



LAND & PARTNERS

SUPPORTING STATEMENT

March 2019

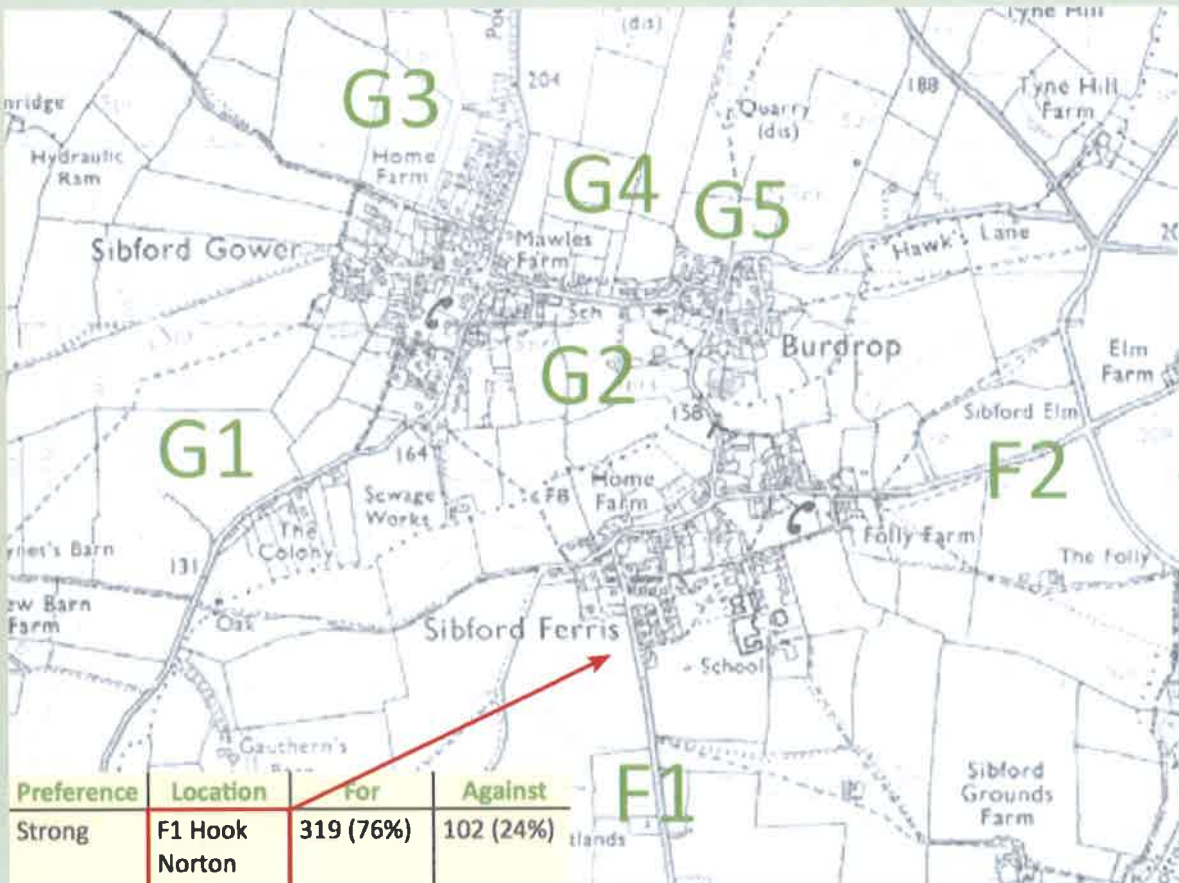
Application Reference: 18/01894/OUT

Up to 25 dwellings with associated open space, allotments, parking and sustainable drainage – West of Hook Norton Road, Sibford Ferris



EXTRACTS FROM SIBFORDS COMMUNITY PLAN

This is one of the few sites identified as suitable for development and where the overwhelming majority of residents noted a strong preference for this location for new housing (see Community Plan – Area ‘F1’ with 76% in favour).



Preference	Location	For	Against
Strong	F1 Hook Norton Road	319 (76%)	102 (24%)
	G4 Pound Lane	279 (20%)	121 (30%)
	G5 Hawkes Lane	238 (59%)	164 (41%)
Mild Preference	G3 (High Meadow)	207 (51%)	198 (49%)
Almost Equal	F2 Sibford Elm	195 (50%)	192 (50%)
Mild Opposition	G1 Colony Road	178 (46%)	212 (54%)
Strong Opposition	G2 Wheathills / Sib Valley	47 (12%)	334 (88%)

General areas for potential new housing (Pg 20 of the Community Plan)

“The implication of these figures is that villagers would be more prepared to see new housing on the Hook Norton Road, and on the roads leading to the B4035. They wish to protect the view across Wheathills and the Sib Valley between the villages.”

