

PEMBURY ESTATES

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26th July, 2020

TO:

**Cherwell District Council
Planning Department
Bodicote House,
Bodicote,
Banbury,
Oxfordshire,
OX15 4AA**

Via Planning Portal

Dear Sir/ Madam,

Land north of Stone Pits, Hempton Road, Deddington (Phase 2)

Please find attached a second application relating to the land north of Hempton Road, Deddington. The background to this case is that planning permission was granted in April of this year for 21 dwellings access directly off Hempton Road on the western side of the village. This earlier application was deliberately kept to only 21 dwellings in order to comply with the emerging Neighbourhood Plan policy which restricted all new housing sites to 20 dwellings or less. Since this application was submitted, we understand that the Parish Council abandoned the Neighbourhood Plan in November of last year making the 20 unit limit redundant. As a consequence we have reassessed the position relating to this site and extended its logical boundary northwards so as to fit in with the adjacent residential area served by Wimborn Close. At the time of our discussions with the Council Planning Officers a verbal indication was given to us that the extent of this site would have been satisfactory had it not been for the emerging Neighbourhood Plan policy.

The application contains a Location Plan and Illustrative Master Plan. There is also a plan showing how this site fits in to the previously consented Phase 1 which provides direct access on to Hempton Road. The application site does not include the access on to Hempton Road as we would expect any consent granted on the Phase 2 land would only proceed after completion of Phase 1. Similarly the drainage arrangements for Phase 1 can be adapted to accommodate the additional 14 dwellings as is contained within the Surface Water Drainage Statement.

In addition there is a full suite of documents relating to the site including a draft Section 106 Obligation. This is based upon the earlier S106 Agreement which we spent many months negotiating. We have not as yet signed the document but will do so after receiving some initial feedback from Officers.

Finally on the question of public consultation, the current COVID lockdown has prevented any form of open meetings (as we had on Phase 1). However, given that the site has limited impact on local residents we have written to all residents of Wimborn Close and a limited number of residents on Hempton Road, together with the Parish Council, giving advance notice of the application and requesting comments. This is outlined in a short Statement of Community Involvement.

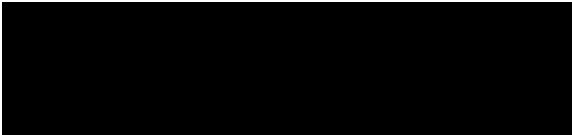
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We will be happy to meet to discuss this proposal with Officers when consultation responses have been received.

Yours faithfully,



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Director
Pembury Estates
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