



Deddington

Neighbourhood Plan

2020 - 2040



PUBLISHED BY

Deddington Parish Council for examination under the Neighbourhood Planning
(General) Regulations 2012 (as amended).

MAY 2023

GUIDE TO READING THIS PLAN

Of necessity, this Neighbourhood Plan is a detailed technical document. The purpose of this page is to explain the structure and help you find your way around the plan.

1. INTRODUCTION & BACKGROUND

This section explains the background to this Neighbourhood Plan and its purpose.

2. THE NEIGHBOURHOOD AREA

This section summarises the key facts and features of the designated Neighbourhood Area, that is the villages of Deddington, Clifton and Hempton and their surrounding countryside.

3. PLANNING POLICY CONTEXT

This section identifies the key national planning policies and those of the local planning authority, Cherwell District Council that relate to this area and have guided the preparation of the plan.

4. COMMUNITY VIEWS ON PLANNING ISSUES

This section explains the community involvement that has taken place so far.

5. VISION, OBJECTIVES & LAND USE POLICIES

This section sets out a vision of the area in 2040 and the objectives of the plan. It then proposes the land use planning policies to achieve those objectives over the plan period, which are accompanied by some explanatory text. There are Policy Maps at the back of the document which show where area or site specific policies will apply

6. IMPLEMENTATION

This section explains how the Plan will be implemented and future development guided and managed. It also proposes priorities for how the S106 contributions or Community Infrastructure Levy (CIL) if adopted will be reinvested by the Parish Council in support of the plan objectives. Finally, it proposes how any issues that are outside the scope of land use planning (and therefore this Neighbourhood Plan) may be taken forward by the Parish Council.

Cover Image 1 View of Deddington by Kevin Mayo

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FOREWORD

The aim of this Neighbourhood Plan is to enable the people of Clifton, Deddington and Hempton to shape the future development of the Parish. Once adopted, the Plan will have statutory status. Cherwell District Council will be obliged to give the Deddington Neighbourhood Plan as much weight as they give their own Local Plan in making planning decisions.

What is our starting point? The 2011 Census revealed that about three-quarters of the existing residents of the three villages are owner-occupiers. More than 90% of the working population commute to work by car.

Around a quarter of the population is aged over 65 and – as we discovered from our questionnaire – a fair number of them would like to downsize if only they could find a suitable property.

House prices are generally considered prohibitively high, forcing young people to move elsewhere to find a home of their own. A significant number responding to our questionnaire expressed the wish for a starter home they could afford in Deddington.

It would be fair to say from our various consultations that there is no great enthusiasm for extensive new development in the Parish, but many recognised that some expansion is necessary. And indeed, neighbourhood plans are required to provide at least the level of housing growth specified in the current Local Plan. Overwhelmingly, the feeling was that if there were to be new housing it should be starter homes, affordable housing, and homes, including bungalows, suitable for downsizers.

The beauty, tranquillity and rural charm of the Parish are highly valued. The historic features of the Parish are cherished. Many speak of a notable friendliness and community spirit. However, there are concerns about local infrastructure and facilities – access to health care, access to the primary school, inadequate public transport, lack of parking space, traffic congestion and pollution.

The difficulties being experienced by Deddington Health Centre in coping with the large influx of new patients over recent years – exacerbated by the Covid pandemic – so that waiting times for an appointment can be a month or more, was a key concern among parishioners in the parish survey carried out last summer. We know from senior Health Centre staff that lack of parking space in the Earls Lane area has made it impossible for them to expand with extra consulting rooms or reception area in the car park of their current premises.

The urgent need for a new nursery building was another concern widely expressed. The current nursery, run by a charity, is greatly valued, preparing as it does some 30 children each year for Pre-School and then their first year at primary school, but the existing nursery building is at end of life. The current location of the nursery, at some distance from the primary school and PFSU (Pre-School), is not ideal.

It has been our aim to embody these messages from the community in the Plan.

This is the Deddington Neighbourhood Plan's steering group second formulation of a plan for the parish. The first version was not approved by the government examiner appointed to adjudicate on it. This time, for Neighbourhood Plan mark 2, we have employed a planning consultant with the financial assistance of Locality, a government sponsored agency. So far no parish funds have been spent on forming either of the neighbourhood plans, aside from a £1,000 contribution from the Deddington News, for which we are very grateful.

This time, for the second plan, the decision was taken to allocate sites for development in the parish. We have employed (free of charge) the assistance of AECOM, a government-sponsored consultancy firm, to carry out a housing needs survey and to carry out sustainability assessments of the various sites offered in our own and Cherwell District council's Calls for sites. Our most recent parish survey, conducted by the steering group in June 2022, enabled parishioners to vote on which sites they most favoured for housing, to state whether or not they favoured our prospective policies and to pinpoint their wider concerns. It was on the basis of the parish's wishes expressed in the survey and planning considerations independently assessed that the Neighbourhood Plan has been created and revised.

Alongside professional help, the plan is the result of a great amount of work by residents, including those who contributed to the various working groups, the 'street captains' who ensured such a high response to the parish questionnaires, the Webmaster, and the support of Deddington Parish Council. To all of these we offer heartfelt thanks.

The Plan provides a framework for the community to work alongside landowners and developers to deliver sustainable development that matches new housing to need and respects the distinctive character of the natural, built and historic environment of the Parish so highly prized by local people.



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1. INTRODUCTION & BACKGROUND

1.1. Deddington Parish Council has prepared a Neighbourhood Plan for the area designated by the local planning authority, Cherwell District Council, in December 2013. The area coincides with the parish boundary (see Plan A). The plan is being prepared in accordance with the Neighbourhood Planning (General) Regulations of 2012 (as amended).

1.2. The purpose of the Neighbourhood Plan is to set out a series of planning policies that will be used to determine planning applications in the area in the period to 2040. The Plan will form part of the development plan for the District, alongside the adopted Cherwell Local Plan (2011-2031) and the saved policies of the adopted Cherwell Local Plan 1996, which will eventually be replaced by the emerging Cherwell Local Plan 2040 and is intended to cover the same period.

1.3. Neighbourhood Plans provide local communities with the chance to manage the quality of development of their areas. Once approved at a referendum, the Plan becomes part of the Councils statutory development plan and will carry significant weight in how planning applications are decided in the neighbourhood area. Plans must therefore contain only land use planning policies that can be used for this purpose. This often means that there are important issues of interest to the local community that cannot be addressed in a Plan if they are not directly related to planning. Although there is scope for the local community to decide on its planning policies, Neighbourhood Plans must meet all of the relevant basic conditions (see Figure 1 overleaf).

1.4. In addition, the Parish Council will need to demonstrate to an independent examiner that it has successfully engaged with the local community and stakeholders in preparing the Plan. If the examiner is satisfied that it has, and considers the Plan meets the above conditions, then the Plan will go to a referendum of the local electorate. If a simple majority of the turnout votes in favour of the Plan, then it becomes adopted as formal planning policy.

EMERGING NATIONAL POLICY INITIATIVES

1.5. During the preparation of this plan the Government published for consultation its proposed Levelling Up & Infrastructure Bill and further revisions to the National Planning Policy Framework (NPPF) with some changes to both the development plan and management system. They indicate there is a positive future for neighbourhood planning in that system. The expectation is that the Bill will be enacted during 2023 and therefore likely after the examination of this Neighbourhood Plan.

1.6. The Environment Act 2021 has also been consented during the preparation of the plan. It contains a number of proposals that may influence the final version of the plan, notably in respect of development proposals delivering biodiversity net gain and of addressing local nature recovery. The councils will keep a keen eye on the implementation

of the Act in the coming months as these new policy initiative chime well with the expressed interests of the local communities.

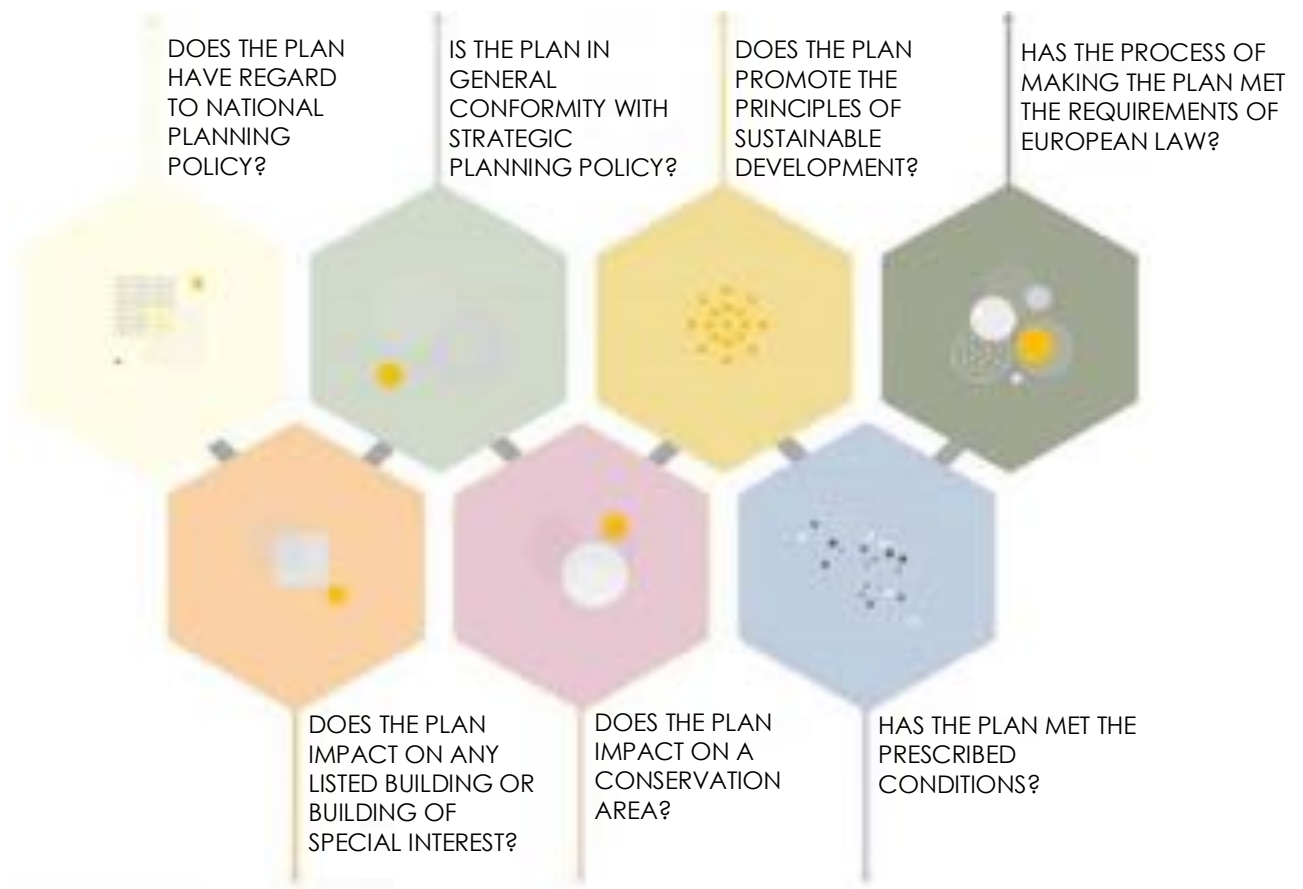


Figure 1: The Basic Conditions

THE SUBMISSION PLAN

1.7. The Submission Plan embraces the core planning principle of the NPPF, namely to contribute to sustainable development with new housing and attendant infrastructure; to foster well-designed places with accessible services and open spaces; to protect and enhance our historic environment; and to improve biodiversity and tackle climate change.

