**From:** Yuen Wong
**Sent:** Tuesday, January 29, 2019 7:07:21 PM
**To:** Robert Jolley
**Cc:** David Peckford; Chris Thom
**Subject:** Hempton Road, Deddington

**Planning application no: 18/02147/OUT**

Hi Robert,

As discussed here are some bullet points from Planning Policy in relation to the application above.

         Deddington is Category A village, one of the more sustainable villages in the district (Policy Villages 1)

         Policy Villages 2 of the adopted Local Plan provides for a total of 750 homes to be delivered at the Category A villages on new sites of 10 or more dwellings (in addition to the rural allowance for small site ‘windfalls’ and planning permissions as at 31 March 2014).

         The 2018 AMR (Dec 2018) shows there only 4 dwellings out of 750 allocated for the rural areas, remaining to be identified.

         However, of the 750 dwellings required to be completed by 2031, 168 have been completed at 31 March 2018.

         The 2018 AMR demonstrates that the District presently has a 5.0 year housing supply for the period 2018-2023.  The Written Ministerial Statement of 12 September 2018 now considers important policies for determining the application to be out of date only where a 3 year supply of deliverable sites cannot be demonstrated.

         The 2018 Housing and Economic Land Availability Assessment (HELAA) identified the site (HELAA122) as being suitable, available and achievable for up to 31 dwellings (on a slightly larger area)

         Policy DED-HOU1 of the Draft Deddington Neighbourhood Plan sets a limit of 20 dwellings per site.  The Neighbourhood Plan has yet to be tested at Examination.

         No Planning Policy objection raised in principle.

Thanks

Yuen

**Yuen Wong**

**Principal Planning Policy Officer**

**Planning Policy and Growth Strategy**

Place and Growth Directorate

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