

Lynne Baldwin

From: Elizabeth French [REDACTED]
Sent: 28 January 2021 21:23
To: DC Support
Subject: Ref: 20/03467/F Clifton Road, Deddington

Ref: 20/03467/F 'The Poplars', Clifton Road, Deddington.

Dear Sir,

I refer to the planning application submitted for age restricted dwellings on the east side of the field known as 'the Poplars' and which lies between the scheduled ancient monument within Deddington Castle / Castle Grounds and the Clifton Road.

Any development on that field would be within the Conservation Area of Deddington; an area specifically designated to protect both the spaces around existing villages and to preserve any valuable sites of historic wealth.

The proposed buildings would be situated on the Clifton end of the field creating a precedence to build / infill towards the existing perimeter of the village. It is not within the remit of a developer to own land which he will not attempt to develop in time. This developer has stated that these proposals represent its only development aspirations for the land so indicating the potential future onward sale of the unbuilt land to another developer.

The housing is directed at over 60s who are people most likely to need assisted access to the surgery, chemist and general shops. The lane to the surgery has no pavement, the Clifton Road has no bus route along it. There are existing road safety issues along the Clifton Road due to drivers taking advantage of the road being long and straight to exceed the speed limits and then have problems when the road bends into the village at the junction with Earls Lane. This is the road that the residents would need to cross to access the surgery and to access a pavement into the village. The Windmill Community Centre holds activities that over sixties would like to attend – a long way from the Clifton Road.

Deddington has already made a large contribution to the District's housing needs with the development of Deddington Grange and permission has been given for developments in two other areas and an application for a third site is current. These developments cover a range of types of housing needs.

With so many other developments in the village coupled with the serious safety and accessibility issues of the 'Poplars' site this land would be more suited to be granted Green Belt status and designated as a 'Public open space' which is possible under the Neighbourhood Plan that is currently being formulated.

For the foregoing reasons I urge the Council to refuse this application,

Yours faithfully,

E.J.French

Grove House, High Street, Deddington.