1.8. It is the version of the plan that is subject to examination and then a referendum. It follows a formal consultation period on the 'Pre Submission' version of the plan in January – February 2023, on which the Parish Council consulted on its proposed vision, objectives and policies of the Plan. It has reviewed the comments made by the local communities, the District and County Councils, other statutory bodies, land interests and other stakeholders. Some changes have been made as a result of their comments, which are summarised in the separate Consultation Statement.

STRATEGIC ENVIRONMENTAL ASSESSMENT & THE HABITATS REGULATIONS

1.9. The District Council confirmed in its screening opinion of June 2020 that the Plan would require a strategic environmental assessment (SEA) as per the Environmental Assessment of Plans & Programmes Regulations 2004. The councils have proceeded to meet that obligation in the form of a broader sustainability appraisal (SA/SEA) to enable them to assess the social and economic effects of the plan, as well as its environmental effects. A draft environmental (SA/SEA) report has been published separately alongside the plan for consultation in accordance with the regulations.

1.10. The Neighbourhood Area does not contain a European Site for nature conservation and the nearest designated European Site is Oxford Meadows SAC (Special Area of Conservation), some 15 miles (24 km.) from the Plan area. There is one SSSI adjacent to the south-east boundary of the designated area (Bestmoor SSSI), which is not considered to be adversely affected by the Plan. The Plan is therefore unlikely to have an impact on the integrity of a European Site. The District Council is required to confirm this in a screening opinion for the purposes of complying with the Conservation of Habitats and Species Regulations 2017 (as amended) at the submission stage.



Plan A: Designated Deddington Neighbourhood Area

2. THE NEIGHBOURHOOD AREA

2.1 The Parish of Deddington is located in north Oxfordshire. The principal settlement of Deddington lies approximately 9km south of Banbury and 27km north of Oxford. The Parish includes the two smaller villages of Hempton and Clifton.

2.2 The Parish extends over 1,718ha and has a population of approximately 2,150. The majority of the population live in the village of Deddington, with a smaller population in Hempton (c.285) and Clifton (c.240). It was estimated that there were approximately 909 dwellings in the Parish in 2017. According to the 2011 Census, the percentages of residents aged under 16 and over 65 are both higher than the national average.



2.3 The Parish is served by existing, generally small-scale retail and service outlets in Deddington which include the Co-operative Food Store, a post office, a hotel, four public houses, a delicatessen/butchers and four hairdressers. There are also a dress shop, a florist, a cycle shop and an art gallery.



Birds eye view of Deddington painted by Joseph Wilkins, a Deddington resident and cartographer, around 1860

2.4 The earliest documentation of Deddington is 1086 in the Domesday Book. Given its strategic location at the convergence of the ancient roads from Oxford to Banbury and from Buckingham to Chipping Norton, Deddington functioned as a trading centre.

2.5 There are 115 Listed Buildings in Deddington, including 1 Grade I and six Grade II* Listed Buildings. Two sites in the Parish, Deddington Castle with surrounding earthworks and Ilbury Camp Iron Age hill fort, are designated as Scheduled Ancient Monuments. A large part of Deddington village is designated as a Conservation Area on account of the special architectural or historic interest of many buildings and features in Deddington, including the Norman castle earthworks, mediaeval street layout and vernacular building materials. The Conservation Area was designated in 1988 and an appraisal by CDC confirmed its existing boundaries in 2012.

2.6 The western side of the village along Hempton Road consists of more modern development. There has also been a limited amount of modern development on the north side of the western end of Earls Lane near the primary school and a small amount of newer housing in Clifton



There is one Local Wildlife Site within the Parish at Deddington Mill. This is a 6.6ha area of woodland next to the river Swere which provides valuable habitat for woodland birds. A millennium project, Daeda's Wood, 3.7 hectares of woodland – was established with the support of the Woodland Trust on the east side of the Swere in 1997. The wood provides a quiet riverside area , maturing woodland and open meadow for informal recreation.

2.7 A heritage community orchard was planted in Welford's Piece in Clifton in 2021, with Deddington Environment Network taking the lead. A project seeding a small wildflower meadow is now under way.

2.8 Bestmoor SSSI adjoins the south-east corner of the Parish approximately 2km south of Clifton. This 12ha site supports a population of narrow-leaved water dropwort.



3. PLANNING POLICY CONTEXT

3.1 The parish lies within the Cherwell District area in the county of Oxfordshire.

NATIONAL PLANNING POLICY

3.2 The National Planning Policy Framework (NPPF) published by the Government is an important guide in the preparation of local plans and neighbourhood plans. The following paragraphs of the latest NPPF version published in 2021 are considered especially relevant:

- Promoting neighbourhood planning (§28 - §30)
- Boosting the supply of new homes in neighbourhood plans (§60 & §66)
- Supporting a prosperous rural economy (§84 - §85)
- Planning positively for the provision of new community facilities (§93)
- Protecting Local Green Spaces (§101 - §103)
- Promoting sustainable transport (§104 etc)
- Achieving well-designed places (§126 etc)
- Conserving and enhancing the natural environment (§174 etc)
- Protecting and enhancing biodiversity (§179)
- Conserving and enhancing the historic environment (§189 etc)

STRATEGIC PLANNING POLICY

3.3 The Neighbourhood Plan must be in general conformity with the strategic policies of Cherwell District. The development plan primarily comprises the Cherwell Local Plan 2011-2031 adopted in 2015 and saved policies from the Cherwell Local Plan 1996. Its key policies applying to the Deddington Neighbourhood Plan are:

- SLE 1: Employment Development
- BSC 3: Affordable Housing
- BSC 4: Housing Mix
- BSC 12: Indoor Sport, Recreation and Community Facilities
- ESD 1: Mitigating and Adapting to Climate Change
- ESD 2: Energy Hierarchy and Allowable Solutions
- ESD 3: Sustainable Construction
- ESD 4: Decentralised Energy Systems
- ESD 5: Renewable Energy
- ESD 13: Protection and Enhancement of Biodiversity and the Natural Environment
- ESD15: The Character of the Built and Historic Environment
- ESD 17: Green Infrastructure
- Villages 1: Village Categorisation
- Villages 2: Distributing Growth across the Rural Areas

3.4 Policy Villages 2 provided for the 24 Category A villages (including Deddington) to supply a total of 750 homes for the plan period (in addition to windfall housing consents). This target has been more than met across these villages. The emerging Local Plan proposes a total of 43 new dwellings for Deddington is supplied from housing site allocations for its plan period to 2040 (after taking into account planning consents since 2019). This forms the 'housing requirement figure' for the Parish, as per NPPF §66. Separately, the earlier (2021) Housing Needs Assessment produced for the neighbourhood plan by consultants AECOM indicated that the Parish may need to supply of 76 homes up to 2040, taking into account the 50 homes built or committed on three developments on the edge of the village.

3.5 The Parish Council has worked closely with CDC officers to ensure that there will be no need for the emerging Local Plan to contradict the policies of the neighbourhood plan or to supplement its housing supply proposals. To expand on this: In the absence of a target figure set by Cherwell District Council (CDC) the Neighbourhood Plan based its assessment of housing need in Deddington: on our own housing survey which was part of the 2014 Parish Questionnaire and an AECOM Housing Needs Assessment (HNA) delivered to us in July 2022 (full report included in supporting documents).

The key findings of the steering group's housing survey were:

- Three- and two-bedroom properties were considered the most needed by the majority of respondents – 76% and 69% respectively. The housing needs element of the survey confirmed this: 43 individuals said they were looking for a 3-bedroom house, 42 a two-bedroom home.
- 53 people were hoping to find a starter home
- 55 people were planning to downsize, and another 183 were considering it in the future
- 52 said they required affordable housing. 18 said they were already on the CDC housing register or thought they would qualify for it. More people wanted a home to purchase (through Help to Buy or shared ownership) than to rent
- 77.76% of respondents rated low energy use as the main priority in new housing.

The HNA based its research on multiple sources of their own and upon our housing survey. The findings, eight years apart, were notably similar. The HNA report concluded that 7 per dwellings per year were needed to the end of the Plan period making a total of 126 homes, from which can be deducted the number of dwellings in developments receiving planning approval since 2019, of which there have been 50. **This gave us a target figure of 76 new homes.**

The report provided a lot of helpful information about the demography of the parish and hence the type of housing needed.

- Deddington has an older population profile than Cherwell or the country at large. A year ago, 62% were over the age of 45 and 30% over 65. It was reckoned by 2040 the over-65 cohort could double, making up 51% of Deddington's population. The younger populations is declining. AECOM believes the ageing population is a major drive of housing need.

- The average income in Deddington is £59,000. Unless they had a very large deposit, a would-be purchaser would need an income of £80,000 to buy even an entry-level property (£108,000 to buy a new build, which have a 20-25% premium, except compared with well-located historic properties).
- It is easier to rent: households earning between £40,000 and £80,000 can potentially afford entry-level private rentals.
- Deddington has a high proportion of owned houses – 77.4% compared with 63.3% across the country. It also has a substantially higher proportion of houses with four or more bedrooms – 40% compared with 19% across the country.
- The prime need is for three-bedroom houses, and to a lesser degree two-bedroom homes. There will still be a need for some bigger houses, since the existing larger properties may be beyond the means of potential purchasers.
- Deddington has an undersupply of affordable homes. AECOM calculate 79 new affordable homes will be needed by the end of the Plan period.
- AECOM recommended that 50% of affordable homes in a new development should be for purchase (via First Home or shared ownership) - again in tune with our own findings - and that the income levels and property prices in Deddington warranted a 50% First Home discount.

OTHER DEVELOPMENT PLAN POLICY

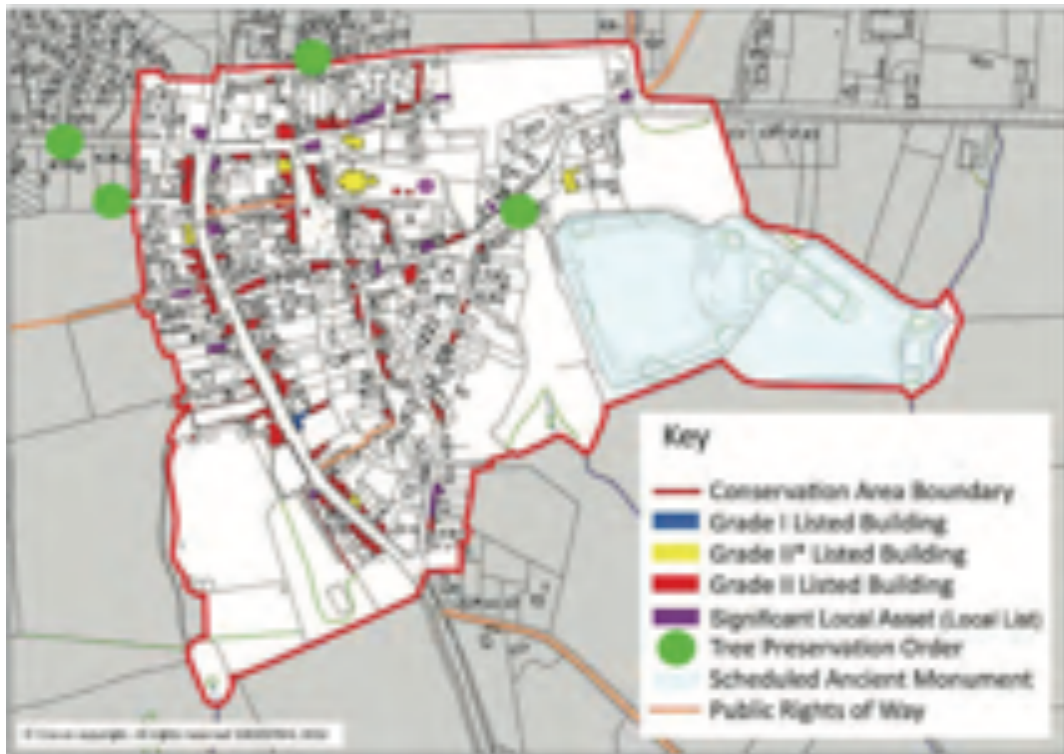
3.6 There are other development plans – waste and minerals for example – that apply in the Parish, but none are considered relevant in the preparation of this Neighbourhood Plan. There are made neighbourhood plans in the vicinity. Mid Cherwell Neighbourhood Plan was prepared by a group of parishes, including adjacent parishes of Duns Tew, Somerton and North Aston. This plan was made in 2019 and is currently under review by the Parishes. Additionally, the adjacent parish of Adderbury to the north has a made Neighbourhood Plan.

