



## Consultation Statement

This submission Consultation Statement has been prepared to accompany the Deddington Neighbourhood Plan when it is put forward to Cherwell District Council for approval to progress to the examination stage. It is a report of the consultation process with people living and working, or having businesses or landed interests, in the parish of Deddington (including Clifton and Hempton) to develop the Deddington Neighbourhood Plan.

The two Deddington Neighbourhood Plans (to cover respectively the period to 2031 and to 2040) were prepared with local people in the Parish by the Deddington Neighbourhood Plan Steering Group, in association with Deddington Parish Council.

The aims were to engage with as wide a range of people or bodies as possible, using a variety of communication and engagement methods; and to ensure that the results of consultations were fed back to local people through the Deddington News and via a dedicated website. There is also a neighbourhood plan item on the agenda at every meeting of Deddington Parish Council, where the chair of the Neighbourhood Plan Steering Group gives an update and councillors and parishioners are able to comment and make enquiries.

**Consultation events** have included the following:

- \* a three-day 'drop-in' event in November 2013 at the beginning of the process to identify the issues;
- \* initial engagement with stakeholders;
- \* adult questionnaire conducted in October/November 2014, including a housing needs survey;
- \* parallel youth questionnaire conducted at the same time;
- \* a second two-day 'drop-in' event in April 2015 focusing on goals and objectives;
- \* consultation on emerging policies at a third two-day 'drop-in' event in November 2015;
- \* a supplemental community consultation by way of a mini-questionnaire in March 2017;
- \* ongoing engagement with stakeholders throughout the process;
- \* statutory consultation on the pre-submission version of the first neighbourhood plan in accordance with Regulation 14 from 1 October to 19 November 2017;
- \* a second parish questionnaire in June 2022;
- \* statutory consultation on the pre-submission version of the second neighbourhood plan in accordance with Regulation 14 from 22 November to 11 January 2023; a consultation on the final Strategic Environment Assessment Report by AECOM (also part of Regulation 14 consultation) from 18 March to 6 May.

**The dedicated Deddington Neighbourhood Plan website** was created on 1 August 2013 using the URL <http://www.deddingtonneighbourhoodplan.org/>, with a link from Deddington OnLine. This contains archived results of all the various consultations. The home page includes a Contact Form whereby interested parties may communicate with the neighbourhood planning team.

Regular articles on neighbourhood plan progress in Deddington News, the parish magazine, are archived on the website.

### **First drop-in event: 21-23 November 2013**

The aim was to encourage as many local people as possible to identify issues and concerns, and to put forward ideas about the future development of the Parish.

A special logo was also designed to publicise the Neighbourhood Plan (NP). The drop-in event was held on three successive days in the Living Room at Deddington parish church. A flyer advertising the event was circulated throughout the parish.



## **Deddington Neighbourhood Plan**

How would you like to see Deddington, Clifton and Hempton in years to come? What are the priorities for housing, business, transport, the community and the environment?

Come and have your say at the launch of the neighbourhood plan. Three drop-in sessions are to be held in the Church of St Peter and St Paul:

Thursday, November 21st, 1pm-7pm Friday 22nd, 3pm-9pm Saturday 23rd, 9am-1pm

Our MP, Sir Tony Baldry, will be joining us on Saturday, farmers' market day. Tea and coffee will be available and there's a prize waiting for the winner of the draw.

Once we know what is important to you, questionnaires will be drawn up and delivered to every house in the parish. Your answers will form the basis of a plan for the future of the parish.

Published by the Deddington Neighbourhood Plan Steering Group. For more information, please go to [www.deddingtonneighbourhoodplan.org](http://www.deddingtonneighbourhoodplan.org)

Display boards included 51 open questions arranged by topic. Parishioners were invited to contribute their thoughts by writing comments on post-it notes and sticking them to the A1 sheets.

The sign-in form invited people to indicate whether they wished to become involved with the neighbourhood planning process, and a further 10 volunteers were identified in this way.

The 230 visitors to the first drop-in event completed 1,135 post-it notes. Transcripts of all the comments were subsequently posted on the Deddington Neighbourhood Plan website.

