

**RESPONSE TO THIRD PARTY REPRESENTATIONS
ON THE PROPOSED DEVELOPMENT**

**Land Adjoining and West of Stonecroft House,
Clifton Road, Deddington**

1. This Statement has been prepared in response to various representations received in respect of the above application. The applicants welcome the involvement of third parties but there are a variety of comments made that are factually incorrect. A number of objections made are inaccurate, these are dealt with below and for ease they have been set out under a range of headings. Furthermore, it appears that multiple objections have been received from the same address. In one case, 3 exact copies and only one attributable to the homeowner.

i. Loss of Protected Green Space

A lot of representations refer to the designation or protection of the application site as an area of protected open space.

Response: The site is not identified as an area of protected green space or open space in any Development Plan Document. The land is private and is not open for the public to use. Moreover, the applicant only has an option on a third of the land, with the remainder staying in family ownership as agricultural land.

ii. Highways

A variety of objections refer to the impact of the proposed access, traffic generation and potential effect on highway safety.

Response: A detailed Traffic Statement accompanied the planning application and various discussions have taken place with the Highway Authority. The Highway Authority have responded that there are no objections to the proposed development in terms of the position of the proposed access nor to the likely traffic generated from the proposed development. A Road Safety Audit has also been submitted to the Highway Authority.

iii. Need for the Proposed Development

A range of comments have been received that suggest that there is no need for the proposed development and that Deddington has accommodated its fair share of housing development.

Response: There is a recognised and accepted need for bespoke accommodation for elderly people in Deddington. There is support for the proposals on this basis. The housing provision for the District is not a target beyond which further housing development is deemed to be unacceptable. The NPPF specifically requires a “boost” in housing supply particularly where the needs of certain groups are being met e.g. elderly. No other proposals for housing in Deddington have been proposed and designed for elderly persons. The most recent housing needs survey indicated a demonstrable need for houses to downsize and the older population to remain in the Parish. Bungalows were explicitly mentioned as being very highly sought after. These proposals meet part of that identified need.

iv. Heritage

A large number of representations refer to adverse impact on the ground of Deddington Castle which is an ancient monument as well as the Conservation Area.

Response: Historic England have carefully considered the proposals and their comments are set out in their response to the application. They have concluded that there would be no detrimental impact to either the Scheduled Ancient Monument or the Conservation Area. Historic England have requested some possible minor amendments to the proposed development which the applicant has now formally submitted as amendments to the Planning Authority.

A number of representations refer to certain neighbouring buildings being listed which is incorrect. Historic England have clarified this position.

v. Impact on Living Conditions

The development will impact on the living conditions of nearby residents.

Response: The proposals have been designed to ensure that the living conditions of nearby residents are not adversely affected. The proposed development is predominately single storey and sited to avoid any overlooking issues arising. Also there is no impact from the development in terms of noise and the Council's Environmental Health Officer has raised no objections.

vi. Planning History

There is reference to previous applications for residential development on the site.

Response: Previous applications for proposed development were on the entire site. This application is proposing a small scale development on part of the site which relates well to the settlement. The remainder of the land would remain open.

vii. Pedestrian Links

There are poor connections to the centre of the village and the health centre in particular.

Response: The applicants are proposing to improve pedestrian links to the village centre as part of these proposals. There is no objection from the Highway Authority to these proposals on that basis. In addition, the recent appeal decision to the east is proposing a footpath from Clifton Road to the doctor's surgery.