DEDDINGTON CONSERVATION AREA

3.7 As set out in Section 2, the Conservation Area was designated in March 1988 (see Plan B). Conservation Areas were introduced by the Civic Amenities Act of 1967, to protect areas of special interest as opposed to individual buildings. Since 1967 some 8,000 conservation areas have been designated in England. Under the Planning (Listed Buildings and Conservation Areas) Act 1990 local authorities have a duty to designate conservation areas and from time to time to review the boundaries. Such areas are defined as 'areas of special architectural or historic interest, the character or appearance of which it is desirable to preserve or enhance'. The excellent Deddington Conservation Area Appraisal published in April 2012 is described in detail and updated in the Parish Character Study that accompanies this Neighbourhood Plan and gives useful pointers for developers to the prevailing architectural features of Deddington village.

3.8 The main attributes that define the special character of an area are its physical appearance and history, i.e. the form and features of buildings and the spaces between them, their former uses and historical development. Where there are a number of periods of historical development, the character of individual parts of the conservation area may

differ. Contrasts between the appearance of areas and the combination of buildings of various ages, materials and styles may contribute to its special character.



Plan B: Conservation Area

4. COMMUNITY VIEWS ON PLANNING ISSUES

4.1 Various methods have been used by the Deddington Neighbourhood Plan steering group to inform people about the Plan and its progress and invite feedback, including regular articles in the Deddington News, community 'drop-in' events, leaflet drops, posters, banners and a dedicated Neighbourhood Plan website. The Parish Council has an agenda-ed item on the Neighbourhood Plan at its meeting every month when latest progress in the Plan is reported and councillors and members of the public attending the meetings have the opportunity to ask questions and make comments. In addition to ongoing stakeholder consultation, community consultation involved the following stages:

- identifying the issues through a three-day 'drop-in' event in November 2013;
- a parish questionnaire conducted in October/November 2014 with 81 (mostly multi-part) questions, including a housing needs survey, which was completed by 914 respondents (a 58.85% response rate);
- a youth questionnaire conducted at the same time for 11-to-17-year olds, with 15 questions, which was completed by 73 young people (48.67%);
- consultation on strategic goals and objectives through a second 'drop-in' event in April 2015 over two days;
- consultation on emerging policies through a third 'drop-in' event in November 2015 over two days;
- a supplemental questionnaire conducted in March 2017 about unadopted estate infrastructure and freehold v. 999 year leasehold tenure, which was completed by 268 residents;
- a second parish questionnaire conducted in June 2022, including potential sites for allocation and draft policy intents, via a 20-page booklet delivered to every house in the parish and on Survey Monkey. It was completed by 405 parishioners – about 40% of households. While the consultation was underway, Deddington Development Watch, a local conservation campaigning group, circulated a leaflet to parishioners objecting to the possible allocation of one of the sites listed in the questionnaire, DNP4 The Poplars. This was not taken into account by the NP steering group.

4.2 The Regulation 14 Consultation on the Pre-Submission Neighbourhood Plan was conducted online over seven weeks in December 2022 and January 2023. The draft Neighbourhood Plan (including site allocations and policies), a Site Assessment report (describing how long list, short list and allocations of sites were selected), Housing Needs Assessment, Strategic Environmental Assessment reports on the various sites offered, and a character study of the three villages that comprise Deddington parish, were published on the Deddington Neighbourhood Plan website and the Deddington Parish Council website. 48 responses were received by email.

4.3 Letters were sent to six landowners and/or their agents with an interest in the shortlisted sites for allocation with additional questions about their sites. All responded.

4.4 The main themes emerging from the public consultations were:

- Small developments have consistently been favoured by a large majority of those consulted. A minority in the June 2022 consultation suggested one large site would be desirable if it accounted for all the new housing required to 2040 (proportionately more of these came from Hempton or Clifton rather than Deddington village).
- Smaller homes were almost universally favoured - more modest for young families and more well-appointed for older people wishing to downsize, in particular bungalows
- A strong wish expressed for genuinely affordable homes, and that people with Deddington connection be given priority for affordable homes
- A keen interest in and support for measures to combat climate change
- Wide support for a green infrastructure network
- A widespread pride in and affection for the rural nature of the parish, its beauty and historic features
- Concern about lack of parking, especially in Deddington Market Place
- Concern about speeding, congestion, air pollution
- Widespread concern about the Health Centre's inability to cope with the ever-increasing patient numbers on its register and the length of waiting time needed for an appointment
- The need for a new nursery building, at a suitable location close to the primary school and Pre-School, to replace the end-of-life nursery building at the Windmill Centre.

4.5 Responses to the Regulation 14 Consultation were received from statutory consultees, including Cherwell District Council (CDC), Oxfordshire County Council (OCC) and eight landowners or their agents.

- CDC, whom three members of the NP steering group subsequently met for discussions, made a number of detailed suggestions on how the draft Neighbourhood Plan could be expanded and how the policies could be clarified or amended. These suggestions have been noted and absorbed into this Submission Plan.
- OCC drew attention to their updated standards for parking and cycling provision; requested that the fire station be deleted from the list of Locally Listed Structures (now renamed Non-Designated Heritage Assets); made suggestions concerning access to sites, and highways and travel planning considerations; highlighted archaeological, zero carbon, waste & recycling, and public health issues; emphasised need for appropriate S106 contributions.
- Both OCC and CDC suggested that one of our allocated sites, DNP1 at Chapmans Lane, should be dropped because of, respectively, highways and landscape considerations. The NP steering group has agreed to delete the

allocation of the site, particularly in light of the fact that fewer new houses than we were anticipating are being proposed in the emerging CDC Local Plan.

- The landowners or their agents who responded: listed the virtues of their respective sites and reasons why they should be allocated; queried elements of the draft neighbourhood plan or AECOM's Strategic Environmental Assessments or both; in some cases made critical references to other sites. Robert Webb of Pembury Webb noted that the policy map for the site he represented – DNP6 North of Wimborn Close – was wrongly drawn, excluding the western part of the site. This was acknowledged by the NP steering group – the site had appeared correctly in the map included in the June 2022 consultation.
- The Friends of Castle Grounds, the Satin Lane Allotment Society and some individual parishioners objected to the allocation of DNP1 Chapmans Lane.
- Some respondents, statutory and non-statutory, pointed out that larger developments came with more community benefits which could be a consideration in allocation of sites.

4.6 The results of the various consultations, the basic requirements of the NPPF, the evidence provided by the AECOM reports on housing need and sustainability, and our own research provided the basis of the NP's Vision and Objectives and our policies.

4.7 The need for some new housing was acknowledged but there was a clear desire that new development would not harm the historic character, rural nature and beauty of the parish - and that the mix of housing should match the housing need revealed in our own housing needs survey in 2014 and subsequently by AECOM's. House prices are high in Deddington and parishioners emphasised their wish that there should be properties younger people wishing to carry on living in the parish could afford. There is also a cohort of older residents looking to downsize.

4.8 A high value was placed on the range of shops and services available in Deddington and a strong wish expressed to preserve them. It was also clear that health provision and primary and pre-school education were a major preoccupation. Climate change is a major concern with parishioners.

4.9 We tried to reflect all these issues in our Vision and Objectives.



5. VISION, OBJECTIVES & LAND USE POLICIES

VISION

“Over the plan period Clifton, Deddington and Hempton will continue to develop as a vibrant parish community within a conserved and enhanced historic environment and with a good mix of high-quality homes that meets the needs of the community. Residents will enjoy an enhanced and healthier quality of life with access to a comprehensive range of indoor and outdoor social and recreational facilities, a good selection of shops, services and retail catering in Deddington, a network of safe pedestrian and cycle routes, and a variety of local working opportunities.”

OBJECTIVES

To deliver high quality and sustainable housing development that satisfies strategic growth requirements, fulfils local housing needs and is compatible with the historic rural character of the Parish and its landscape setting.

To provide affordable homes (both social housing and market affordable) to enable young people and lower income families to remain in the Parish.

To provide a choice of high quality homes in appropriate locations responsive to local needs, including the needs of an ageing population and those wishing to downsize.

To ensure that the size and location of individual developments respect and enhance the distinctive parish heritage and landscape.

To ensure that new development meets high standards of design.

To support the conservation and enjoyment of the rural landscape, key views, historic environment and heritage assets (designated and non-designated) of the Parish.

To protect and enhance biodiversity and wildlife habitats in the Parish, including green infrastructure.

To combat climate change by encouraging a zero carbon community, ensuring adequate infrastructure, high standards of sustainability in new buildings, maximum energy efficiency, the installation of renewable energy systems and water saving measures.

To promote social interaction and enable residents on new developments to integrate into the existing community, for instance through interlinking footways and cycleways and access to community facilities.

To ensure that children's play areas on new estates are properly equipped and publicly adopted and that any other amenity space is likewise adopted.

To ensure that estate roads on new developments are publicly adopted.

To promote policies to reduce traffic speeds, improve road safety and alleviate parking problems in the Parish and prioritise pedestrians and cyclists.

To maintain and enhance local employment opportunities and businesses, including agriculture, thereby contributing to the economic well-being of the Parish.

LAND USE POLICIES

5.1 The purpose of these policies is both to encourage planning applications for proposals that the local community would like to support, and to discourage applications for development that the community does not consider represent sustainable development in the Parish.

5.2 The planning framework for the Parish will continue to be judged using national and local policies in addition to the policies of the Neighbourhood Plan, which are set out below. Each policy is numbered and titled, and it is shown in bold italics for ease of reference. Where necessary, the area to which it will apply is shown on the Policies Map and Insets at the end of the document. After each policy is supporting text that explains the purpose of the policy, how it will be applied and, where helpful, how it relates to other development plan policies.

POLICY DEDD1: DEDDINGTON VILLAGE SETTLEMENT BOUNDARY

The Neighbourhood Plan defines Settlement Boundaries at Deddington, Clifton and Hempton as shown on the Policies Map.

Proposals for development within a Settlement Boundary will be supported in principle. Development proposals will not be supported outside a Settlement Boundary unless the use is essential to or suited to a countryside location.

5.3 This policy translates the term 'built up limits' used in Policies Villages 1 and Villages 2 of the adopted Local Plan onto the Policies Map for each of the three villages in the Parish to ensure applicants, the local community and CDC are all clear on when settlement or countryside policies should apply to development proposals.

5.4 Sites proposals for development inside the defined boundary should therefore accord with the relevant Local Plan policies and definitions on infill and design for example. Proposals outside the boundary should only be those that are suited to the countryside, notably agriculture, horticulture, woodland management and informal recreation, but not housing unless other than for proposals that meet the tests of the NPPF in respect of 'isolated homes in the countryside', or exception sites, suitable for first-time buyers, offering affordable housing on land adjacent to existing settlements. The site proposed for allocation in Policy DEDD2 is shown outside the boundary on the Policies Map but will be drawn inside after it has been built out at the time the Neighbourhood Plan is reviewed.

