

Comment for planning application 20/03467/F

Application Number	20/03467/F
Location	Land Adjoining And West Of Stonecroft House Clifton Road Deddington
Proposal	Erection of 7 one and two storey age restricted dwellings for older people (60 years) with access, landscaping and associated infrastructure
Case Officer	Matthew Chadwick
Organisation Name	Susie Carrdus
Address	Farthing Cottage,6 New Street,Deddington,Banbury,OX15 0ST
Type of Comment	Objection
Type	neighbour
Comments	<p>Dear Mr Chadwell, I write to register my objection to the planned development of the Poplars site, application ref number 20/03467/F. My reasons are the sufficient and cogent ones expressed by your Council as well as by several people on the CDC website: building on this hitherto undeveloped site would affect the setting of a listed building as well as the character and appearance of a Conservation Area with its carefully planned green spaces; and it would have a detrimental effect on the Scheduled Ancient Monument set within the Conservation Area. This third one is my greatest concern. The 11th century Deddington Castle is not a monument to be dismissed lightly. The earthworks enclose eight acres of castle mounds, while the outer bailey was established in the 1070s by Bishop Odo (William the Conqueror's half-brother) who became the fourth largest land-owner in the country and established four administrative centres around England of which Deddington Castle is one. This is why its protection is of great significance. This Poplars site has been rejected a dozen times in the last 50 years for the straightforward reasons listed above. How many times does a Scheduled Ancient Monument site setting have to be rescued before it acquires permanent immunity from developers? Planning rules change to meet changing needs, and Deddington is well able to meet its Category A quota of housing by 2030. This application is not about need. Decisions about it need placing within the context of village and national history. It can never be easy for planners to make decisions in the face of conflicting interests, the loud voice of money and the whisper of locals. The power of decision-making lies with Planning Officers and Departments at various levels up to top government. Sound local decisions may be overturned by Whitehall DBAs, which increases the importance of presenting all factors for consideration at the consultation stage. I earnestly ask you to calibrate the lens through which you view this application. The central reason for rejecting it is the shared national duty to protect Conservation Areas and the authenticity of Scheduled Ancient Monuments. Planning criteria alter, but the historical assets of a community need not alter - unless planners allow it to happen. The Castle site is managed by Deddington P C, Historic England and English Heritage; they have not this time mounted a robust defence against this proposal, which is an extra reason why planners need to do so. What else is there of comparable historic importance near here? Rainsborough Camp is all that comes to mind. Historic England's letter of 1 October 2020 states the importance of the Castle's setting; this is batted aside by the Blue Cedar Homes applicant; a developer who not only seems unaware of what is due to the Grade 11* listing of a curtilage but is also remarkably lordly in directing us in what we are to regard and disregard about the Castle and the green spaces of the Conservation Area. Developers are the group with least right of influence in planning decisions because their motives are solely success- and money-driven. In direct opposition to such opinions, I urge you to take "Do no harm" as your criterion, to pause before making a decision and to look at the wider context of risks to heritage. We are all of us fallible short-term occupiers of this space. By sheer luck the Castle Grounds remain remarkably authentic evidence of their Norman origins. We might usefully think of the site as Deddington's Great Barrier Reef: a coral that is fragile, irreplaceable and, once broached, an uncomfortably measurable indicator of harmful human activity. Any decisions we make about land overseen from the castle must in all morality be set against the 950 years during which the Castle has stood beside but outside this village. The future will need such truly historic sites even more than we do. I hope that you will consider my point of view during your deliberations on this proposal. Thank you. Susie Carrdus.</p>
Received Date	23/01/2021 11:32:45
Attachments	