

Mr John Minshaw,
Castle Barns,
Castle Street,
Deddington,
Banbury
OX15 0TE

Matthew Chadwick,
Development Management,
Cherwell District Council,
Bodicote House,
Bodicote,
Banbury
OX15 4AA

9th January 2021

Dear Mr. Chadwick,

PLANNING APPLICATION REF: 20/03467/F

Further to my correspondence on the 7th January, I am writing to strongly object the above planning application ref: 20/03467/F. I object on several grounds.

My concern is primarily due to the proximity of the new proposal to the ancient monument. The site is of major historic significance, and the proposal will cause significant harm to the Deddington Castle and its adjacent enclosure. Currently there is an uninterrupted 180-degree view of the castle site and embankment, this will be destroyed by the proposals. It seems extraordinary that an application to build 7 houses on this site in the latest cod vernacular should even be considered for a site of such significance.

In 2013 a noteworthy and similar proposal was submitted on the grounds behind St. Thomas Street (Planning reference: 13/01941/OUT). This proposal was rejected on the grounds of being detrimental to the setting of the castle (English Heritage Ref: P00377830). The land at St. Thomas Street is significantly further away than the Poplars.

The proposed site has been subject to multiple similar developments over recent years, all of which have been refused. It would seem the government's recent scheme to build housing on green sites has prompted yet a new application in the form of planning ref: 20/03467/F.

I am situated in the neighbouring property Castle Barns. In 2007 we purchased a series of dilapidated 16th C. buildings, consisting of a barn, coach house and stable block. This was the historic farmyard that backed onto the local manor house in Deddington. I invested an extraordinary amount of time and care restoring these buildings over several years using salvaged local materials. All works were carried out under the careful guidance of our local planning and conservation authority.

Notably the listing status of my property has been incorrectly documented. Although the Manor House is documented correctly as Grade II, Castle Barns is also Grade II listed, with the curtilage being grade II*. The proposed development will drastically encroach on the listed property and land.

At a glance, in submitting the new proposal they have tried to tick as many boxes as possible to appease prior objections and current government policy (i.e. housing for over 55's). But the disturbing factor, is the potential precedence the proposal would create if permitted. Following their success in obtaining permission for the ribbon development to the south side of Clifton Road last year, this is setting a precedent for further ribbon developments, which are impeding on the edge of the village and conservation area.

I strongly request the ramifications of this proposal are fully considered and the development is rejected before the Ancient monuments we all treasure are lost to a mass of housing.

Regards,

John Minshaw