

Application for Planning Permission in Principle (PIP)

**Blaze-Inn Saddles
Bishops End
Street Through Burdrop
Sibford Gower
Oxfordshire
OX15 5RQ**

Description:

Planning permission in principle is sought to build 3-7 Dwellings within the area outlined in red on the accompanying Ordinance Survey Map.

The Application Site:

The current status of the site is that of a temporarily closed Public House with ancillary Holiday Letting Accommodation, in affect a Brown Field Infill Site within the village envelope.

The Public House has not been used by any members of the Local Community for nearly 2 decades and was declassified in January 2021 as being an asset of community value. Cherwell District Council has determined that the Public House is no longer considered to further the social wellbeing of the community and is neither essential or required to provide their basic day to day needs.

Location and Amenities:

Sibford Ferris, Sibford Gower and Burdrop combined is classed as a Category 'A' Village and has a population of circa 972.

The 'A' Village benefits from a pub, a combined shop/post office/off-licence, 2 schools, a doctor's surgery and dispensary and village hall, there are also another 2 public houses within a 2-mile radius, The Stag and The Gate Hangs High. The small population and changed social habits have meant the village hall is under-used and both the Wykham Arms and the Village Shop's long-term viability is vulnerable and can only improve with increased community customer support.

The Headmistress of the Nursery-Primary School has stated that her pupil intake levels are undersubscribed and this fact adds further weight to our proposal.

Clearly the existing amenities are more than adequate to support the introduction of more families into the community by building more homes and this scheme will deliver that in part.

Infrastructure:

The proposal will not have any adverse impact or strain on the existing infrastructure for the following reasons; the allowed use of the site is that of a public house licensed to trade for 365 days a year from 11am until 11pm and weekends until 1am, that means an unlimited number of traffic and pedestrian movements could occur throughout the day and night and this proposal will negate that possibility. Car parking spaces will be provided within the site for up to 14 vehicles. In regard to services, the pub already has a 3-phase electrical supply and there is a Holiday Cottage with its own meter and further connection capacity ready for the allowed new cottage in the car-park. The same applies to water supplies, sewer and rainwater drainage connections all of which are to the existing systems.

continued

Street Scene:

There will be no adverse impact or harm to the street scene, much of which will remain unaltered from what is already permitted. Any new additions will be built in local stone combined with welsh slate roofs, they will respect and enhance the character of the surrounding buildings and blend into the overall view of the location. In our opinion the provision of up to 7 new family homes far outweighs any minimal harm that may result in the completed project.

Conclusions:

This PIP application ticks all of the right boxes and meets the criteria and parameters set out by Government in this process designed to fast-track the building of more housing. Sibford Gower Parish Council is currently required to identify suitable locations that will sensitively accommodate up to 50 new dwellings, if successful this PIP application will go some way to meeting that target and this proposal should be seen as a positive step in that direction.

In essence the pub is redundant and as a drinking establishment it has been for many years, it now seems perfectly sensible and reasonable to make better use of the site by providing much needed Housing Stock. To that effect we make this PIP application and respectfully state, that the proposal is valid, carries weight and fulfils Government and LPA Policies and therefore we firmly believe permission in principle should be granted.

Signed: Geoffrey Richard Noquet (SGPC Councillor)

Dated: 3th October 2024

