

**Stickleys House, Main Street, Sibford Gower, Banbury OX15 5RT**



3 June, 2023

Development Management  
Cherwell District Council  
Bodicote House  
Bodicote  
Banbury  
Oxfordshire  
OX15 4AA

Your Ref: 23/01316/F

Dear Sir/Madam

As a resident of Sibford Gower and am writing to express strong objection to the proposal in Application 23/01316/F for the construction of a five two-storey dwellings on a site adjacent to Woodway Road in Sibford Ferris.

An application for development of this site (22/01773/F), was considered last year, refused, and dismissed on appeal (APP/C3105/W/22/3298098) as recently as March this year. I am surprised that a developer can revert with a very similar proposal within such a short timeframe. It seems to me that a refusal should mean what it says, that to ignore it is an improper use of the planning system, diverting limited planning resources from other applications, and that this application should be dismissed on principle.

I fully support the detailed submission on this application forwarded by the Sibford Action Group.

The comments of the Inspector in the previous appeal apply no less to this new development, and therefore there should be no grounds for re-consideration.

On the substance, my objections to the proposal are that:-

1. It is contrary to the current and up to date District Development plan, which provides that new development will be primarily in areas around Banbury, Bicester and a few other urbanised areas which have the infrastructure to support it. Only very limited new development should be approved in rural villages which lack such infrastructure. The Council is already in the process of meeting its targets for such new development and land supply in the current plan period.
2. Dispersing new development to rural villages is highly damaging to the environment. It increases the volume of car traffic and other pollution, and damages precious countryside. It is conflicts with the Council's own declaration of a Climate Change emergency.

3. This particular proposal is for housing outside the built limits of Sibford Ferris. As the Inspector determined in his report on the previous proposal, “the design and layout of the proposed housing would result in an overly built-up and visually incongruous development.. failing to integrate with its context and surroundings, and..harming the character and appearance of the area”.
4. Village infrastructure (water, transport, electrification) needs to be addressed in an integrated manner with the future in mind. This proposal would place further strain on an unimproved infrastructure.
5. This proposal would have direct and negative impact upon views of the village from the surrounding AONB
6. It would have a direct and negative impact on the outlook and amenity of existing neighbouring properties.

For the above reasons I strongly request that this application be REJECTED.

With thanks, I am yours sincerely