(Pg 21 of the Community Plan)

Possible location of new housing (Pg 21 of the Community Plan)

BACKGROUND

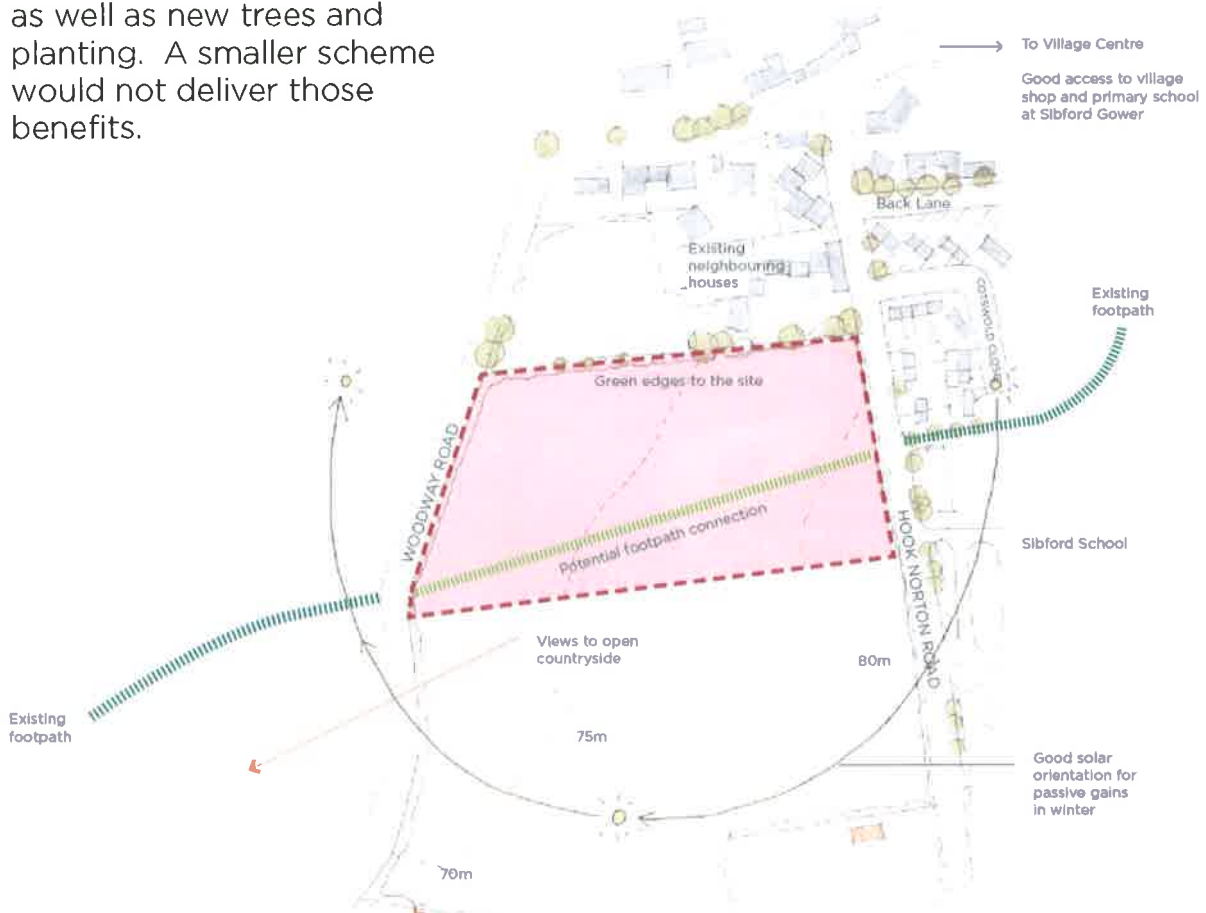
- The Sibfords are identified as a 'Category A Settlement' – they were given this status as they have more services and facilities than many other settlements in the District. This has been objectively assessed and examined.

- No significant developments have been delivered in the recent years in the Sibfords.