POLICY DEDD2: DEDDINGTON VILLAGE SITE ALLOCATION

The Neighbourhood Plan allocates land off Banbury Road (north of the Fire Station), as shown on the Policies Map, for a comprehensive residential, nursery and public parking development. Proposals will be supported, provided:

- The residential (Class C3) scheme comprises 80 dwellings of a mix of types that reflects the principles set out in Policy DEDD3;
- The nursery (Class E(f)) scheme comprises a suitable building located on the Banbury Road frontage with adequate parking for staff and a vehicular drop off space;
- The public parking scheme comprises approx. 20 – 25 spaces on the Earls Lane frontage and laid out with permeable surfacing, trees and shrubs and EV charging points;
- A S106 agreement is made that requires the delivery and transfer of the nursery and public parking schemes to the Parish Council at no charge prior to the occupation of the first dwelling;
- The layout comprises a single vehicular, pedestrian and cycle access from Banbury Road to the residential scheme and a separate vehicular, pedestrian and cycle access from Banbury Road to the nursery scheme, both of which must not compromise the existing Fire Station access and which should minimise the loss of the existing mature hedgerow on the Banbury Road frontage;
- The layout also comprises a tree-lined public footpath from Earls Lane through the residential scheme to Banbury Road and connecting a children's play area and new woodland and informal amenity areas;
- The landscape scheme comprises the bolstering of the existing hedgerow and tree planting along each of the site boundaries, a new community orchard in the vicinity of the Earls Lane frontage, an informal amenity area and ecological corridors permeating the whole scheme;

- **The outline layout and location of buildings allow for one or more glimpse views from the south-west corner of the site on Banbury Road through the scheme to the countryside to the north east of the site;**
- **The design of the scheme reflects the design principles set out in Policy DEDD4 and responds positively to the prominence of the north-west corner of the site in views from the north towards the village.**

5.5 This policy plans for housing growth over the plan period informed by the housing requirement in the emerging Local Plan (of 43 homes). It allocates one site on Banbury Road to achieve this target but also to deliver additional homes to enable the delivery of a new childcare facility and public car park within the scheme. In doing so it is expected that there will be no need for the emerging Local Plan to make any additional housing site allocations for the plan period.

5.6 The Banbury Road site (see concept plan below) is available for development now and so will be able to deliver new homes in the first five years of the plan period. Thereafter only suitable infill schemes will be supported under Policy DEDD1 unless a future review of the Local Plan requires additional housing supply.

North Deddington

A green and connected community
Concept plan

1. Access from Barbury Road, west access to be confirmed
2. Hedgehog and tree retained within landscape strip leaving a strong landscape approach into Deddington
3. Opportunity for gateway green formed by distinctive market buildings marking the arrival into Deddington
4. Woodland planting providing new habitat, biodiversity gain and extending the existing woodland creating an ecological corridor
5. Children's play area and green foot print
6. Ecological corridors incorporating sustainable drainage, retaining existing features where appropriate
7. Drainage features located at the lowest point of the site will be designed to maximize biodiversity value (see drain indicative)
8. Courtyard style housing reflecting the local typology
9. Pedestrian and cycle link to the village and primary school (leading through new village centre)
10. Improved footway adjacent to Barbury Road
11. New bus stop, with associated paving and access
12. Stationery, that could include a new village pond
13. New rural style 14 space public car park

Indicative Capacity:
85 - 90 homes @25-27dph
Capacity subject to site and planning requirements, as confirmed at a later date.

- Open space
- Existing and proposed woodland
- Trees
- Indicative attenuation
- Indicative children's play areas
- Car park
- Roads
- Existing bus route (Barbury Road)
- Proposed/improved footway and/or cycleway

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5.7 The 'U-shaped' site lies on the north-eastern edge of the village, partially wedged between the fire station and woodland on its south and east and the main Banbury Road and extending to Earls Lane on the eastern side of the woodland. Aside from contributing to meeting local housing (including affordable) supply, the site is very well located to accommodate a new nursery (to replace the existing facility on Hempton Road which has reached the end of its life). The nursery already has a close operational partnership with the Primary School that is just 50m to the south of the site on Banbury Road. The site will also enable the provision of a new public car park off Earls Lane to address the significant parking problems along the road with the school (at peak times) and the health centre.

5.8 The policy requires that the nursery and car park are built and transferred to the Parish Council to arrange for a lease to the existing community nursery operator and to operate the car park respectively. It requires this to be done through a S106 agreement and they are delivered before the residential scheme is occupied. The land interest has confirmed that these policy provisions are viable and acceptable.

5.9 Given the landscape and amenity sensitivity of the edges of the site, the policy requires the landscape scheme to pay special attention to mitigating the harmful effects of the new scheme, and to incorporate those measures with a new footpath link from Earls Lane to Banbury Road. This will maximise the convenience of walking from the scheme to the village centre less than 200m to the south and will connect other sites features, including the play area, amenity area and community orchard.

POLICY DEDD3: HOUSING MIX

A. Residential developments that provide any of the following housing types will be particularly supported:

- **one, two- and three-bedroom houses**
- **homes designed for first-time buyers**
- **dwelling suitable for older persons**
- **single storey dwellings**
- **accessible, elderly-friendly and disabled-friendly accommodation**

B. Where affordable housing is required by development plan policy, the mix of affordable homes shall be:

- **50% affordable or social rent**
- **25% First Homes at a 50% discount rate**
- **25% other forms of intermediate affordable housing for sale**

Priority to be given in the letting and the sale of the affordable homes to those with a connection to the Parish or are designated Key Workers.

5.10 This policy establishes key principles for delivering new homes in the Parish, including those provided for in the Policy DEDD2 allocation, but also any infill or other housing scheme proposals that are made in the plan period. It does not set prescriptive targets or proportions of house types in its clause A but instead establishes its clear support for proposals that address the imbalances of the existing housing stock by providing smaller, more affordable and accessible homes suited to a wide range of households. In particular, opportunities should be taken to deliver home types (including bungalows) that will enable existing elderly villagers to 'downsize' from larger homes. It is based on the evidence of the Housing Needs Assessment report prepared for the Neighbourhood Plan.

5.11 Its clause B sets out the required mix of affordable homes, again based on the evidence of that Assessment, to ensure that the mix is best able to meet local needs. With the advent of the 'First Homes' product, the Assessment concludes that in order for that product to succeed in the Parish, the full 50% (rather than default 30%) discount rate should be required.

POLICY DEDD4: DESIGN QUALITY IN DEDDINGTON

A. Development proposals in the Deddington Conservation Area, as shown on the Policies Map, must sustain and enhance its significance as defined by the Conservation Area Appraisal, paying special attention to the following characteristics:

- **Ironstone walls are an important feature throughout the Conservation Area and contribute to its character and must be preserved and maintenance encouraged.**
- **Hedges and ditches make an important contribution to the character of the village, as well as providing wildlife corridors.**
- **Ditches make an important contribution to surface water drainage, where they act as reservoirs in periods of intensive rain. They should not be piped.**

B. Development proposals within the defined Village Settlement Boundary but outside the Conservation Area should have regard to the following design matters and shall demonstrate that they have been properly understood and responded to as relevant to the location and nature of the application:

- **Views of the tower of St. Peter's & St. Paul's**
- **The character of adjacent parts of the Conservation Area**
- **The network of stone walls, hedges and ditches**
- **Reflect the charm of Deddington created by the diversity of design, construction, materials and style of adjacent dwellings, and avoid uniformity.**

C. The Neighbourhood Plan identifies and describes the significance of buildings and structures known as non-designated heritage assets in Appendix A. In determining applications that directly or indirectly affect a non-designated heritage asset, the scale of any harm or loss will be weighed against its defined significance.

5.12 This policy requires in its clause A applicants to have acknowledged, understood and responded to the design guidance contained in the adopted Conservation Area Appraisal in their development proposals. The Conservation Area covers a large part of the village, focused on its historic core around Market Place but extending west (to include High Street/New Street) and east (to include the Castle and the Hopcraft Lane/St. Thomas Street area). Much of the rest of the village to its north-west and west lies within the setting of the Conservation Area and national and Local Plan policy require that proposals address their potential effects on it. The new Parish Character Study (published separately) has sought to provide guidance in this respect.

5.13 That Study has also supplemented the Appraisal guidance by drawing special attention to some key design features of the village that make an especially important contribution to its distinct character. These have been included in its clause B and will affect some proposals in the area based on their nature, scale and location.

5.14 Finally, both the Appraisal and Study identify 'non-designated heritage assets', as defined in the NPPF. They are listed in Appendix A. Both have taken account of guidance published by English Heritage/Historic England over many years to inform how such buildings and structures are identified and described. As per the NPPF, clause C of the policy does not ascribe statutory listing status to the structures but does require that proposals affecting a structure take proper account of why it has been identified, with a view to avoiding unnecessary harm to its local heritage value.

POLICY DEDD5: DESIGN QUALITY IN HEMPTON

- A. The Deddington Parish Neighbourhood Plan Parish Character Study identifies features of Hempton that contribute to defining its special local character. Development proposals must be able to demonstrate that they have properly understood and responded to this character as relevant to their location and nature.**
- B. Attention is drawn to the following characteristics in particular:**
- **the prominence of The Old Stores (and its sign) and Stonelea in the street scene**
 - **views of the thatched cottages at the corner of Barford Road and of Batchelor's Row**
 - **ironstone walls that are an important feature throughout Hempton**
- C. The Neighbourhood Plan identifies and describes the significance of buildings and structures known as non-designated heritage assets in Appendix A. In determining applications that directly or indirectly affect a non-designated heritage asset, the scale of any harm or loss will be weighed against its defined significance.**

5.15 This policy is intended to shape design quality in Hempton, derived from the Parish Character Study prepared for the Neighbourhood Plan. Although the village does not have a designated Conservation Area, it is of good example of the local architectural vernacular in building style and of a small, traditional linear village in the District.

5.16 Its clause A requires applicants to have acknowledged, understood and responded to the design guidance contained in the Study in their development proposals and draws special attention to some key design features of the village that make an especially important contribution to its distinct character. They will affect some proposals in the area based on their nature, scale and location.

5.17 The Study also identify 'non-designated heritage assets' as defined in the NPPF. They are listed in Appendix A. It has taken account of guidance published by Historic England to inform how such buildings and structures are identified and described. As per the NPPF, clause B of the policy does not ascribe statutory listing status to the structures but does

require that proposals affecting a structure take proper account of why it has been identified, with a view to avoiding unnecessary harm to its local heritage value.

POLICY DEDD6: DESIGN QUALITY IN CLIFTON

A. The Deddington Parish Neighbourhood Plan Parish Character Study identifies features of Clifton that contribute to defining its special local character. Development proposals must be able to demonstrate that they have properly understood and responded to this character as relevant to their location and nature.

B. Attention is drawn to the following characteristics in particular:

- **views of the bellcote tower of the former St. James Chapel**
- **the prominence in the streetscene of The Duke PH and Manor Farm**

C. The Neighbourhood Plan identifies and describes the significance of buildings and structures known as non-designated heritage assets in Appendix A. In determining applications that directly or indirectly affect a non-designated heritage asset, the scale of any harm or loss will be weighed against its defined significance.

5.18 This policy is intended to shape design quality in Clifton, derived from the Parish Character Study prepared for the Neighbourhood Plan. Like Hempton, although the village does not have a designated Conservation Area, it is another good example of the local architectural vernacular in building style and of a small, traditional linear village in the District.

5.19 Its clause A requires applicants to have acknowledged, understood and responded to the design guidance contained in the Study in their development proposals and draws special attention to some key design features of the village that make an especially important contribution to its distinct character. They will affect some proposals in the area based on their nature, scale and location.

5.20 The Study also identify 'non-designated heritage assets', defined in the NPPF. They are listed in Appendix A. It has taken account of guidance published by Historic England to inform how such buildings and structures are identified and described. As per the NPPF, clause B of the policy does not ascribe statutory listing status to the structures but does require that proposals affecting a structure take proper account of why it has been identified, with a view to avoiding unnecessary harm to its local heritage value.

