

From: robingrimston

Sent: 30 March 2019 18:30

To: 'bobneville@cherwellandsouthnorthants.gov.uk';
'robert.neville@cherwellandsouthnorthants.gov.uk'

Subject: Proposed development of 25 houses in Sibford Ferris Reference 18/01894/OUT

Dear Mr Neville,

Proposed development of 25 houses in Sibford Ferris Reference 18/01894/OUT

I am attaching documents with figures that show that there is no need for a major development of 25 houses in Sibford Ferris.

In fact, there is no need to provide for any more houses in Category A villages, especially those where sustainability is already questionable. Sibford is at the margin of sustainability for many reasons.

The CDC has a very good supply – 5 years against a new target of 3 years' supply. The AMR 2018 confirms this and this is reinforced by my figures.

We have visited sites and taken photos to prove development has begun in the areas listed.

I hope that you will give this serious consideration before writing your report.

If you have any questions feel free to contact me for more details.

Kind regards

Robin Grimston

ELM FARM, SIBFORD FERRIS, BANBURY, OXFORDSHIRE OX15 5AA

30th March 2019

Mr Bob Neville, Cherwell District Council, Bodicote House, Bodicote, Banbury OX15 4AA.

Dear Mr Neville

Proposed development of 25 houses in Sibford Ferris

Reference 18/01894/OUT

Facts and figures have been taken from the Cherwell Plan 2011 – 2031 ("[Plan](#)"), Cherwell Annual Monitoring Report March 2018 ("[2018 AMR](#)") and Land Housing Supply Update July 2018 ("[July update](#)").

SUMMARY

This note summarizes the progress of development in the rural areas of Cherwell under the Cherwell Plan 2011 – 2031. The overarching conclusion is that progress is substantial. Sites completed, under construction or with planning permission and identified on the ground exceed the quota for "Rest of District- >10 dwellings" for the 2011 – 2031 Plan period of 1,885 and [all but] exceed the "Allocation" of 750.

750 Allocation all but exceeded as at 31st March 2018

[The AMR para 5.80 page 70](#) says that "746 dwellings have been identified for meeting Policy Villages 2 requirement of 750 dwellings" [and on page 71](#) "as at 31 March 2018 there are 4 dwellings remaining from the Policy Villages 2 requirement" [As of 31st March 2019 the 750 may be exceeded].

1

Allocation achieved

The overall quota of 1,885 for the Plan period exceeded

| | |
|---|--------------|
| Completions | 913 |
| Completed (deliverable, available, suitable, achievable) | 252 |
| Projected (deliverable, available, suitable, achievable: | |
| Developer on site and houses under construction | 430 |
| Developer on site and earth moving | 95 |
| Sites identified on the ground and with planning permission | <u>197</u> |
| TOTAL DEVELOPED or UNDER DEVELOPMENT | 1,887 |

| | |
|--|---------------------|
| Projected (deliverable, available, suitable, achievable: | |
| Additional Sites | 53 |
| Site withdrawn | <u>16</u> |
| TOTAL IDENTIFIED SITES | <u>1,956</u> |

The total of sites completed, under construction or identified on the ground with planning permission exceeds the requirement for the 2011 – 2031 period by 2 houses – 12 years before the end of the period.

Buffer

Sites for just a further 39 houses need to identified in Policy 2 Villages to achieve a 5% buffer in the 2011 – 2031 period. $(1,885 \times 1.05 - (1,887 + 53) = 39)$.

Re-introduction of brownfield site at Cassington reduces unsatisfied buffer to 23.

Additional identified sites mean that the 5% buffer for the period 2011 to 2031 is already substantially (but for 23 /39 houses) filled.

CONCLUSION

Allocation achieved, sites completed, under construction or identified on the ground with planning permission exceed the requirement for the 2011 – 2031 period by 2, 5% buffer for period to 2031 substantially in place

There is NO NEED for development in Sibford Ferris, a location, that is only marginally sustainable.

RESULTS See Villages Summary tab of spread sheet

Completions 1st April 2011 – 31st March 2018 (excluding Caversfield 200) 913
2018 AMR Page 95 (Appendix 2 page 9)

Deliverable (Available, Suitable and Achievable) Completions – Completed

2018 AMR Page 97 (Appendix 2 page 11)
Completed (1,254 minus Heyford 443 and minus Windfall 559) 252
See Column H approx. rows 89 to 108 of the Spread Sheet

Deliverable (Available, Suitable and Achievable) Completions –Projected

Where a developer has already started building out a site it is assumed that the level of development planned for that site will be completed. These sites have been visited and photographs are attached.