### **Responses**

- \* preference for gradual development with no big developments (e.g. sites with 5 to 30 dwellings, infilling, smaller houses, eco-housing and, above all, affordable housing);
- \* widespread view that growth should be managed and limited to ensure that village character is not damaged;
- \* strong support for affordable housing and, to a lesser extent, smaller homes (eg, starter homes, downsizing);
- \* lack of bungalows and sheltered accommodation for the elderly was highlighted;
- \* strong preference for the design of new homes to be in keeping with local character, with a significantly greater number preferring stone-built houses rather than brick;
- \* majority view that development should be within the existing boundaries of the villages;
- \* need to protect views of the countryside;
- \* need to protect views of, and from, the Castle Grounds and Deddington parish church;
- \* need to protect the Deddington Conservation Area;
- \* need to protect green spaces in and around the Conservation Area;
- \* more play and recreational facilities in green spaces;
- \* measures to encourage biodiversity;
- \* strong preference for incremental smaller scale developments with vernacular designs and materials;
- \* measures to reduce carbon footprint;

### **Follow-up**

The steering group decided:

- 1) to identify whether there were any brownfield sites available (favoured by drop-in visitors). Investigation established that there are virtually none within the parish, and those that do exist contain useful services – e.g. veterinary surgery, garage, builders' supply yard. In this connection, the group had exchanges in February 2014 with Johnson & Co, a timber yard and builders' merchant occupying a triangular site between Castle Street and Hopcraft Lane. More construction was good for Johnson's business although they had no current intention of relocating.
- 2) to explore the potential for self-build. Given the very high cost of land in Deddington, this did not seem an affordable proposition.
- 3) to consider provision of sheltered housing.
- 4) to identify views which should be protected or preserved;
- 5) to consider protection of green infrastructure to enhance biodiversity;
- 6) to investigate additional community green space (e.g. wild flower meadow, community orchard);
- 7) to prioritise protection of Deddington Conservation Area, including green spaces;
- 8) to consider suggestions for registration as Local Heritage Assets or Assets of Community Value;
- 9) to investigate incidence of water pressure, sewage or drainage problems;
- 10) to consider community facilities, including sports facilities, needing to be improved or expanded or currently lacking;
- 11) to consider adequacy of community provision for children's and youth activities;

### **Engagement with stakeholders**

Subsequent to the first drop-in event the topic groups initiated consultations with

stakeholders (e.g. landowners, developers, businesses, clubs, etc.) by means of bilateral meetings and surveys/questionnaires.

Contact was established with M&G/Prudential, Banner Homes, the Fuller family, the O'Neill family and the Catling family, all owners of land in the parish that might be offered for development.

### **M&G**

A meeting was held with Hunter Page (Jamie Lewis), representing M&G UK Property LP, a wholly-owned subsidiary of Prudential plc, in July 2014. M&G/Prudential owned: a large 20-acre site behind The Grove and The Paddocks; land north of Wimborn Close; Satin Lane allotments; two sites at Hempton; Home Farm at Clifton (tenanted).

Following the second drop-in event a joint meeting was held with two other firms representing M&G/Prudential, Revera Limited (Renshaw Watts), property consultants, and M&G's managing agents, Laws & Fiennes (Neil Holiday), to discuss their client's views on future development, the outcome of the parish questionnaires and the draft goals and objectives. It was suggested by the M&G representatives that the latter should be more "visionary" in meeting housing needs. Specific changes to two of the draft Housing objectives were suggested, which were adopted. The M&G representatives acknowledged the expressed wish for bungalow accommodation but responded that single storey dwellings did not offer developers an economic use of land. They would consider favourably any move to persuade CDC to raise the proportion of affordable housing available for shared ownership above the current level of 30% on any new development.

### **Tadman/ Bishop**

Letters were exchanged with the owner of land to the west of Wimborn Close, Mrs Mary Ann Tadman. Subsequently, there were several contacts with Mrs Tadman's agents, Brown & Co, and with the owner of an adjoining plot of land, Mr Kevin Bishop. A meeting was held with Brown & Co (Tim Humphrey for Mr Bishop and David Thorpe for Mrs Tadman) in May 2015 at which the potential for the combined development of both sites, including possible provision of sports pitches, was discussed.

In April 2018 a presentation was made to the steering group by Pembury Estates Limited (Mervyn Dobson and Robert Webb) on behalf of the landowners outlining a potential scheme to build 20 houses on the combined site.

### **Catling**

A meeting was held in July 2015 with Mr and Mrs Catling, the proprietors of a Clifton-based building company, Catling & Catling Limited. The Catlings owned land behind Clifton Main Street in close proximity to the Duke of Cumberland's Head, which they subsequently bought and re-opened (now renamed The Duke). The Catlings were considering applying for planning permission for a small-scale residential development.

