**18/01894/OUT | Outline planning permission with all matters reserved for up to 25 dwellings with associated open space, parking and sustainable drainage |OS Parcel 4300 North Of Shortlands And South Of High Rock Hook Norton Road Sibford Ferris**

Sibford Parish Council **OBJECT** to planning application 18/01894/OUT. The points below reflect the opinion of the Council and a substantial proportion of the Parish residents, 41 who attended the planning meeting held on the 19th November 2018 where this planning request was discussed..

1.0 The proposed planning request is in contravention / contradiction to the Cherwell Local Plan 2011 - 2031 (Part 1) that states that Sibford Ferris is a ‘Category A’ village and in section C.251 of the plan states Category A villages ‘are suitable for minor developments’. While not specifically defined ’minor development’ is stated in the executive summary of the Local Plan for 'Category A’ villages as meaning ‘where minor development within built up limits will, in principle be supported (typically a site of less than 10 dwellings)'. The location of the proposed site is immediately adjacent to the village boundary and as such not directly covered by the wording of the Cherwell Local plan, but in reality will become an extension to the existing village boundary/developed area and should be covered in relation to the principle referenced above.

2.0 The proposed site is ‘Grade 2’ best and most versatile agricultural land and is in close proximity to the Cotswold AONB. For these reasons we believe that the proposed scale and nature of the development is incompatible with the intent of the Cherwell Local Plan.

3.0 The planning applicant has invested an amount of time to research some impacts of the proposed development but as yet there is insufficient evidence to prove that an additional 25 households can be supported by the existing services and infrastructure of the area.

Particular (but not limited to) community concerns relating to sustainability are:

a. Increases in traffic volume and congestion (a traffic survey was commissioned by the applicant but has not been included in the outline planning permission request). The nature of the village road network is incompatible with any significant increase in volume, particularly during peak hours.

b. The ability of the foul and waste water system to handle a circa 10% increase in volume (the applicant has approached the water supplier - Thames Water - but has not shown any contact or response from the waste water company - Severn Trent). Failure to adequately assess could lead to significant under estimation of costs (section 106 provisions) and or impact the service provided to all residents. In recent years there have been a number of problems with waste water and sewerage downstream of the proposed site affecting Hook Norton Road, Woodway Road and part of Main Street).

4.0 The proposed outline planning application does not align with the community view as assessed and recorded in the 'Sibfords Community Plan 2012. The plan collected and collated the views of a significant proportion of households in Sibford Ferris, Sibford Gower and Burdrop. Relating to development the plan showed the community to be realistic and pragmatic about the needs for housing development and are supportive of between 10 - 20 additional houses being built over a 20 year period evenly distributed across the Sibfords, this was seen as the most that could be sustainably supported.