

Lynne Baldwin

From: Lucinda Babij
Sent: 24 January 2022 15:17
To: DC Support
Subject: FW: Blue Cedar Homes Ref: 21/04271/F Land South of Faraday House, Sibford Ferris

From: Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>
Sent: 21 January 2022 18:49
To: DC Scanning <DCScanning@Cherwell-DC.gov.uk>
Cc: Wayne Campbell <wayne.campbell@cherwell-dc.gov.uk>
Subject: FW: Blue Cedar Homes Ref: 21/04271/F Land South of Faraday House, Sibford Ferris

Please book in this email as the response from Sibford Parish Council for application 21/04271/F

From: SFPC - Simon Rayner <simon.rayner@thesibfords.org.uk>
Sent: 21 January 2022 13:58
To: Alex Chrusciak <Alex.Chrusciak@cherwell-dc.gov.uk>
Cc: Councillor Phil Chapman <CouncillorPhil.Chapman@Cherwell-DC.gov.uk>; David Peckford <David.Peckford@Cherwell-DC.gov.uk>; <sfpc@thesibfords.org.uk> <sfpc@thesibfords.org.uk>; SFPC - Simon Rayner <simon.rayner@thesibfords.org.uk>
Subject: Blue Cedar Homes Ref: 21/04271/F Land South of Faraday House, Sibford Ferris

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Alex,

I wanted to make you aware of the outcome of a planning application review that took place at the Sibford Parish Council Meeting on 18/01/2022 (Ref above). We understand that the decision on this planning application has been delegated to a Planning Officer. Given the substantial community opposition to the application we believe it should be presented to the Full Planning Committee. CDC will by now have received many personal letters of objections from residents and in addition a copy of a petition raised by the Sibford Action Group that shows the significant opposition to this proposed planning application.

The Parish Council **objects** to this planning application (formal response will be submitted by our Clerk) on a number of grounds:

1. Sustainability and Infrastructure.

The key services of Sewerage, Water Supply, Roads, have yet to be tested by the building of the new 25 homes being developed on the Hook Norton Road by Gade Homes. Service providers, Severn Trent, Thames Water have as yet failed to commit that they can provide service and maintain service for the Gade Development. As such we object on the basis that there is as yet no proven capacity and why would CDC support adding further risk to these key services.

2. Village Categorisation.

The Sibfords were classified in the CDC Local Plan as a 'Category A' Village. This has exposed the Sibfords to inappropriate size and scale of development that is unsustainable. The CDC Planning Committee attend a site visit in 2019 and witnessed first hand issues related to road layout and traffic congestion. Our MP Victoria Prentis visited

the village this month and as a result is keen work with CDC to review the current categorisation, believing that this is not correct. The planning inspector at the appeal for the Hook Norton Road Development (Land & Partners) noted that 'Village Categorisation' was an issue but not part of his remit to consider.

3. Housing delivery villages Vs CDC Local Plan 2011 - 2013

Due to the wording of the current plan there is a level of ambiguity related to the development figure set for rural development. The plan talks to 750 dwellings for the planning period but this is not tightly worded and so open to interpretation as being: a ceiling, a goal, a minimum etc. The planning inspector at the Hook Norton Road appeal interpreted this as having no constraining impact when looking at planning permissions granted or in pipeline so could not be used as a factor in the appeal case.

4. Concurrent Development

The 25 homes on Hook Norton Road to be developed by Gade Homes are due to break ground 04/2022. If the Blue Cedar Homes application is approved there will be two lots of independent construction traffic overlapping for a period of potential two years. The impact on the village and road infrastructure will cause even further congestion on what are already badly congested roads during peak school and commute times.

5. Retirement Homes

The Parish Council Note that developer is age restricting sale of the proposed houses to 55+. The assumption is that these purchasers will be retired and generate little additional traffic movements. The reality is that purchasers of these type of properties, will still be working, have family support roles (school run...) and will almost certainly exacerbate traffic congestion at peak periods.

The developer also has assumed that the residents will be able to walk to community based services, this is felt unrealistic given the limited footpath network, topology (steep valley between Sibford Ferris and Gower) and limited public transport.

6. Increase in housing in Sibford Ferris.

While the Sibfords have been grouped by CDC as a 'Category A' village, it is more sensible to look at Sibford Ferris as a separate entity (Separate Parish Councils...). Sibford Ferris has a housing density of 148 properties. The Hook Norton Road Development being built by Gade Homes will add 17% additional homes, adding the Blue Cedar Home Development will increase the housing density to 22% or approaching a quarter. For a village that has seen limited if any investment in infrastructure or roads this is unrealistic and unsustainable.

Regards,
Simon Rayner
M: 07554039284

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