### **Fullers**

There was a meeting with members of the Fuller family (Susan Fuller and Jack Dent) in August 2015. The family owned land to the north and south of Earls Lane, land fronting the east side of Banbury Road north of the fire station and a field between Castle Street/Hopcraft Lane and the Castle Grounds. The family representatives said that they had taken note of the emerging neighbourhood plan findings that there was a high proportion of over-60s living in Deddington and that a sizeable number of them might like to downsize. They felt that their land on the north side of Earls Lane could accommodate a small development suitable for older and more infirm residents since it was in the immediate proximity of the health centre and was within easy reach of the village centre. It was outside

the Conservation Area. Such a development might take a similar form to The Beeches, a development of 16 houses in a cul-de-sac also leading off the north side of Earls Lane.

### **Small-scale Developers**

Presentations were made to the Steering Group in June 2016 by Blue Cedar Homes Limited (Simon Tofts), who build small developments (c. 12 houses) for the over 55s, and in August 2016 by Village Foundations Limited (Jonathan Harbottle), who build smaller, flexible homes suitable for retirement and the younger generation.

Early meetings were held with the two estate agents in Deddington, Hamptons International (Anne Young) and Mark David (Mark Long), with a view to finding out: what kind of properties people are mostly looking to buy in the Parish; what is scarce; what is over-abundant; what are average rents in Deddington; how many companies rent properties here; what kind of rental property is in short supply. This revealed that there was a shortage of all kinds of property to buy or let, particularly bungalows with 2, 3, or 4 bedrooms.

### **Affordable Housing**

When it became clear during 2017 that some 30 “affordable” properties would become available on the David Wilson Homes estate (now known as Deddington Grange), residents of Deddington who might be eligible were encouraged to join the CDC housing register through an article in the Deddington News. Some 16 people with a strong Deddington connection applied for rental affordable accommodation at the DWH estate. According to information provided by Teresa Chapman, Housing Team Leader at CDC, in February 2018, it seems likely that all or nearly all Deddington people who currently are on the housing register and require 2- or 3-bedroom rented homes will be accommodated on the DWH estate.

There is a higher demand for one-bedroomed affordable rentals than any other sized property in Deddington (and across the District) – and this demand was unlikely to be met on the DWH estate.

### **Housing Associations**

A meeting with Sanctuary Housing (Jonathan Mullins), a Registered Provider, produced a wealth of information about Section 106 funding, how shared ownership worked, and housing association methodology and preferences;

Harvey Pitt of GreenSquare Housing, who masterminded the Wimborn Close development, attended the second drop-in event concerning goals and objectives in April 2015 and talked to Housing group members

### **Conservation**

English Heritage was identified as a key stakeholder because of its role in protecting the Castle Grounds, a Scheduled Ancient Monument.

A group of parish councillors, members of the Environment group and of Friends of the Castle Grounds met David Wilkinson, Assistant Inspector, English Heritage, on-site on 14 April 2014 when various possible uses of the Castle Grounds were discussed, as well as tree maintenance. Uses are limited to an extent since English Heritage will not countenance any structures, including football goals, that would penetrate through the surface of the grounds.

There was contact with Robert Lloyd-Sweet, Historic Places Adviser, Historic England, in May 2015 about protecting key views and the wording of the emerging heritage policies.

A dialogue was also established with Conservation Officers at Cherwell District Council, in particular Claire Sutton, Senior Design and Conservation Officer in April 2014 and Jennifer Ballinger, Conservation Officer, in April 2015. They gave advice about sources of information on the preservation and enhancement of conservation areas and listed buildings, and how to identify local character. Two members of the Environment group attended a workshop on Local Heritage Assets.

The Conservation Officers also made suggestions about goals relating to energy efficiency and the installation of renewable energy systems in existing housing.

### **Primary school survey**

In July 2014 Year 6 pupils at the primary school were invited to complete a short questionnaire with four questions about their likes and dislikes concerning the Parish and ideas for improvements. The questionnaire was completed by 26 pupils, including 9 who lived outside the Parish.

Paraphrasing, a significant proportion said that they liked the "park/fields" – mainly referring to the playgrounds and sports fields at the Windmill Centre - and the "safe, small and friendly community". Dislikes were more varied, with "litter/dirty", "not many people/friends" and "busy roads" most mentioned.

To make the Parish a better place to live they suggested "Safer/smaller roads and more security", "less litter and cleaner" and "more things to do".

