

Sentry House
Castle Street
Deddington
Oxfordshire
OX15 0TE

27 January 2021

Development Management
Cherwell District Council
Bodicote House
White Post Road
Bodicote
BANBURY
OX15 4AA

Dear Sirs

Ref. Application No. 20/03467/F

I wish to register my total opposition to this application and request that Cherwell DC refuse this application as it breaches a number of key planning factors and has little merit.

My main reason for objecting to this application is that it fundamentally and detrimentally affects the setting of Deddington Castle. The history of Deddington Castle goes back approaching one thousand years. It is a Scheduled Ancient monument and deserves full protection.

The setting of the castle is rural in nature. There is no development in close proximity to the Castle and that has been the context for hundreds of years. If this development were to go ahead building would take place virtually to the edge of the Scheduled Ancient Monument and would be totally incongruous to the rural setting of the castle. It would be visually detrimental both looking towards the castle from Clifton Road and from the castle itself looking outwards to Clifton Road.

The proposed site known locally as The Poplars has been undeveloped previously. It provides the only viewpoint to the castle from the Clifton Road and that enhances its rural setting. This development would be a fundamental intrusion into that rural aspect.

This site is in the Deddington Conservation Area. Conservation areas, especially when set in a village context, comprise development and rural undeveloped features. There are relatively few undeveloped areas in the Deddington Conservation Area and it would be detrimental to the Conservation Area to build on this one, which is such a prominent green space adjacent to the Castle.

Although this application only builds on part of the site it would set a dangerous precedent such that the whole of the site could eventually end up being developed.

2.

In the application considerable play is made of proximity to the village and core facilities in the village centre. It is not readily accessible to the village facilities. It is located on a dangerous junction where pedestrians would have to cross to access the pavement on the other side of the road. Access to the Health Centre via Earls Lane is dangerous as there are no pavements on either side of Earls Lane. Furthermore, it is the furthest possible location from the Windmill Centre and the sporting and play facilities on that site. The development is bound to lead to more trips being undertaken by car and that would put more pressure on parking in the village centre.

Deddington has already made a substantial contribution to housing provision in the District. The allocation made in the Local Plan to villages such as Deddington has already been exceeded and therefore other policies in the Local Plan which protect villages should come into play. These would stop this development going ahead.

I believe that given the importance of this site to the setting of Deddington Castle and its location in the Conservation Area should be given all the protection that can be afforded. I believe this application should trigger the site being designated as "Public Open Space" to protect it from any development now or on the future.

Deddington Castle has been a key feature of the village for nearly a thousand years. Its setting is fundamental and building 7 modern houses in a typical cul de sac layout would fundamentally undermine our village heritage and its environment.

For the above planning reasons I believe the application warrants refusal and sincerely hope that Cherwell District Council will see that this is a development that must be refused.

Yours faithfully

Elizabeth Handley