

Ref Land South of Faraday House, Woodway Road, Sibford Ferris (Application No. 23/01316/F)

Blue Cedar homes have recently resubmitted a planning application DESPITE REFUSAL AT APPEAL in March 2023. However, the community has been informed that Deanfield homes are in discussions to buy the field if the planning application is approved.

The present application is for 5 homes. Those homes would be built along side 25 homes in the next field by Deanfield homes. Both fields originally owned by local families who are related to each other. The village has been aware for years that this is a phase 1, 2 and 3 creep development project with another application to follow for a larger development on the other half of the field. Access routes were put in with the original sale of the field to allow for access to the other two sites.

If the original application had been for 30 or more homes then the number of affordable homes would have increased significantly.

Sibford Ferris has 150 homes in total. We have one single road without pavements, without room for two cars to pass each other in places. Already the building of 25 homes is causing considerable stress and anxiety, particularly regarding traffic to a community that does not have public transport or access to work for local people except by car.

This application is for 5 homes. There are 6 homes facing these new houses whose lives and environments will be irrevocably damaged if you allow a road and 5 double story buildings with many windows to stand in front of their homes that have been facing quiet, high grade agricultural fields and views of the AONB for many, many years. We understand that views are not taken into consideration. However, the personal intrusion of privacy for these 6 homes will be immense. These are people whose families have lived in the village for generations.

The homes being built will NOT be affordable homes nor are they suitable for elderly people as proclaimed to be. Also the site plan makes it appear that the homes are tucked away at the top of the field. In fact they will cover more than half of the site and a site visit is essential for you to understand the visual impacts of this planning application, which is completely out of keeping with the surrounding homes.

Residents surrounding this field have recently suffered stress related illnesses and the worry about their homes and quiet environment being compromised is causing and has caused continuous and growing stress over many years. There are concerns that this has impacted their health both physically and mentally.

Cherwell District Council is in excess of a 5 year land supply. Cherwell already have material excedance of their targets for the rural areas. There are many brown field sites that have been land banked by developers who instead of building them, continue to search for more lucrative sites with country views, such as our small village which is not an environmentally friendly place to build and will see a vast increase in cars polluting our village and the environment.

We also believe that our small sewer located in a steep valley by the Sib Stream is also insufficient to cope with major development. Time will tell if we are right. If our environment especially our small waterway is damaged in any way due to this then the community will consider what course of action to take.

We have concerns that case officers at Cherwell District Council maybe recommending for approval sites that are not in line with your development plan. Why is this?

We urge Cherwell District Council to look closely at this case and to give serious consideration before making recommendations. In your first proposals for the 2040 development plan you have already acknowledged that we are a small village wrongly categorised, therefore we should be treated as such. Allowing Developers to resubmit planning applications following appeal refusals is both a waste of time and Council tax money which ultimately is money paid by the people in our community.

Sibford Ferris Parish Council have already submitted to the planning site a policy based request for refusal on this planning application and a strong objection on behalf of the community including a professional report prepared by Chadwick Town Planning on behalf of the Sibford Action Group which is made up of over 170 local residents. These residents have also submitted their own letters of objection.

We are also aware that whatever happens in Sibford Ferris will have implications for Sibford Gower and Burdrop which has a separate Parish Council and will no doubt also be subjected to inappropriate planning applications on green field sites outside the built up limits of the village until such time as we are re-categorised correctly as small villages.

We have been requested by local residents to express their concerns about irrevocable damage being caused to our small rural community.

Sibford Ferris Parish council.

June 2023.

Policy Points.

1. 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;
2. 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
3. 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.

