

## **Sibford Ferris Parish Council response to the Planning Inspectors decision to approve Outline Planning Permission for land off Hook Norton Road.**

The following comments and observations were sent to Cherwell District Council Planning on Tuesday the 12th November in order that they could be included at an Internal Planning Meeting held Friday the 15th. A response is expected from Cherwell and will be published when received.

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### **Background:**

The Parish Council objected to the original application and to the subsequent appeal by the appellant. Our objections were based on points of planning policy, sustainability and serviceability. The Parish Council were pleased that at the Planning Committee Meeting held on 18/04/2019 the Council shared our views and voted in the majority to REFUSE the planning application. This showed that Parish, District Council and Community were aligned and using a consistent logic.

### **Observations:**

The subsequent appeal and hearing led by Stephen Wilkinson on behalf of the Secretary of State has resulted in the overturn of the Cherwell District Council decision to REFUSE permission. This outcome is not supported, accepted or agreed by the community affected. On behalf of the Community the Parish Council make the following observations:

1. The Planning Inspectors decision ignores specific aspects of the District Councils Local Village Policy Plan, specifically that planned house numbers for 'Category A' villages should be constrained. Based on updated Annual Monitoring Reports (adjusted to include approvals to date ) this shows that the District Councils design goals have already been exceeded. Uncontrolled development will inevitably lead to severe impact for communities across the district as a result of breakdowns in sustainability and serviceability. The Parish Council understand that a number of recent appeals have been upheld by Planning Inspectors ignoring the same aspect of Local Planning Policy and as such must be triggering growth not aligned to Cherwell's Growth Strategy. How can the Planning Inspector ignore/overrule this key element of the District Council Plan?

2. The Parish Council and a substantial number of the community raised objections originally and to the appeal, these appeared to have been brushed aside by the Inspector. It is unacceptable to the community to see an appeal decision being made that runs contrary to local planning policy and pays scant regard to sustainability and serviceability. The Planning Inspector has ignored the community, locally elected council representatives (Planning Committee) and appears to have made a pro development biased decision. Why does the Planning Inspector ignore the knowledge and views of locally elected representatives and the impacted community?

3. The Planning Inspector mentions in his report that the Categorisation of the Sibfords as a 'Category A' village has been questioned and should be investigated but is outside of the remit of his role. This is in our opinion a blinkered approach that has curtailed his analysis and as such rendered the decision invalid. How can the Inspector acknowledge and then set aside a factor that could alter the case in hand?

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Additionally Sibford Ferris Parish Council have contacted our Constituency MP - Victoria Prentis and Cherwell District Councillors: Phil Chapman, George Reynolds, Douglas Webb. Due to the dissolution of Parliament prior to the General Election on the 12th of December Ms Prentis is unable to give advice or assistance at this time. The District Councillors have provided the Parish Council with advice and support and are working with the Planning Team to understand what further options may exist.