

OBJECTIONS AND COMMENTS REGARDING THE PROPOSED BUILDING OF 3 TO 7 DWELLINGS TO THE NORTH OF BLAIZE INN SADDLES IN BURDROP

THE APPLICATION SITE

The application states that the public house (known now as Blaize Inn Saddles but previously as the Bishop's Blaize) is temporarily closed and is therefore deemed to be a "Brownfield Site" - a type of land which the previous government ear-marked for preferential building sites. The CPRE describes brownfield land as " 'previously developed land that's no longer being used'. To my knowledge the land proposed for development to the rear of the Public House has never been developed. Indeed the previous landlord used to joke that he could not use the land as it was so steep. It is a tenuous claim to declare the land associated with the Public House a brownfield site if its closure is temporary - this does not make sense.

The Sibfords are situated on the borders of an area of outstanding natural beauty - the Cotswolds. Indeed those of us who have the privilege of living here consider that the Sibfords is a place of outstanding beauty and we are the custodians of this land to be preserved for the enjoyment of future generations. One of the most beautiful views is across the valley coming down the hill from the Gower and into the Ferris - it is stunning and at present has remained unspoilt. The proposal to build three to seven houses on the east side of the valley would ruin this vista.

AMENITIES

I am not in position to know whether or not the claims that the facilities we appreciate and enjoy in the village are underutilised or not. However even if this is the case it is unlikely that the building of so few houses is going to make a significant difference either way. The current development at Deanfield Heights is much more likely to do so. This therefore does not provide a compulsive reason to build on this site.

INFRASTRUCTURE

If the Public House is closed (albeit temporarily?) the claims about traffic and noise etc bears little relevance to the application. The access to the pub is notoriously difficult and any additional traffic would not be advantageous to the situation. The situation regarding sewage is an ongoing concern in the village. It is not clear if the pub is dependent on mains sewage or septic tanks. Further overload is cause for concern especially due to the proximity of the site to the River Sib - any run off into the river has the potential to creating a toxic waste into the environment contaminating farmland and to any creatures who rely on it for fresh drinking water.

STREET SCENE

This is not a street scene but a vista. It is hard to conceive how the proposed dwellings will be erected on such a steep terrain yet alone how the site machinery will enter and exit - it will create mayhem in the village - the road to and from the Sibfords is in constant use and busy and provides an important bus link route between Banbury and Stratford.

CONCLUSIONS

Here statements are made which are open to question. The Government are encouraging the building of new housing stock. It is likely that the dwellings being proposed in this application

will not be affordable to young families with children who we need and would welcome to balance out an aging demographic in our village.

This project should be regarded as potentially using "facts" to make a scheme appear to be to the benefit of the Sibfords whereas the only people to benefit are probably those with the potential of financial gain should the project go ahead. Building 3-7 dwelling will not make much of a dent in an ongoing requirement to find land to build 50 further dwellings.

I suggest that the reasons to grant a PIP for this application are tenuous in the extreme. It is my contention that the application is not in the best interests of the community for the reasons I have outlined above. All the positive reasons given by the applicant have a heavy bias and manipulate the interpretation of Government requirements for potential self gain. Early in the application the pub is described as temporarily closed - then later the pub is deemed redundant as a drinking establishment.

The application is signed by a member of Sibford Parish Council and it may be considered that a proposal of this kind and being a member of the Council is a conflict of interest.

I am vehemently opposed to this application.

Submitted by Helen Bowen, 2 Stewarts Court, Sibford Ferris, OX15 5QX