- A. The Parish and its settlements occupy a distinct ridge top running from Hempton to Clifton through Deddington village which sets the settlements in prominent positions within the landscape and especially the valleys to their north and south. The tower of St. Peter and Paul Church in Deddington lies at the mid-point of the ridge and provides an important marker of the village from far around. Development proposals in the surrounding countryside that meet the provisions of Policy DEDD1 must demonstrate they will not adversely affect this landscape character.
- B. The Neighbourhood Plan identifies the following as key views on the Policies Map:
1. From Duns Tew Road, Hempton, west to Steepness Hill
 2. From Snakehill Lane, Hempton, north-east to the Swere Valley
 - 3a. From Cosy Lane (BW 187/16) north across the Swere Valley
 - 3b. From Cosy Lane, north-east to Kings Spring Field
 - 4a. From Hempton Road, north across Swere Valley
 - 4b. From Hempton Road, south to Duns Tew
 - 4c. From Hempton Road, south west to Over Worton
 5. From Clifton Road, north to Deddington Castle earthworks
 - 6a. From Clifton Road, north-east to Kings Sutton
 - 6b. From Clifton Road, south to North Aston
 7. From Jerusalem Lane (BW 187/7), south to North Aston
 8. From Earls Lane, north to woodland
 9. From Earls Lane, south-west to church tower
 10. From Green Hedges Lane (FP 187/71), north to Adderbury
 11. From Green Hedges Lane, south-west to church tower
 - 12a. From Chapmans Lane (FP 187/19), north to Deddington Castle ramparts and to church tower
 - 12b. From Chapmans Lane, north-east towards Clifton
 - 12c. From Chapmans Lane, south to North Aston and Duns Tew
 13. From Coombe Hill, south east to church tower
 - 14a. From Grove Fields (FP 187/9), east to church tower
 - 14b. From Grove Fields, west to Over Worton
 - 14c. From Grove Fields, south to Duns Tew
 15. From the track to Tomwell Farm, east to church tower

Development proposals that would have an unacceptable detrimental impact on the integrity of any of the identified key views will not be supported.

5.21 In its clause A, this policy acknowledges the special relationship between the landscape character, topography and settlements of the Parish. It requires that this relationship is properly understood and responded to in proposals that may otherwise be acceptable in principle in accordance with Policy DEDD1.

5.22 In clause B, the policy identifies a series of key views, which are defined on the Policies Map. They have been derived from the village character analysis work carried out for the Plan. Again, the policy requires applicants to show that they have understood the potential for their proposals to cause harm to a view and that options have been looked at to avoid such an outcome. This need not prevent development but should enable careful siting, design and layout decisions to be made.

POLICY DEDD8: TRAVEL PLANNING

A. Any new residential development should seek to provide access to the local road network in a way that mitigates potential adverse transport impacts, including by the introduction of traffic calming measures. Development proposals should demonstrate that they will either avoid or satisfactorily mitigate any adverse effects of the traffic they generate or attract on the air quality at the junction of the A4260 and B4031 in Deddington.

B. In order to encourage and enable the use of local bus services, walking and cycling, all development proposals, where reasonable to do so, will make a financial contribution to a package of local sustainable transport measures, including the S4 bus service. Proposals for new residential development should take full account of the needs of pedestrians and cyclists. As appropriate to their scale and location, proposals should provide safe and well-defined pedestrian and cycle routes to local facilities, services and amenities.

C. The provision of off-road car parking for any new residential development shall be not less than the recommendations in the Oxfordshire County Council Residential Road Design Guide Second Edition or any replacement table subsequently published from time to time.

D. In the case of new dwellings with three or four bedrooms up to two car parking spaces should be provided within the development site. For dwellings of five or more bedrooms up to three car parking spaces should be provided within the development site. If less than half of the parking provision associated with the development is unallocated, provision should be made for visitor parking of 0.2 spaces per dwelling.

E. Any new dwelling shall provide cycle parking facilities for residents and visitors which are covered and secure, and otherwise at least equal to Oxfordshire County Council's approved cycle parking standards for residential development set out in the Oxfordshire County Council's Parking Standards for New Developments or any replacement cycle parking standards subsequently published from time to time.

5.23 This policy brings together a series of traffic and parking related requirements in seeking to plan for local travel needs in the future. Traffic flows through Deddington are consistently high on both the A4260 Oxford to Banbury road and the B4031 west-east route leading to/from the M40 (Junction 10). The B4031 has significant physical constraints as it passes through Hempton and Deddington, and just beyond Clifton. While Deddington straddles the A4260 and the B4031, the village is further from main employment areas and major retail centres than most of the other larger rural settlements in north Oxfordshire. The greater majority of Deddington residents therefore commute extended distances by car to various work destinations and only 13% work in Banbury. Deddington was given a poor transport sustainability rating in terms of average network distance and travel time.

POLICY DEDD9: GREEN INFRASTRUCTURE

A. The Neighbourhood Plan defines the Deddington Parish Green Infrastructure Network around and within the villages, as shown on the Policies Map. The Network comprises a variety of green infrastructure assets, including informal open space, a Local Green Space, allotments, playing fields, assets of biodiversity value and children's play areas, footpaths and bridleways.

B. Development proposals on land that lies within or immediately adjoining the defined Network must demonstrate how they will maintain or enhance its green infrastructure value in that location, by way of their landscaping schemes, layouts, access and public open space provision. Proposals will be supported where they seek to improve the function of the Network, including by sequestering carbon through woodland planting and by the use of planters and mini orchards in development schemes.

C. Proposals for new buildings, wherever possible, should incorporate grey and rain water harvesting measures to manage surface water flood risk and habitat enhancement measures, including bat boxes, swifts' bricks and hedgehog routes, to encourage wildlife.

5.24 This policy identifies and maps the network of a wide variety of green (and some blue) infrastructure assets across the Parish that functions to support biodiversity and community enjoyment. Not only are many assets of special value in their own right, they are well

connected to function as habitat corridors and as more sustainable means of travelling around the Parish by foot or cycle.

5.25 The policy complements the more general requirements of the adopted Local Plan Policy ESD17 on green infrastructure by encouraging opportunities for woodland planting as part of landscape scheme to contribute to carbon sequestration ('sinking') in tackling climate change. It also reinforces the need for new buildings to harvest grey and rain water to help manage flood risk and to create other means of encouraging wildlife using simple, on-site measures like bat boxes and the like.

POLICY DEDD10: SATIN LANE ALLOTMENTS LOCAL GREEN SPACE

The Neighbourhood Plan designates the Satin Lane Allotments in Deddington, as shown on the Policies Map, as Local Green Space. New development will not be permitted on land designated as Local Green Space except in very special circumstances. New development adjacent to designated Local Green Space must not detract from its special value.

5.26 This policy takes forward the provisions of the NPPF in respect of protecting this privately owned, but greatly cherished, allotment on the south-eastern edge of the village. Its designation as a Local Green Space confers on the land the same national policy protection as that of the Green Belt. Only in very special circumstances will inappropriate development therefore be permitted.

5.27 A survey of all potential candidate sites has been undertaken. Of the few candidates considered to meet the NPPF tests to qualifying for this designation, all apart from the allotments are in local public ownership with no prospect of any proposals for harmful development. The Parish Council considers that the allotments site meets the tests: it is not an extensive tract of land; it is close to the community it benefits; and it has been enjoyed not only as an allotment but as a publicly accessible and tranquil space for decades.

POLICY DEDD11: COMMUNITY FACILITIES

The Neighbourhood Plan identifies the following buildings and their curtilage as community facilities, as shown on the Policies Map:

- a) Windmill Community Centre premises, Hempton Road, Deddington
- b) Deddington Library, High Street, Deddington
- c) Deddington Village Nursery, Hempton Road, and Deddington Partnership Foundation Stage Unit (pre-school), Earls Lane, Deddington
- d) Deddington Health Centre, Earls Lane, Deddington
- e) Duke of Cumberland PH, Clifton
- f) Red Lion, Market Place, Deddington
- g) Crown and Tuns, New Street, Deddington
- h) Deddington Arms, Victoria Terrace, Deddington
- i) Unicorn, Market Place, Deddington

Proposals that will harm or result in the loss of a local community use or pub will be resisted unless it can be clearly demonstrated that:

- all reasonable efforts have been made to market the premises for its existing use and no other potential occupier can be found;
- all reasonable efforts have been made to improve the operation and management of the business or facility;
- the land is no longer a suitable location for a local community use or pub; and
- in the case of the loss of a public house, suitable alternative public houses exist to meet the needs of the local community; or
- in the case of the loss of a local community use, suitable alternative uses exist to meet the needs of the local community.

5.28 This policy identifies a number of community facilities across the Parish for the purpose of protecting them from harmful development including a change of use. All of the facilities continue to serve a vital social function in this relatively remote rural area; their loss will likely lead to a greater dependence of the local community on services outside the Parish requiring car trips.

5.29 It is accepted that not every facility that operates as a commercial concern or as a local public service may remain viable in the long term as community needs and habits change. However, the policy places the onus on the applicant to demonstrate that all reasonable options have been explored not only to find an alternative operator of the

facility, but also to find another type of community use for the premises and land. This reflects the fact that once the premises and land have been lost to this use then it is very unlikely such facilities will be re-provided elsewhere.

POLICY DEDD12: DEDDINGTON VILLAGE CENTRE

A. Within the Deddington Village Centre as shown on the Policies Map the following development proposals will be supported, provided that they accord with national and local policies to protect heritage assets and their setting, and with the relevant design guidance:

- **improvements to, or for the extension of, premises that are in an established commercial, business, service, public house or hot food take-away use**
- **the change of use of premises to a new commercial, business or service use.**

B. Within the Deddington Village Centre, proposals where planning permission is required for a change of use of the ground floor of premises in an established commercial, business, service, public house or hot food take-away use to a residential use will be resisted, unless it can be demonstrated that:

- **the location is no longer economically viable for its established use, nor for a new commercial, business or service use; and**
- **the premises are incapable of improvement or extension to provide a viable commercial, business or service use without causing unacceptable harm to their heritage significance or in an economically viable way.**

C. Within the Village Centre, proposals for the installation, alteration or replacement of a shop front or shop sign will be supported provided that:

- **they do not require the loss of an existing shop front of heritage value; and**
- **the design, colour, materials, signs and details of the proposed work sustain or enhance the character of the building and surrounding shop frontages and are in keeping with the Deddington Conservation Area.**

5.30 This policy highlights the importance of the village centre in serving the needs of the village and surrounding smaller rural settlements like Clifton and Hempton. The centre is focused on the historic Market Place but also includes Hudson Street, Bull Ring, Church Street, Chapel Square and part of High Street and of New Street. It is not defined in the adopted Local Plan as a policy entity but its future is vital to the sustainability of the village, especially as its population grows.

5.31 The policy has taken into account the Use Class Order 2020 in terms of its re-definition of previously separate 'town centre' uses into the single Class E ('commercial, business and services') along with offices, light industrial uses and health facilities. It requires that the village centre remains the right place in the village for these facilities to consolidate and hopefully grow. It is also accepted that some changes of use from a Class E use to a dwelling can be carried out without a planning application. However, many of the buildings in the village centre are listed (in which case that permitted development right does not apply). In addition, CDC can still take into account in determining if 'prior approval' for a change of use of a ground floor use the evidence and rationale of this Neighbourhood Plan in measuring the impact on the character or sustainability of the Conservation Area within which the whole of the village centre lies.

POLICY DEDD13: LOCAL BUSINESS

Proposals for new business and service uses will be supported, providing that they are either:

A. located within the Deddington Village Settlement Boundary defined in Policy DEDD1 if they accord with all other relevant policies of the development plan or

B. located within or adjoining an established business use beyond the Deddington Village Settlement boundary and can demonstrate they will not generate a scale of traffic that will have an adverse effect on local roads or will conflict with the landscape character and key views of Policy DEDD7.

