

**STATEMENT OF COMMUNITY INVOLVEMENT:
LAND NORTH OF STONEPITTS, HEMPTON ROAD,
DEDDINGTON**

July 2020

HD Town Planning Ltd
Mortimer House
Mortimer Lane
Mortimer
Berkshire
RG7 3AJ

Tel: 07919 047588
E-mail: mervdob@gmail.com

- 1.1 When undertaking public consultation for an earlier application relating to 21 dwellings north of Hempton Road, Pembury Estates undertook a public exhibition in the adjoining Community Centre adjacent to the village playing fields. There was a limited number of visits to this exhibition and details of it can be obtained on the Council's web site.
- 1.2 In light of the fairly limited interest shown by local residents, and more especially because of the COVID pandemic lockdown, Pembury Estates decided that it would not be feasible to undertake a further exhibition for this Phase 2 application. Therefore in order to ensure that we met the statutory and local requirements, we decided to send out a letter giving details of the proposed application to those local residents most immediately affected by the proposed scheme. As a consequence in June all the residents on Wimborn Close and those residents on the south side of Hempton Road up to the junction with Mill Close were notified by letter of the proposals with an indication that they could respond if necessary. One response was received indicating no opposition to the proposal. No other responses were received.
- 1.3 A copy of the letter sent to residents is attached as Appendix 1.

APPENDIX 1 – RESIDENTS LETTER

APPENDIX ONE
RESIDENTS LETTER

PEMBURY ESTATES

Telephone: 07919 047588
Email: mervdob@gmail.com

19th June, 2020.

Dear Sir/ Madam,

Land to the North of Stonepits , Hempton Road, Deddington

You will probably be aware that my Company, Pembury Estates, submitted a planning application last year for 21 dwellings on land at Stonepits, Hempton Road, Deddington and that this was eventually granted consent in April of this year. At the time of submission we indicated that this number of dwellings was selected so as to accord with the draft Deddington Neighbourhood Plan which was then being prepared by the Parish Council and which limited the size of site which could be brought forward for residential development. During the processing of this application the Parish Council decided not to proceed with the Plan and therefore the policy requirement limiting the size of residential sites no longer applies.

In addition to this factor it now appears that Cherwell District Council can no longer demonstrate a 5 Year supply of residential land which is a minimum requirements set out by central Government in the National Planning Policy Framework (NPPF). This is set out in a document produced by the Council which was issued in Autumn 2019.

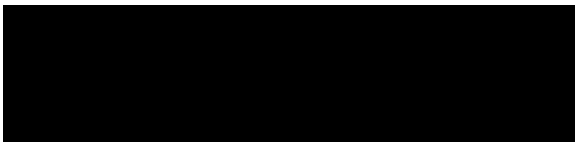
Having regard to this latest situation Pembury Estates have reassessed the ability of the site which it controls and have decided to submit another outline planning application for 14 dwellings on land further to the North of the existing consent. This will entail the development extending approximately as far north as the existing development in the adjoining Wimborn Close. The intention is that this proposal would make use of the existing consented access onto Hempton Road; it would also make use of the proposed balancing area contained within this first phase of development to accommodate the surface water run off. We have prepared an illustrative layout plan for the proposed new development of 14 dwellings which also shows the consented development just to the south. A copy of this plan is included with this letter to give a broad indication as to how the development might appear. We have also undertaken various additional studies in respect of archaeology, ecology and visual impact all of which will be submitted shortly with our application.

The purpose of this letter is to ask if you have any constructive comments regarding the proposal which could be incorporated in our application. At the same time the letter is intended to alert you to the fact that an application will shortly be submitted to Cherwell District Council. You will have an opportunity to comment on this application in due course as the Council will be obliged to publicise the application to the Parish Council together with those residents directly affected.

Please send any comments you wish to make to us at our registered address :-

Pembury Estates Ltd. ,Mortimer House, Mortimer Lane, Mortimer RG7 3AJ.

Yours sincerely



Mervyn Dobson
Director
Pembury Estates
mervdob@gmail.com

enc Plans

Ref:

Date:

3 | Page

