

PLANNING REPORT ADDENDUM

in respect of

Land to the east of Woodway Road,

Sibford Ferris, Oxfordshire

1. This statement has been prepared to supplement the various reports that accompany the above application. The proposals were the subject of an initial application that was refused by the Planning Committee on 7th April 2022 for the following reasons:-
(Application No. 21/04271/F)

“By reason of its siting outside of the built limits of the settlement, and having regard to the number of dwellings delivered in the rural areas (770 dwellings completed at 31st March 2021), the proposal represents development in an unsustainable location, remote from key amenities, especially for elderly residents. Notwithstanding the Council’s present lack of a five year housing land supply the proposal conflicts with Policy BSC1 of the Cherwell Local Plan 2011-2031 and saved Policy H18 of the Cherwell Local Plan 1996 and Government guidance in the National Planning Policy Framework. This identified harm significantly and demonstrably outweighs the proposal’s benefits of providing additional housing.

By reason of its scale, layout and design, the proposal would be out of keeping with the form and pattern of development in the local area, resulting in significant and demonstrable harm to the character and appearance of the area. The proposal therefore conflicts with Policy ESD15 of the Cherwell Local Plan 2011-2031, saved Policy C28 of the Cherwell Local Plan 1996, the Cherwell Residential Design Guide, National Design Guide, and Government guidance in the National Planning Policy Framework.”

2. An appeal has been lodged against the refusal and an award of costs has been made against the Council for unreasonable behaviour. This application has been submitted in order to allow the Council to reconsider their decision and grant planning

permission. In such circumstances, the applicants would withdraw the appeal and the award for costs.

3. The reasons for this request are as follows: -
 - i. The Council cannot demonstrate a 5 year supply of deliverable housing land. In such circumstances paragraph 11(d) of the NPPF is engaged i.e. that planning permission should be granted unless significant and demonstrable harm has been demonstrated. We do not believe that the reasons for refusal represent significant and demonstrable harm when weighed against the significant benefits of the scheme.
 - ii. The Council readily acknowledges that the shortfall in housing land supply in the region of 1,864 dwellings within the period 2020-2025 and it will get worse i.e. the period 2022-2027 to 2,255 dwellings.
 - iii. The Council accepts that there is a need for accommodation for elderly persons.
 - iv. There were previously no objections to the proposals based on landscape, ecological issues, flooding and drainage, loss of agricultural land, highways and highway safety and impact on heritage and non heritage impacts.
 - v. The site is surrounded on three sides by future and existing residential development. It therefore represents a logical rounding off to the settlement which is a Category A settlement. The 750 dwelling requirement for Category A settlements is not a target or ceiling.
 - vi. The applicants do not believe that the site lies outside the settlement limits of Sibford Ferris. In any event, as stated above it represents a logical extension.
 - vii. The appeal statement sets out the reasons why the planning officer was correct to recommend that planning permission be granted and the Committee's reasons for refusal are flawed.
4. It is therefore requested that planning permission be granted for the proposed development.