- Our scheme for up to 25 homes delivers the benefits that were prioritised by local residents in the Community Plan, including, extra off-road parking, play areas, recreational facilities as well as new trees and planting. A smaller scheme would not deliver those benefits.

The benefits are:

- 9 affordable houses that will give priority for local people to occupy.
- New Local Area Equipped Play Facilities.
- Delivering the 'missing link' in the public footpath network across the site.
- New allotments.
- New community orchard.
- New informal open space and play area.
- Funding for improving and enhancing sports facilities in the vicinity of the village.
- Funding for improving and enhancing community facilities in the village.
- Funding for a new bus shelter in the village.
- Delivering a net biodiversity gain (see Cherwell District Council's Ecology Consultee response).



LAND WEST OF HOOK NORTON ROAD, SIBFORD FERRIS





Indicative layout showing up to 25 homes with:

- affordable housing
- public open space
- community orchard
- local area play
- allotments
- new public footpath which crosses the site

RESTRICTING NEW DEVELOPMENT IN VILLAGES IS LEADING TO A DECLINE OF SERVICES AND FACILITIES

- The rural population is growing at a greater rate than urban areas.
- The number of over 65's living in rural areas is rising 2.5 x faster than in urban areas.
- The number of 20 - 34 year olds living with parents has increased by a quarter over the 20 years up to 2008 to 3.3 million.
- Household sizes are falling due to a number of factors, including, increased rates of divorce and the population living longer.
- Over half of all homes in rural areas are under occupied so more homes are needed even to keep the existing population constant. **According to the 2011 Census, 55% of Sibford Ferris Households, and 61% of Sibford Gower households had 2 or more spare bedrooms, compared with only 37% of households in the South East.**



Advances in technology shape modern life and emerging technology is changing rural England as well as urban areas.

In terms of sustainability, given the Category A Settlement Hierarchy of the Sibfords, combined with the fact that there has been no significant development in the village in recent years, and the application site is the site favoured by local residents in their own Community Plan, the 25 homes proposed is a proportionate and appropriate addition to the settlement in meeting current housing needs.

Permissions have already been granted within the same policy group of settlements (and perhaps more than was envisaged for certain settlements when the Development Plan policy was conceived), but it would be wrong to deprive other settlements, such as the Sibfords of their ability to meet their own housing needs and to provide for a range of affordable and market housing suitable for the local population.

TECHNICAL CONSIDERATIONS

Transport - There is no objection from the Highway Authority. The development will fund the new footway connection to complete the Public Right of Way, which is welcomed by the Highways Authority. The Authority has also sought funding for a new bus shelter and hard standing for the village.

Education - Oxfordshire County Council confirms there is sufficient capacity in the primary and early year schools locally. Contributions are sought to expand the capacity of the secondary and special schools.

Water Supply and Water Treatment - There is no objection from the Statutory Authority.



THIS IS THE LEAST SENSITIVE SITE FOR NEW HOUSING

The application site is not in an Area of Outstanding Natural Beauty (AONB), nor is it in a conservation area, nor adjacent to either of these designations.

Delivering the quality shown on the scheme - we are willing to fix the general disposition of built land uses and non-built land uses across the site in order to give confidence and certainty that the concept will be delivered as proposed.

Cherwell Housing Strategy Team confirm that the proposed housing mix is acceptable and seek an affordable mix of 6 affordable rented and 3 shared ownership homes. The applicants understand that the Housing Strategy Team **would allow priority to be given for occupation by local residents in need** - a key concern expressed in some of the consultation responses.



Typical edge of village character in the Sibfords

The applicants have conducted two consultation events. Some of the comments are:

- *“We need more children at the Village Primary School - this is the only development locally that could help us. If we don't get more children we could be forced to amend the local offer to parents and their children.”*
- *“I have no problem with the development. We need more affordable housing to enable the village to grow and get families here to support the amenities.”*
- *“We hope this development will allow our whole family to live in the Sibfords again.”*
- *“The development is fantastic and very exciting for the village. As a young family who can't afford to purchase in the village, it will be excellent to add to the housing stock.”*
- *“I am in favour of more houses for local people and the site looks to be ideal.”*



LAND & PARTNERS

To find out more please get in touch:

Land & Partners Limited
8 High Bois Lane
Amersham
Buckinghamshire
HP6 6DG

01494 728080

support@landandpartners.com
www.landandpartners.com

[sibfordferrisandpartners.tumblr.com](https://www.tumblr.com/sibfordferrisandpartners)