### **Questionnaire October-November 2014**

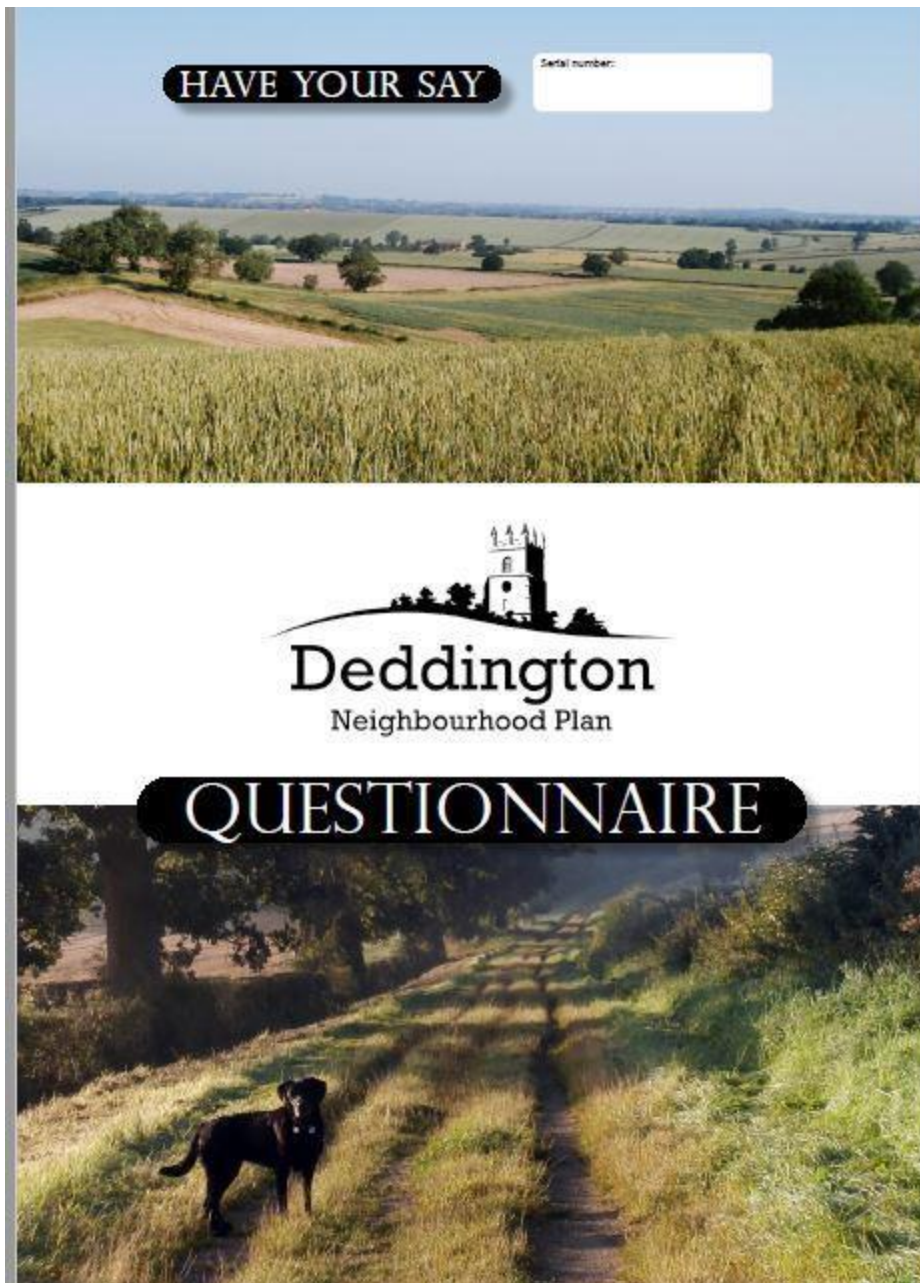
The issues raised by residents at the first drop-in event and feedback from stakeholder consultation informed the next public consultation exercise in the form of a parish questionnaire. This comprised an adult version with 81 (mostly multi-part) questions, and a youth version, for 11-to-17-year olds, with 15 questions. The adult questionnaires were also delivered to local businesses.

The parish questionnaires were widely publicised via an article in the September 2014 issue of the Deddington News; banners displayed Deddington village, Hempton and Clifton; the Neighbourhood Plan website; the home page of the Deddington OnLine website; the Deddington Facebook page;

A total of 1,553 adult questionnaires and 150 youth questionnaires were distributed. Adult questionnaires were completed by 914 respondents (a 58.85% response rate) and the youth version by 73 respondents (48.67%). The proportion of respondents completing the online version was 274 (30%) in the case of the adult questionnaire and 33 (45%) in the case of the youth version. 20% of adult respondents, and 22% of youth respondents, lived in Clifton or Hempton.

