

**Oak Cottage,
Hopcraft Lane,
Deddington,
Oxon OX15 0TD**

27 January, 2021

Development Management,
Cherwell District Council,
Bodicote House.

Dear Sirs,

Planning Application 20/03467/F.
The Poplars, Clifton Road, Deddington.

Green spaces in Conservation Areas are valuable, important and desirable. This is particularly so in relation to this site which abuts the historic Castle Grounds, Deddington, lies within the Conservation Area and affects the siting of the adjacent Grade 2 listed Castle Barns and its Grade 2* curtilage. The castle is one of the important sites in England. In the latest Cherwell DC Village Conservation Area Appraisal Report, open spaces, such as The Poplars field, were described as being important to the fabric of the settlement.

The Castle Grounds earthworks, described as being a very important historical site dating back to Norman times, are under the care of Historic England. Because of any effect on the historic site, development of this field has, consistently been refused. Although the current applicant is proposing a smaller development, I can see no justification for this application as it still detracts from this ancient part of the village and its historical setting.

The Poplars field separates the Conservation Area from more recent ribbon development, both pre-World War 2 and that recently permitted on Appeal in Clifton Road. In the latter case the Appeal Inspector stated in paragraph 23 of her decision (permitting a development), that her permission should not be regarded as a precedent. No doubt, she was concerned about the affect any building on this field would have on the entrance to our ancient and characterful iron stone village. Any building here will affect what is the last open view of the Castle Grounds from the road approaching when from Clifton or exiting Earls Lane. Across the Clifton Road from the site under consideration there are open fields giving views northwards from both it and castle grounds.

This site is some distance from the village centre, its facilities and the bus route. Because of the age restrictions placed on residents, I can foresee many of the journeys undertaken in vehicles. Consequently, it should be borne in mind that the exit from this development is very close to the difficult to negotiate junction of Earls Lane and Clifton Road. Any conflict of movements on and off this site could result in a vehicle having to stop suddenly in the middle of the road with unforeseen consequences.

Journeys on foot will start and finish with the need to cross the busy and fast Clifton Road with the added confusion from vehicles manoeuvring at the Earls Lane junction. Whichever route chosen on foot to village facilities there is either, no continuous path nor a wide and safe one. This is particularly applicable when going to the Health Centre, which residents are bound to make. The Windmill Community Centre, which provides services and facilities both for old as well as the young, is at the western extremity of the village, at a point in the village furthest from The Poplars.

To reach whatever destination, however the journey is undertaken; it must be borne in mind that the exit from The Poplars site is onto a fast road, at an already difficult junction.

The developer suggests that the remaining two thirds of the field is "returned to pasture". However, there is no clue as to how they are going to ensure this happens. With no such assurance, I would suggest that their statement is just "pie in the sky".

Over recent time Deddington has already accommodated several sites, both small and large, helping Cherwell fulfil its housing targets and will, no doubt continue to do so. The Parish Neighbourhood Plan team is currently conducting a further trawl for sites as a revision to its previously submitted Neighbourhood Plan. Consequently I am convinced that that an alternative more suitable site for this development can be found.

No desecration of the Poplars field and the castle grounds must take place. I OPPOSE this application.

Yours faithfully,

A. G. Todd