5.32 This policy serves two purposes: to encourage the retention and growth of existing employment uses in the Parish and to support proposals for new businesses provided they lie on land within the defined Deddington settlement boundary or, in certain circumstances, adjacent to the settlement boundary if compliant with NPPF guidance (para 85).

5.33 Although not a town, the village has a long history in serving a wider rural population as a location for jobs. In recent years, established employment sites in the village like Johnson & Co, NFU Mutual, Home Farm Works and TWB Motors have been supplemented by more

homeworking and some small offices. These businesses and home working have enabled many in the local community to work and shop locally, although many more continue to have to commute out of the Parish.

5.34 Clause A of the policy encourages existing sites to intensify their uses if that is necessary to remain viable but within the policy constraints, notably relating to heritage and residential amenity. Existing employment land is already protected from a change of use by the adopted Local Plan Policy SLE1 and so this is not repeated here.

5.35 Clause B encourages proposals for new business and service uses (that is Class E(d-g)) within the village, but not commercial uses (that is Class E (a – c)) that are best suited to premises in the defined village centre (for which Policy DEDD13 provides). It is considered that Clifton and Hempton are too small and remote to be sustainable locations for new employment development and so this clause does not extend to include their settlement boundaries.

POLICY DEDD14: HOME WORKING

Insofar as planning permission is required, home extensions or other building alterations to facilitate working from home will be supported within the curtilage of any residential plot in the Parish, providing that they accord with all other relevant policies of the development plan as relevant to their location and scale and subject to activity at such development not harming residential amenity.

5.36 This policy is to encourage more residents to work at or from home, thereby taking advantage of modern technology and reducing the need to commute. Home working increases local employment options and supports the NPPF goal of a prosperous rural economy. It also benefits people who have limited mobility. In 2017 it was estimated that some 14-15% of economically active residents in the Parish work at or from home and it is expected that this number will have significantly increased since then.

POLICY DEDD15: BROADBAND AND MOBILE COMMUNICATIONS

All new dwellings and business premises in the Parish should be provided with a superfast broadband connection installed on an open access basis which is directly accessible from the nearest suitable exchange and fitted so as to permit future repair, replacement or upgrading.

Where it is practicable to do so, broadband connections should be made by way of suitable ducting to enable one or more service providers to provide a fibre connection to individual properties from a connection chamber or chambers located on the public highway, or else from an alternative connection point available to different service providers.

Proposals for new or improved mobile phone infrastructure will be supported, providing that the proposals do not adversely affect the surrounding built or natural environment (including without limitation the setting of heritage assets and key views).

5.37 This policy seeks to ensure that all new homes and business premises in the Parish are provided with a superfast broadband connection. Apart from the social dimension, this will support business development and home working. The NPPF notes that high speed broadband plays a vital role in enhancing the provision of local community facilities and services.

5.38 Policy BSC 9 'Public Services and Utilities' of the adopted Local Plan expects superfast broadband connectivity to be provided on new developments. Fibre to the premises (FTTP) offers broadband connection speeds of up to 330 mbps and even the base speed of 40 mbps is sufficiently fast to allow buffering-free high definition webcasts, video communications such as Skype and remote access which are simply unworkable with the older ADSL technology. Any community which lacks superfast broadband is therefore at a business and social disadvantage compared with most of the country which has superfast broadband.

POLICY DEDD16: ZERO CARBON BUILDINGS

A. All development must be 'zero carbon ready by design' to minimise the amount of energy needed to heat and cool buildings through landform, layout, building orientation, massing and landscaping.

B. All planning permissions granted for new and refurbished buildings should demonstrate that they have been tested to ensure the buildings will perform as predicted and will include a planning condition to require the provision of a Post Occupancy Evaluation Report to the Local Planning Authority within a specified period, unless exempted by Clause B. Where the Report identifies poor energy performance and makes recommendations for reasonable corrective action, the applicant must demonstrate that those actions have been implemented before the condition will be discharged.

C. Wherever feasible, all buildings should be certified to a Passivhaus or equivalent standard with a space heating demand of less than 15KWh/m²/year. Where schemes that maximise their potential to meet this standard by proposing the use of building forms or a plot size, plot coverage or layout that are different to those characteristics of the immediate area within which the proposal is located, this will be supported, provided it can be demonstrated that the scheme will not have a significant harmful effect on heritage assets.

5.39 This policy is in three parts, the combination of which is intended to encourage a step change in the energy performance of all new developments in the Parish and, in doing so, to incentivise the use of the Passivhaus or equivalent standard of building design. Achieving this level of performance will make a significant contribution to mitigating climate change that the Neighbourhood Plan can deliver. This is especially important in view of the fuel crisis, the hugely inflated cost of fuel for the foreseeable future, and the need in the current geo-political circumstances to be fuel self-sufficient in the UK, a truly insulated and fuel-economical home is crucial both for the community at large and for the individual resident. To stint would be a false economy.

5.40 Clause A of the policy requires developers to ensure they address the Government's climate change targets and energy performance at the very initial stages of design. 'Zero Carbon Ready by Design' means making spatial decisions on layout and orientation of buildings at the outset to maximise the passive design benefits ('free heat') of a site and avoids leaving this to technical choices and assessment at the Building Regulation stage, by which time the opportunity may have been lost.

5.41 Clause B requires the developer of a consented housing development scheme of any size to carry out a Post-Occupancy Evaluation (POE) including actual metered energy use, and to submit the report to the local planning authority. It will be implemented by attaching a planning condition, which will only be discharged once the report has been submitted and any recommended actions to rectify any performance gap with the design stage assessment (as proposed in the Energy Statement already required by CDC) are carried out by the developer.

5.42 Its Clause C encourages all schemes, no matter what their intended use or size other than householder extensions, to use the Passivhaus Planning Package (PHPP) or equivalent design methodology for all buildings where it is feasible to do so. Certified Passivhaus (or equivalent) schemes are not required to meet the provisions of Clause B as such schemes cannot fail in that way.

5.43 In respect of scheme viability, any extra-over cost of building to the 'zero carbon ready' Passivhaus standard (now less than 5%) will diminish to zero well within the period of this Plan, as per both the Governments Regulatory Impact Assessments and research by the Passivhaus Trust. The policy is intended to ensure that expensive and unnecessary retrofit costs are not passed down to building occupiers in the future, particularly in an area which has relatively high property values.

5.44 The policy anticipates that in order to achieve a zero carbon standard the scheme design may need to be innovative in its building forms and plot characteristics and some compromise may be needed. Within the Deddington Conservation Area proposals must be able to show that such a compromise will only lead to minor harm to its character and appearance of a scale that is outweighed by the climate change mitigation benefit. Elsewhere in the Parish applicants will still be required to show how any compromise will not undermine the character of the local area as defined by the Parish Character Study.

5.45 Proposals seeking to apply the PHPP must be able to demonstrate that the Passivhaus standard can be achieved. Prior to commencement a 'pre-construction compliance check' completed by a Passivhaus Designer accredited by the Passive House Institute (PHI) will be required and secured by condition. Upon completion Quality Approved Passivhaus certificate for each building will be required prior to occupation, again secured by condition.

5 IMPLEMENTATION

6.1 The Neighbourhood Plan will be implemented through Cherwell District consideration and determination of planning applications for development in the parish.

DEVELOPMENT MANAGEMENT

6.2 The Parish Council will use a combination of the Local Plan and this Neighbourhood Plan policies to inform and determine its planning application decisions. The Parish Council is a statutory consultee on planning applications made in the parish and it will be made aware of any future planning applications or alterations to those applications by the planning authority. It will seek to ensure that the Neighbourhood Plan policies have been identified and applied correctly by applicants and by officers in their decision reports.

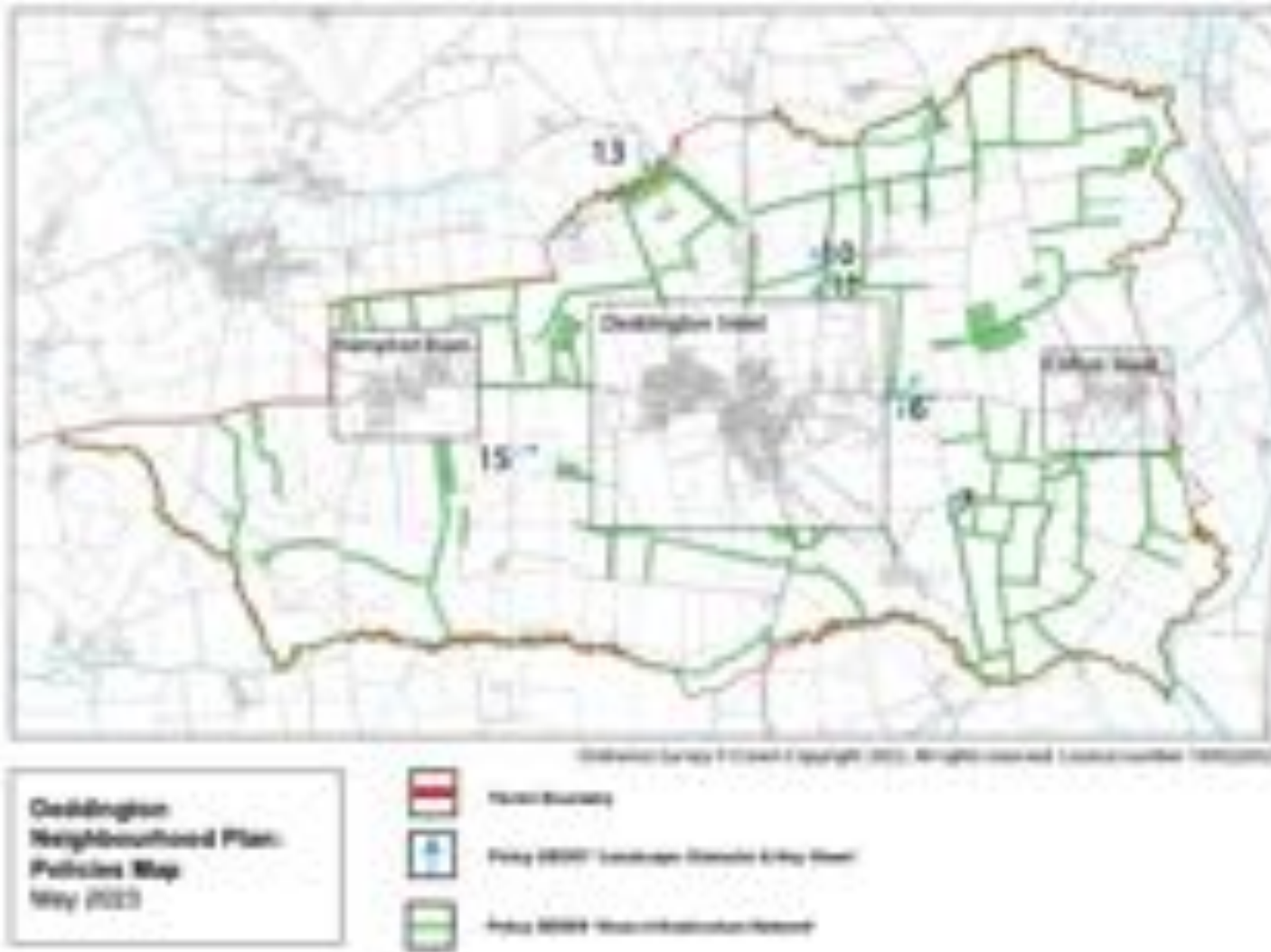
LOCAL INFRASTRUCTURE IMPROVEMENTS

6.3 Where opportunities arise through Section 106 agreements (or through the Community Infrastructure Levy) to secure financial contributions to invest in improving local infrastructure, the Parish Council will review the evidence base and community consultations for the Neighbourhood Plan to inform its view in liaising with the local planning authorities.

