

Application No. 20/03467/F
Land Adjoining and West of Stonecroft House,
Clifton Road, Deddington

1. Section 38(6) of the Planning and Compulsory Purchase Act 2004 (as amended) requires that proposals be determined in accordance with the development plan unless material circumstances determine otherwise.
2. The submitted Planning Statement sets out the relevant policies within the statutory development plan and how these proposals are considered to meet them. Accordingly, it is the applicant's firm belief that the proposals are in compliance with all the relevant policies in the Development Plan.
3. However, there are also a range of benefits which will be provided as part of the proposals and these are set out under the headings related to economic, social and environmental dimensions for sustainable development as outlined in the NPPF.

Economic benefits

4. The inclusion of housing within the Ministerial Statement as an economic generator particularly post COVID is an important consideration for these proposals. This is enshrined in the NPPF, for example the importance of the economic role in paragraph 8.
5. Providing new housing in accessible locations would assist the local economy through construction jobs and jobs in the supply chain as well as retail sales for new domestic products such as carpets and white goods. The proposals would provide local employment opportunities which will create investment and jobs.
6. The Government has made it very clear in respect of growth for the key role that housing building has an important role in the economy. The NPPF addresses the economic role: -

“...to help build a strong, responsive and competitive economy, by ensuring that sufficient land of the right types is available in the right places and at the right time to support growth, innovation and improved productivity; and by identifying and coordinating the provision of infrastructure.”

7. In terms of the financial benefits, the following can be achieved by the development: -
- New Homes Bonus as well as additional Council Tax revenue.
 - Direct construction jobs during the period of development which would take up to 2 years plus indirect jobs.
 - Additional expenditure in the local area relating to leisure and retail facilities.
8. The site is of the right type and in the right place being free of technical constraints and in a sustainable location. It would support growth and give a boost to the housing land supply in this market area providing for elderly persons. In terms of infrastructure, there are no capacity issues relevant to the proposals.

Social Benefits

9. The social dimension of paragraph 8 of the NPPF states: -
- “..to support strong vibrant and healthy communities, by ensuring that a sufficient number and range of homes can be provided to meet the needs of present and future generations; and by fostering a well-designed and safe built environment, with accessible services and open spaces that reflect current and future needs and support communities’ health, social and cultural well-being.”**
10. With regards housing this is a bespoke scheme for the elderly which will meet an acknowledged and identified need. The dwellings can be conditioned to ensure that they are only available to people aged 60 plus. Furthermore, the applicant is prepared to offer (and has confirmed in writing to the LPA) local nomination rights to local people for a period of 3 months in line with a request from Deddington Parish Council. Accordingly, there is a pressing need for this type of development. This represents a

significant benefit which should be attributed significant weight particularly given the relevant policies in the adopted Local Plan regarding homes for the elderly. It would also free up family homes for other people in the local community.

11. The proposals would also help maintain and enhance the economic viability of shops and services in Deddington particularly given the well documented issues with retailing on the High Street as well as helping the local economy to recover coming out of COVID.

Environmental Benefits

12. The third dimension of paragraph 8 of the NPPF is as follows: -

“...to contribute to protecting and enhancing our natural, built and historic environment; including making effective use of land, helping to improve biodiversity, using natural resources prudently, minimising waste and pollution, and mitigating and adapting to climate change, including moving to a low carbon economy.”

13. Whilst the development will utilise a part of green field land and the impact on the natural environment that such sites need to be released if specific housing needs are to be met. The site is well related to the existing built up area and relevant policies are permissive towards such sites coming forward. The remainder of the land will remain open in agricultural use.
14. The site is not identified within a valued or protected landscape. It has also been demonstrated how the development can be successfully assimilated into the landscape. There are no objections to the proposals based on flooding, drainage, historic setting (from Historic England), noise, air quality or cultural heritage i.e. archaeology. Furthermore, the site is not an area of protected open space or local green area in any development plan. In any event a significant area of vacant land would remain in perpetuity.
15. Furthermore, there are no adverse impacts on the ecology of the site or wider area.

16. Indeed benefits can be provided which include bat and bird boxes together with additional landscaping which would provide new habitats.
17. Finally, the development produces a high quality bespoke development with high quality local materials which have been commended by Historic England in their consultation response. The scheme will provide real enhancement to the gateway of Deddington Conservation Area, with a managed arrangement of roadside planter and signage built in traditional local materials, through the conservative repair and completion boundary stone walling (as noted), and by the removal of an unsightly dilapidated shed currently on the site.
18. Furthermore, the applicant is proposing to rebuild the stone wall in the south east corner of the site and in addition is replacing the chain link fence in the south west corner with a new stone wall to complete the southern boundary. Historic England consider this an “excellent benefit”. [emphasis added]

Comment

19. The proposals comply with the three strands of sustainability as outlined in the NPPF. The NPPF does not require proposals to be positive in all 3 strands of sustainability but the proposals do in fact meet the 3 strands.