish the existing structure which is consistent with the character of the village and has been in situ for many, many years. I refute the applicant's assertion that the development would not change the appearance of an historic and beautiful village.</p> <p>The Local Plan Review 2040 states that there should be 'tight management of speculative development and the avoidance of comparatively less sustainable development outcomes. I therefore urge the council not to allow this application.</p>
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Attachments