OTHER NON-PLANNING MATTERS

6.4 During the process of preparing the Neighbourhood Plan, there have been many ideas for improving or addressing current problems in the parish that lie outside the scope of the land use planning system to control. The Parish Council has noted these issues and will take them forward through its day-to-day business and in partnership with the local community and relevant parties. These include:

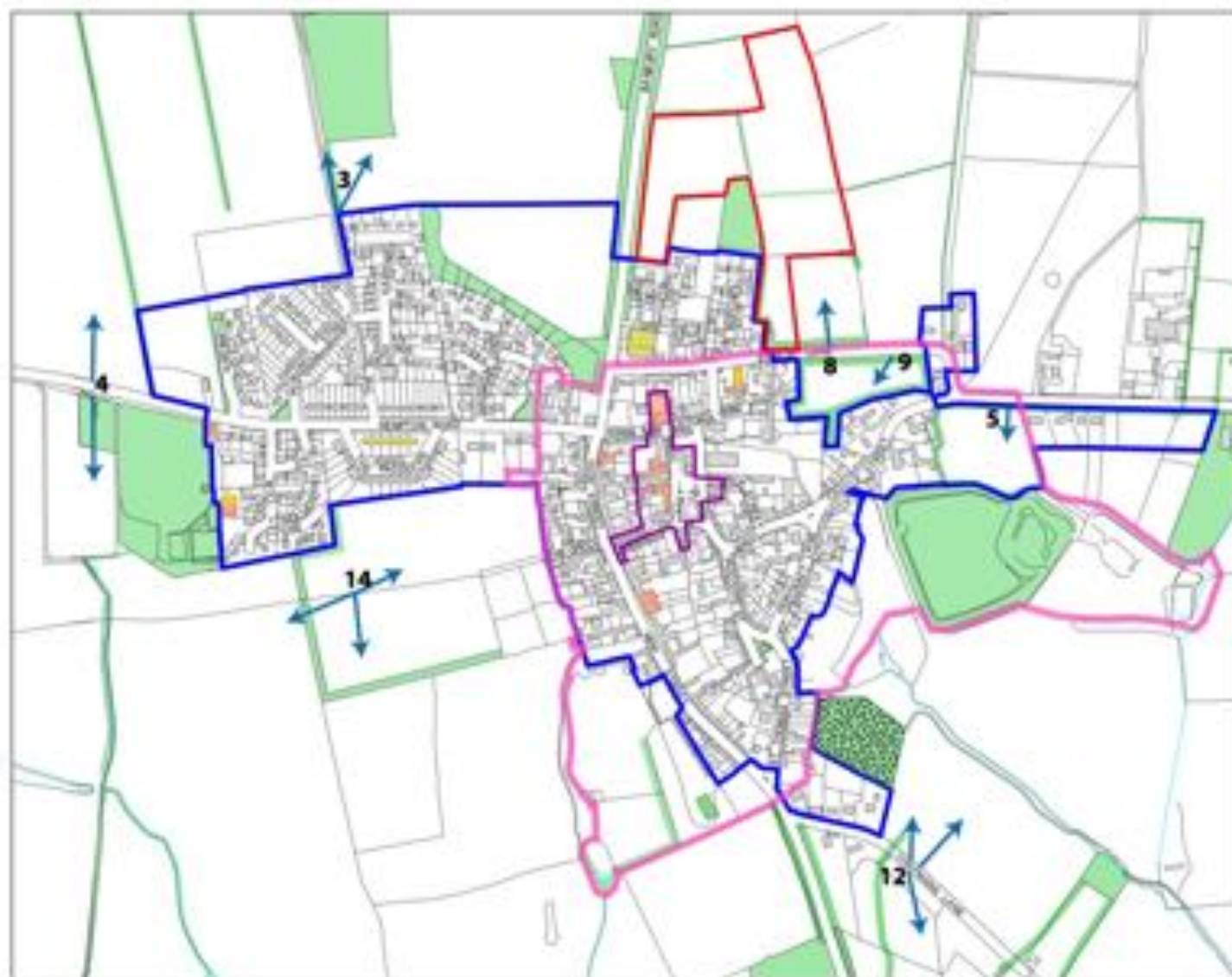
- Play areas should be publicly adopted by the relevant local authority (parish council or district council), and roads within developments should be built to adoptable standard and be adopted by the highways authority, Oxfordshire County Council.
- Open market houses should be for sale freehold and not leasehold
- Purchasing a speeding indicator device to locate in and around the Parish to encourage lower driving speed.
- Traffic calming is needed, particularly to reinforce the 20mph speed limit soon to be introduced in Hempton, Clifton and Deddington. Particular attention is necessary either side of the pinch point in Hempton where there has been a recent serious collision and a high number of other incidents, on the Hempton Road in Deddington and in Earls Lane.



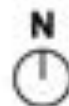
**Deddington
Neighbourhood Plan:
Policies Map
Deddington Village Inset**

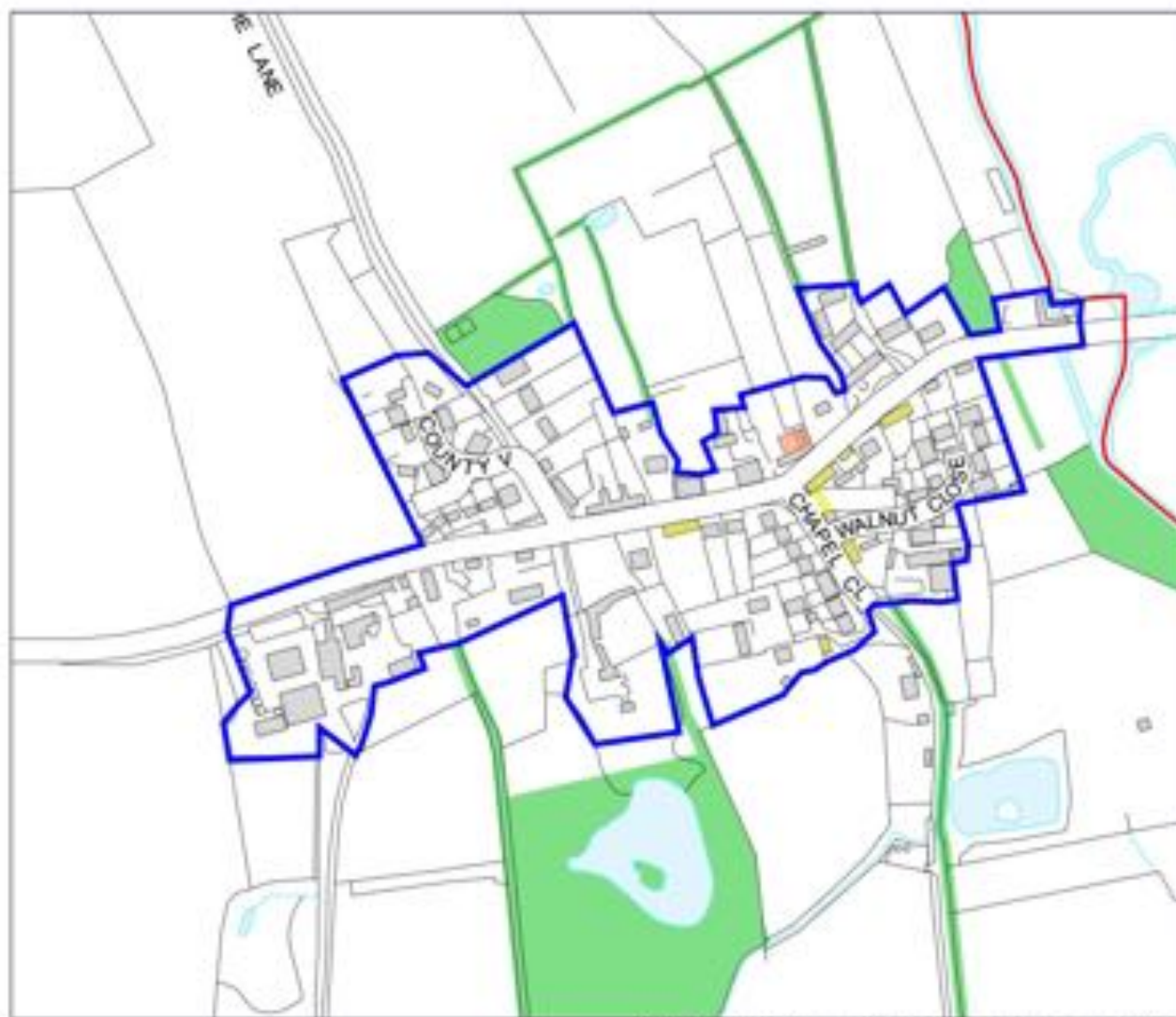
May 2023

-  Policy DEDD1 'Deddington Village Settlement Boundary'
-  Policy DEDD2 'Deddington Village Site Allocation'
-  Policy DEDD4 'Design Quality in Deddington: Locality Listed Structures'
-  Policy DEDD4 'Design Quality in Deddington: Conservation Area'
-  Policy DEDD7 'Landscape Character & Key Views'
-  Policy DEDD9 'Green Infrastructure Network'
-  Policy DEDD10 'Satin Lane Allotments Local Green Space'
-  Policy DEDD11 'Community Facilities'
-  Policy DEDD12 'Deddington Village Centre'



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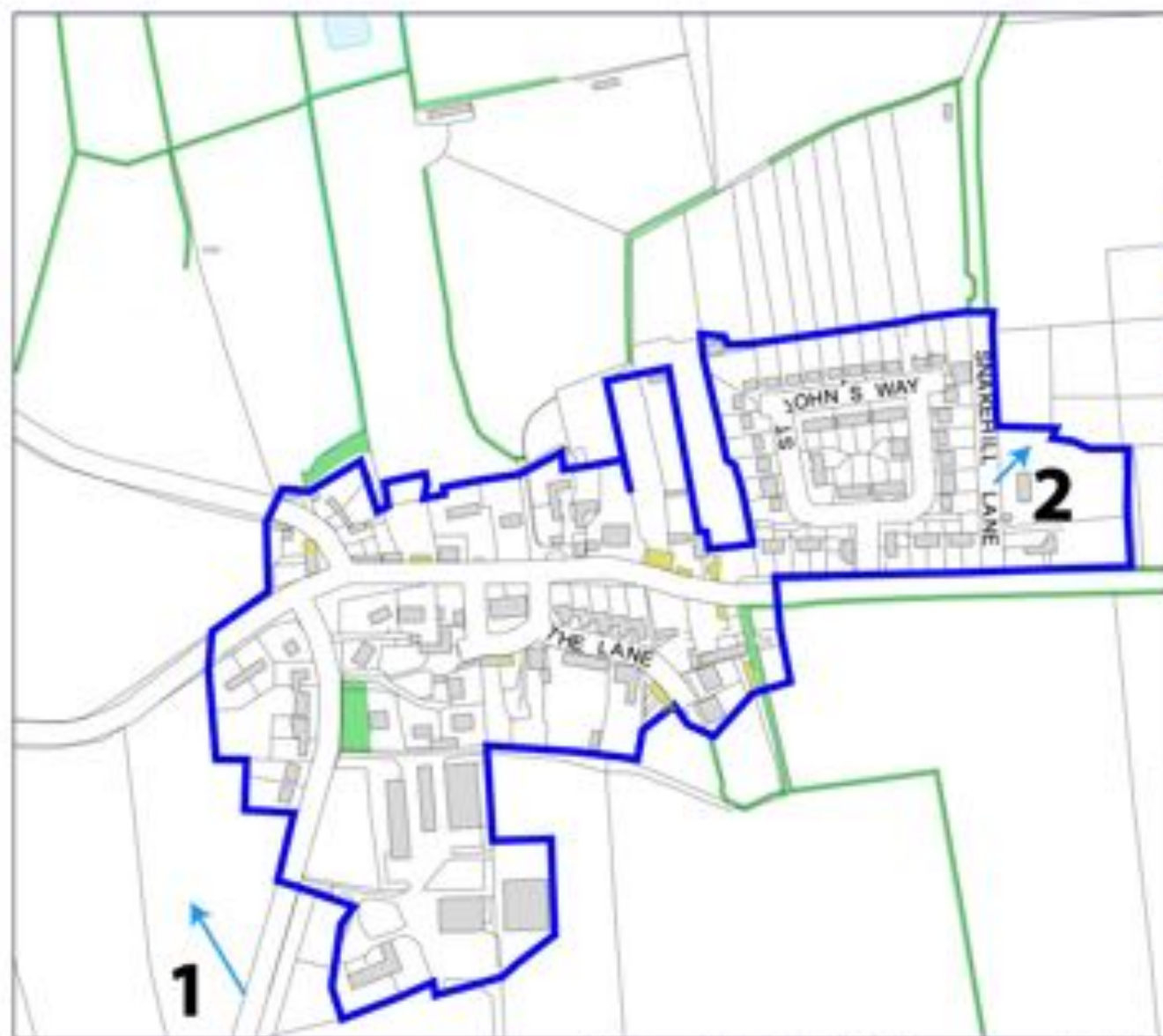




