

## Rachel Tibbetts

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**From:** Peter Gay [REDACTED]  
**Sent:** 25 January 2021 10:52  
**To:** DC Support  
**Subject:** Fwd: Planning Application 20/03467/F. Attention Matthew Chadwick.

Dear Mr Chadwick,

Apologies we omitted to supply our address on the original email.

The Fishers  
Clifton Road  
Deddington  
Banbury  
Oxon  
OX150TP  
Tel. 01869 338577

Regards  
Peter Gay.

Begin forwarded message:

**From:** Peter Gay [REDACTED]  
**Subject:** Planning Application 20/03467/F. Attention Matthew Chadwick.  
**Date:** 24 January 2021 at 22:06:33 GMT  
**To:** [dm.comments@cherwell-dc.gov.uk](mailto:dm.comments@cherwell-dc.gov.uk)

Dear Mr Chadwick,

We are writing to object to the proposed development of "The Poplars" by Blue Cedar Homes for the following reasons;

1. "The Poplars" is one of the green open spaces designated within the Deddington Conservation Area. The site is next to the Scheduled Ancient Monument of Deddington Castle and the proposed development will limit the view of the tree lined ramparts from the Clifton Road and would be clearly visible from the Castle Grounds.

Please note the dismissal of the Appeal Ref. C3105/A14/2228558. Land to the rear of St. Thomas Street.

2. We believe this would be Ribbon Development along the Clifton Road. 15 dwellings were approved on appeal approximately 100m east of the proposed site on the Clifton Road opposite Home Farm. However the Appeal Inspector stated that " the development should not be considered to form a precedent, there are sufficient numbers of remaining field parcels that preserve the peripheral feel of the area and any future proposals would need to account for the subsequent and cumulative loss of any field parcels and consequential effects"

We believe "The Poplars" application would remove one of the major remaining field parcels and would represent a significant loss to the peripheral feel of the area and would constitute Ribbon Development.

3. Road Safety Issues.

The proposed site entrance would be opposite the busy junction of Earls Lane and Clifton Road and

the proposed uncontrolled crossing located to the west of the proposed entrance is very close to the blind bend on Castle Street.

#### 4. Amenities.

The Clifton Road is not served by public transport.

The Windmill Community Centre is on the opposite side of the village.

The Health Centre is on a poor walking route via Earls Lane.

In conclusion the idea of Age Restricted Dwellings for older people of the village is very desirable but not on this site for the above reasons.

Yours sincerely,

Peter and Wendy Gay.