

This consultation response from Sibford Ferris Parish Council (SFPC) relates to planning application 23/01316/F (“the proposal”). The SFPC strongly objects to the proposal on the grounds outlined below and requests that it should be rejected at the delegated level or, if not, called in for consideration by the Cherwell District Council (CDC) Planning Committee, because of the high level of residents’ objections.

The numbered paragraphs below outline the grounds upon which SFPC’s objection is based.

1. Residents of Sibford Ferris (whom the SFPC are elected to represent) are overwhelmingly against the approval of this development as can be seen both from the large number of written objections submitted to this application and the high turn-out in person of residents at CDC planning meetings where previous applications to develop this parcel of land were discussed.
2. The impact of the additional 25 dwellings already approved on such a small village with virtually no public transport links, with one narrow minor road (already often clogged with traffic) lacking pavements for most of its length and is served by a small sewage farm in a steep sided valley makes no sense environmentally and is already causing SFPC parishioners great concern. Such concern is now being exacerbated by the prospect of yet more development in the form of this proposal.
3. No precedent has been set for application 21/04271/F by the successful appeal three years ago against refusal of the (adjacent) large-scale Gade Homes development – each application has to be considered on its merits alone.
4. This is the latest in a series of residential development proposals in this part of Sibford Ferris, beyond the built-up limits of the small village and in open countryside, that is threatening the character of the village and its beautiful surroundings. Indeed, an appeal on this site for 6 no. dwellings was only dismissed in March 2023.
5. There is now a 5-year housing land supply in the district (5.4 years’ supply of deliverable housing land as reported by the Council since February 2023) – which is significant as it strengthens the policy objections to this proposal (see below).
6. The proposal is contrary to Policies BSC1 and Policy Villages 1 and 2 of the Local Plan Part 1 and harmful to the district’s housing strategy in the Local Plan Part 1;
7. The proposal is harmful to the character and appearance of the area including the intrinsic character and beauty of the countryside, contrary to Policy ESD 15 of the Local Plan Part 1 and Policy C28 of the Local Plan 1996; and
8. The proposal is damaging to the residential amenities of adjacent properties contrary to Policy C31 of the Local Plan 1996, Policy ESD15 of the Local Plan Part 1, advice in the NPPF and the National Design Guide, 2021.

Points 5, 6, 7, and 8 above are supported by/covered in greater detail within the attached document (*CTPL - Sibford Action Group Objection Letter to Blue Cedar Homes Application 23-01316-F Sibford Ferris 26-05-23 - Final - For Submission.pdf*) which forms part of the SFPC submission.