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OX15 0TE

27 January 2021

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

Dear Sirs

PLANNING APPLICATION - 20/03467/F – The Poplars site, Clifton Road, Deddington

I wish to state that I am totally opposed to this application being granted Planning Permission as it fails on numerous planning reasons which I will set out below.

1 Negatively affects the setting of Deddington Castle, a Scheduled Ancient Monument.

Deddington Castle is a Scheduled Ancient Monument, one of few such designated sites in Cherwell District. The responsible bodies have a duty to protect such sites and in particular the setting of the monument which is especially important in this case.

English Heritage have always registered fundamental objections to any development which affects the setting of the Castle. There have been numerous speculative applications on this site and in every instance previously English Heritage have objected. They have also raised objections on a recent application off St Thomas Street, Deddington which was further away from the Scheduled Ancient Monument than this development.

Cherwell District Council have always refused applications to build on this site and any others which would have affected the setting of the Scheduled Ancient Monument.

There is no reason why Cherwell District Council should not continue to be consistent and refuse any application which affects the setting of Deddington Castle.

This application proposes development right up to the boundary of the Scheduled Ancient Monument and there is no possible way that it cannot be construed as fundamentally affecting the setting of the Castle.

2 The negative impact on the Deddington Conservation Area.

The Council have recognised the environmental importance of this part of Deddington by designating it a Conservation Area. As such, inappropriate development should not be permitted.

There are relatively few open green spaces in the Deddington Conservation Area. The majority are in close proximity to Deddington Castle which reinforces the rural setting of the Castle. Development on this site would lead to a substantial incursion on the only green space to the north of Deddington Castle.

If this application were to be approved it would set a dangerous precedent for building on green spaces. In fact, every opportunity should be taken to prevent development on green spaces in Conservation Areas as they are a fundamental feature in villages and especially villages like Deddington which have a Conservation Area.

3 Precedent for further development on this site

The current proposal is for 7 houses on this site but the development only occupies one-third of the site. It is unbelievable that at some stage in the future further applications will come forward for development of the whole site. The justification for building on the site will be the precedent set by the current application. Whilst the current applicant may state that there is no intention to build on the rest of the site, that part of the site could be sold on in due course and applications brought forward for development.

The current application is unacceptable in terms of its impact on the

Scheduled Ancient Monument but any further development on that site would have an even more horrendous impact on the setting of Deddington Castle.

4 Local Environmental Issues

The site is set in a rural location with limited development to the west and to the east. These developments are individual properties, one of which contains Listed Buildings and in total these developments do not detract from the setting of the Castle or the environmental importance of this green space.

This new development would be a visual intrusion into this space and would be a totally out of context intrusion when viewed from Deddington Castle.

5 Inaccessibility of the site to key village facilities

The site is located on the eastern extremity of the village and is not in close proximity to key village facilities. Access to the Health Centre on Earls Lane is via a rural road with no pavement on either side. Earls Lane is used by many vehicles to bypass the village centre and large amounts of parking take place on the south side by users of the Health Centre. Pedestrian access to the Health Centre is therefore potentially dangerous.

Access to the village centre again is not straight forward. Any pedestrian access from the proposed development would need to cross the road at a complex junction to get access to the pavement to the village centre. The distance also is likely to lead to people travelling to the village centre by car thereby increasing pressure for parking in the village centre. The Windmill Centre and the Windmill sports facilities are located the furthest away from this site than any other development in the village. Again, it is highly unlikely that pedestrians would walk from the site to the Windmill Centre and its sports facilities, thereby adding to traffic flows on the Clifton Road and Castle Street.

Given that this development is intended for elderly downsizers this is the wrong location in Deddington for such a development.

6 Road Safety

The proposed development provides for access to Castle Street/Clifton Road in close proximity to the junction with Earls Lane. This is a complex junction in terms of traffic flows and will create another access on a busy road where vehicles often exceed the speed limit and in close proximity to an existing junction.

The combination of all the above factors is bound to create a road safety hazard and if a proper solution was constructed to resolve this issue it would be an excessive urban solution in a rural location in a Conservation Area.

7 Contrary to key Cherwell District Council Local Plan Policies

Cherwell Local Plan makes provision for housing development in the rural areas and more specifically key settlements in the District. The allocated number of new residential units in the key settlements up to 2030 has already been provided for. It is not necessary to allocate further provision on large or small sites over and above minor infilling. In the context of this site this cannot be considered as minor infilling and if further residential properties were to be built on the site in due course, it would constitute a major development. Given that adequate provision has been made in the key settlements in the District, this development cannot be justified on meeting the allocation for new units. There are numerous other policies in the Cherwell Local Plan protecting villages which would also justify this application being refused.

The above planning reasons signify that this is a totally inappropriate development and warrants it being recommended for refusal in the case officer's report and that the Committee being advised that it should be refused.

Yours faithfully

Grahame Handley B.A(Hons), M.Sc. MRTPI (rtd)