**Deddington
Neighbourhood Plan:
Policies Map
Clifton Village Inset
May 2023**

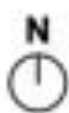
- Parish Boundary
- Policy DE001
'Deddington Village Settlement Boundary'
- Policy DE006
'Design Quality in Clifton: Locally Listed Structures'
- Policy DE008 'Green Infrastructure Network'
- Policy DE0011 'Community Facilities'





**Deddington
Neighbourhood Plan:
Policies Map
Hempton Village Inset**
May 2023

-  Policy DED01 'Deddington Village Settlement Boundary'
-  Policy DED06 'Design Quality in Hempton: Locally Listed Structures'
-  Policy DED07 'Landscape Character & Key Views'
-  Policy DED08 'Green Infrastructure Network'



APPENDICES

APPENDIX A – NON-DESIGNATED HERITAGE ASSETS

This list of Non-designated Heritage Assets' is intended to support the identification of buildings and structures in the Neighbourhood Plan. It provides a summary description of the type of local heritage value for each building but is not intended as a definitive analysis of significance. No detailed internal inspections have been undertaken and limited desk-based research. Rather, it is the responsibility of an applicant to acknowledge, understand and respond to that significance, prompted by this summary information.

In compiling the list particular reference has been made to the guidance contained in the publication by Historic England: Local Heritage Listing Advice Note 7 of March 2017. It notes *“Creating a local heritage list is a way for local councils and communities to identify and celebrate historic buildings, archaeological sites and designed landscapes which enrich and enliven their area.”* It goes on to state that in its §24, *“Selection criteria are essential in defining the scope of the local heritage list and should take account of the range of assets in an area. This includes recognition that local distinctiveness may lie as much in the commonplace or everyday as it does in the rare and spectacular”.*

This approach was used by the District Council in its Deddington Conservation Area Appraisal of 2012 and the Locally Listed Buildings it identifies have not been repeated here. Similarly, the Study has used the criteria below to identify which buildings and structures are worthy of inclusion in the policy set out below:

Criterion	Description
Age	The age of an asset may be an important criterion, and the age range can be adjusted to take into account distinctive local characteristics or building traditions
Rarity	Appropriate for all assets, as judged against local characteristics
Aesthetic Interest	The intrinsic design value of an asset relating to local styles, materials or any other distinctive local characteristics.
Group Value	Groupings of assets with a clear visual design or historic relationship.
Archaeological Interest	The non-designated heritage asset may provide evidence about past human activity in the locality, which may be archaeological – that is in the form of buried remains – but may also be revealed in the structure of buildings or in a manmade landscape. Heritage assets with archaeological interest are the primary source of evidence about the substance and evolution of places, and of the people and cultures that made them.
Archival Interest	The significance of a non-designated heritage asset of any kind may be enhanced by a significant contemporary or historic written record
Historical Association	The significance of a non-designated heritage asset of any kind may be enhanced by a significant historical association of local or national note, including links to important local figures. Blue Plaque and other similar schemes may be relevant.
Designed Landscape Interest	The interest attached to locally important historic designed landscapes, parks and gardens which may relate to their design or social history. This may complement a local green space designation, which provides special protection against development

	for green areas of particular importance to local communities for their current use.
Landmark Status Social and Communal Value	An asset with strong communal or historical associations, or because it has especially striking aesthetic value, may be singled out as a landmark within the local scene.

In addition to a short description based on the selection criteria above, buildings included on the Local Heritage List have been assigned a letter summarising their value of significance based on the four areas of value defined by Historic England in their document Conservation Principles Policies and Guidance for the Sustainable Management of the Historic Environment (English Heritage April 2008). These are as follows:

- **Evidential Value (E)** - derived from the potential of a place to yield evidence about past human activity.
- **Historical Value (H)** - derived from the ways in which past people, events and aspects of life can be connected through a place to the present. It tends to be illustrative or associative
- **Aesthetic Value (A)** - derived from the ways in which people draw sensory and intellectual stimulation from a place. Aesthetic values can be the result of the conscious design of a place, including artistic endeavour. Equally, they can be the seemingly fortuitous outcome of the way in which a place has evolved and been used over time. Many places combine these two aspects – for example, where the qualities of an already attractive landscape have been reinforced by artifice – while others may inspire awe or fear. Aesthetic values tend to be specific to a time and cultural context, but appreciation of them is not culturally exclusive.
- **Social Value (S)** - compared with other heritage values, social values tend to be less dependent on the survival of historic fabric. They may survive the replacement of the original physical structure, so long as its key social and cultural characteristics are maintained; and can be the popular driving force for the re-creation of lost (and often deliberately destroyed or desecrated) places with high symbolic value, although this is rare in England.

BUILDING	DESCRIPTION OF SIGNIFICANCE	VALUE TYPE
DEDDINGTON		
Deddington Church of England Primary School, Earls Lane	Caters for Children from the parish and from Barford. There has been a National School in Deddington from 1815. It is a key resource in the village for children and parents alike.	A, H, S
Deddington Health Centre, Earls Lane	Provides health care to Deddington and the local area. As the village and surrounding areas increase in population there will be ever increasing pressure on a finite resource with extremely limited expansion capability.	S
Windmill Centre, Hempton Road	Community hall and sports facilities are the primary community resource for the village, providing a variety of sports facilities :- including badminton, football, cricket, netball, tennis and multi sports court. It also provides rooms of various sizes to cater for meetings, events and groups.	S
Hempton Road Cottages	Some still retain their original numbers on the front of the buildings. They represent the development of Deddington following the second world war. Originally designed without bathrooms, then taken over by the council they have been upgraded.	H, S
Baerlein House, (the Old Mortuary) Goose Green	Formerly a store for coal distributed by a coal charity, then a mortuary, a fire station and now used as an office.	H, E

Faulkner Museum of Curiosities, Hudson Street	Gothic stone-built private museum built by local antiquarian Charles Faulkner c.1850 (now two shops, MediPill and Cyclogical). There were two wings with a fernery between. The surviving parts include the east wing.	H, A
CLIFTON		
Chase Villas, Chapel Close	A pair of semi-detached homes with charming decorative brickwork and embellishments are very characterful and so much more so than most of the homes in the village. Thought to be Victorian.	A
Old Wesleyan Chapel, Chapel Close	A symbol of the village's spiritual history is a very well converted living space with a prominent position in the village when approached from the south. Built 1869.	S, H
Fourwinds, Sedgehill and Old Stores, Main Street	Four Winds and Sedgehill are key buildings in the agricultural history of the village having been built for senior farming management. Fourwinds features in a much revered 'aerial view' drawing of the village made many decades before the age of flight.	A, H, S
Former St. James Chapel, Clifton Road	Another reminder of the spiritual history of Clifton in a classic village church building. Consecrated in 1853. It has a nave, south porch and a western turret with 2 bells.	A, S, H
St. Anne's Care Home, Main Street	16 th century cottage, now a care home.	A, S
Denbigh Place, Main Street	Often referred to as the Gingerbread house because of its Brothers Grim qualities it is certainly an architectural star of the village.	A
Victoria Terrace, Sunnyvale and The Post Office, Main Street	These are the only terraced houses in the village and incorporate great starter homes as well as larger properties and the old Post Office that is very connected to the history of the village.	A
Hartwell Cottage, Pepper Alley.	A delightful, low ceilinged cottage tucked 'out of the way' down Pepper Alley also accessed recently via the new Walnut Close. Thought to be at least 18 th century.	A
HEMPTON		
The Old Stores and Stonelea, B4031	18 th Century Local Style	A, S
Fairview, B4031	19 th Century Local Style – together with Mount Pleasant to its south, both oriented north-south and double-fronted, it occupies a very prominent location at the eastern entrance to the village.	A
Mount Pleasant, B4031	Property dates from late 17 th Century and was almost certainly occupied continuously by the Hollier family for several hundred years. Oriented north-south and double fronted, it occupies a prominent location at the eastern entrance to the village.	A
Batchelors Row, The Lane.	18 th Century Local Style 5 cottages, 2 brick	A
Folly Cottage, The Lane	19 th Century Local style – group value with adjoining listed Jeffcoates.	AH

2 cottages on the Barford Road	18 th Century – group value with listed Crossways Cottage to their south on the corner.	AH
The Old Chapel and Coombe Cottage, off B4031	18 th Century local style Historical old Chapel	AH
Church Farm Cottage, B4031	19 th Century local style – group value with listed Middle Corner Cottage to its west and St. John's Church to its east.	A

APPENDIX B – EVIDENCE BASE

- Deddington Conservation Area Appraisal, Cherwell DC, 2012
- Cherwell Local Plan, Cherwell DC, 1996
- Cherwell Local Plan Part 1, 2015
- Cherwell Local Plan Review, Community Involvement Paper 1, Cherwell DC, 2020
- Cherwell Local Plan Review, Community Involvement Paper 2, Cherwell DC, 2021
- Cherwell Local Plan Review, Draft for Consultation, Cherwell DC, 2023
- Cherwell Local Plan Review Interim Sustainability Appraisal, AECOM for Cherwell DC, 2021
- Deddington Parish Local Insight Profile, OCSI, 2020
- Category A Village Analysis, Cherwell DC, 2016
- Housing Needs Assessment, AECOM for Deddington PC, 2021
- Appeal Decisions on Land South of Clifton Road, Deddington (APP/C3105/W/19/3242236 & APP/C3105/W/20/3247598), Planning Inspectorate, 2020
- Appeal Decision on Land to rear of Valley View, St. Thomas Street, Deddington (APP/C3105/A/14/2228558), Planning Inspectorate, 2015
- Review of Special Landscape Areas, South Northamptonshire DC, 2017
- Deddington Parish Character Study, Deddington PC, 2022
- Deddington Neighbourhood Plan Strategic Environmental Assessment, AECOM for Deddington PC, 2022
- Deddington Neighbourhood Plan Draft Site Assessment Report, O'Neill Homer for Deddington PC, 2022
- Deddington Parish Profile, Cherwell DC, 2021
- Open Space, Sport & Recreation Assessment & Strategies, Nortoft for Cherwell DC, 2020
- Cherwell District: Natural Capital Resources, University of Oxford for Cherwell DC, 2021
- Cherwell Residential Design Guide SPD, Cherwell DC, 2018
- Cherwell Developer Contributions SPD, Cherwell DC, 2018