Developer on site, houses under construction

**figures are additional to those completed*

| | | |
|---|-----------|-----|
| a. Church Leys, Blackthorne Meadows, Ambrosden | 85 | |
| b. Ardley Gardens, The Paddocks, Chesterton (Bellway Homes) | 43 | |
| c. Clockmakers turn, Adderbury | 5 | |
| d. Banbury Road, Adderbury (Barwell Homes) | 19 | |
| e. Weavers Field, Bloxham (Miller Homes) | 66 | |
| f. Woodlands, Bloxham (Miller Homes) | 7 | |
| g. Cotefield Farm Bodicate phase 1 (Cala Homes) | 14 | |
| h. Duchy Field, Station Road Bletchington | 56 | |
| i. Gaveston Gardens, Deddington (David Wilson homes) | 30 | |
| j. Station Road, Enslow (Port Devon) | 14 | |
| k. Sibford Road, Hook Norton (Lion Court Homes) | 54 | |
| l. Garners House, Great Bourton (Hayfield Homes) | <u>37</u> | 430 |

Developer on site, earth moving

| | |
|---|----|
| Cotefield Farm Bodicate phase 2 (Crest Nicholson) | 95 |
|---|----|

Sites identified and planning permission secured.

| | | |
|--|----|---------------------|
| a. Oak Farm Drive, Milcombe | | |
| Sanctuary Homes have conditional contract | 40 | |
| b. Blackthorne Road, Launton (Appeal decision July 18) | | |
| Browne & Co confirm site sold subject to contract | 72 | |
| c. Oak View Weston on Green, | | |
| Bromley and Gains dropped out as the housebuilder | 20 | |
| d. Co-op Kidlington (Appeal November 2017) | | |
| Redevelopment in progress, 8 flats at front appear | | |
| To be under construction, 44 at rear not yet started | 52 | |
| e. Station Road Ardley | | |
| Oakley Architects for Waterloo Housing | | |
| 2 flats, 3 bungalows, 8 x 2bed, 2 x 3 bed. | 13 | 200 |
| TOTAL | | <u>1,887</u> |

Additional Sites

| | | |
|--|--|----|
| a. Kidlington Builders Yard the Moors | | |
| This brownfield site is surrounded on all sides by buildings and is currently pretty scruffy. Site owned by County Council and planning secured by Bluestone Planning | | 13 |
| b. Tally Ho Arncott July Update page 16 | | |
| Outline application 13/01576/OUT for conversion of 3 No bedroom blocks to form 17 one bedroom retirement dwellings was approved on 19 September 2014. | | 17 |
| c. Arncott Hill Farm July Update page 16 | | |
| A Reserved Matter application (12/01003/REM) was approved on 18/10/12. Implementation was required within a year of the decision (18 Oct 2012). Planning permission lapsed on 18 October 2013. Taken out of the 5 year housing land supply. This is a potential site if needed to address any identified shortfall in the Council's housing supply. HELAA (2017) site HELAA265. The 2017 draft HELAA considered the site to be developable. Housing development comes up to right hand gate post of entrance to farm yard 16 | | |
| d. George 7 Dragon Street, Fritwell | | 7 |

| | |
|-------------------------------|------------------|
| Total Additional Sites | <u>53</u> |
|-------------------------------|------------------|

Site Withdrawn 14 November 2018

81-89 Cassington Road Yarnton

| | |
|---|----|
| This is a brownfield site, extremely scruffy, behind Charlett Tyres | 16 |
|---|----|

| | |
|--------------|---------------------|
| TOTAL | <u>1,956</u> |
|--------------|---------------------|

Buffer

This means just a further 39 houses need to be built in Policy 2 Villages to achieve a 5% buffer in the 2011 – 2031 period. $(1,885 \times 1.05 - (1,887 + 53) = 39)$

Re-introduction of brownfield site at Cassington reduces unsatisfied buffer to 23.

APPENDIX

Summary of “Rest of District” (ie not Banbury or Bicester) housing distribution. [Plan Policy BSC1 page 61](#)

| | Windfalls <10 dwellings | Upper Heyford | DLO Caverfield | > 10 Dwellings | Total | |
|--|-------------------------------|------------------|-------------------|-------------------|-------|---|
| Completions 2011 - 2014 | 196 | | 85 | 247 | 528 | Plan page 249 |
| Planning permissions 2011 - 2014 | | 761 | 111 | 888 | 1,760 | Plan page 249 Policy BSC 1 |
| Allocations | 754 | 1,600 | | 750 | 3,104 | Page 61 Policy BSC 1 |
| Total | 950 | 2,361 | 196 | 1,885 | 5,392 | Page 61 |

[Policy Villages 5](#)
[Plan page 257](#)

[Policy Villages 2](#)
[Plan page 250](#)