The results of the two questionnaires, including "free format" comments, were subsequently posted on the Deddington Neighbourhood Plan website. Articles discussing the results appeared in the February, March, April and May 2015 issues of the Deddington News, and subsequently in the July 2016 issue specifically concerning the youth questionnaire.

Respondents made 6,612 "free format" comments in response to 36 of the questions in the adult questionnaire and are available on the website.



Front cover of adult questionnaire

### **Housing**

The principal findings of the housing related questions very much echoed the views expressed in the earlier drop-in sessions. (Not all respondents answered all the questions.)

- 47% believed that the country needed housing growth and that this should be distributed proportionately in all areas including Deddington.
- 53% felt that the Parish needed more residential development. 41% felt that it did not.
- 50% believed the Parish should accommodate between 21 and 50 new homes during the period up to 2031. The next largest percentage, 23%, suggested 10 to 20 homes. 19% suggested more than 50. And 7% suggested less than 10 homes. In all, 81% believed that



the Parish should accommodate no more than 50 new homes during the plan period on sites of 10 or more.

- 54% felt that the maximum number of houses on any one site should be between 10 and 20 while 17% believed there should be less than 10 dwellings on any one site. 20% suggested 21 to 30 and 9% more than 30.
- The demand in the Parish is predominantly for 2 and 3 bedroom properties (70% and 77% respectively).
- 238 people wished to downsize now or in the future (37% of respondents), with a number looking for bungalows.
- 74% of respondents (344 people) thought there was a need for affordable housing. 18 individuals or households said either they are on Cherwell's Housing Register or think they qualify, 28 expressed an interest in shared ownership and 40 in the Government's Help to Buy Scheme. 53 said they were looking for starter homes.
- 59% thought additional housing should be within the built-up limits of Deddington. 53% accepted it might need to be built beyond the existing limits of the villages.
- 66% did not want housing development within the Deddington Conservation Area.
- 80% had a preference for stone-built properties.

## **Environment**

The principal findings of the environment and heritage related questions were:

- 68% of respondents considered it to be important to preserve all the specified views of, and from, the countryside, as well as the site of Deddington Castle and Deddington Church. In addition, other respondents picked out particular views they wished to see protected.
- Each of the views around the Parish was considered to be especially important to a significant number of respondents.
- 78% of respondents considered the green spaces and their boundaries (e.g. dry stone walls, hedgerows, road margins) to be very important and a further 20% considered them quite important.
- 24% would like to see land made available for allotments in Clifton.
- 57% of respondents would like to see trees or copses, wildflowers or a wildflower meadow, or a pond, incorporated into any future building development.
- Half (110) of the respondents who thought green spaces should be used for a particular purpose thought that a community orchard would be a great idea.
- 75% of respondents said it is very important to protect the Deddington Conservation Area and a further 21% thought it quite important.
- 88% of respondents said the green spaces in and around the Conservation Area should be protected to preserve the rural setting of the historic village.



- 88% of respondents were happy to retain Castle Grounds as they are - a place for walking and a wildlife haven with occasional village events (e.g. fetes, fund raising events).
- 52% would like to see a fitness trail, and 46% a children's play area at Castle Grounds. Others mentioned football or cricket. 28% did not want any of these.
- Around half of respondents would like to see the Primary School (367), Hempton Church and Church Hall (359) and Deddington Library (456) to be registered as Local Heritage Assets. Other areas most frequently suggested: Village Green, Goose Green and Earls Lane fields.

There were other questions concerning the community facilities in the parish and the requirements of local businesses. It was revealed that the Windmill Community Centre was regarded as needing modernising and that the play areas in the parish were woefully lacking. Further sports facilities were considered desirable. In response to this feedback, Deddington Parish Council has since installed a MUGA, has established a new adventure playground and has gradually upgraded the community centre.

## **Youth questionnaire**

150 youth questionnaires were distributed to people up to the age of 17. There were 73 responses (48.67%). The questions largely concerned what respondents' chief concerns were, whether there were enough activities for them in the parish, whether public transport met their requirements, whether they planned to remain in the parish as adults.



**Drop-in Event II**  
**@ Deddington Parish Church**  
**April 24<sup>th</sup> and 25<sup>th</sup>**

**Results from the survey are in,  
plans are being drawn up –  
but have we got it right?**



**We need YOU  
to tell us what you think**

**Drop-in sessions in the Living Room**  
**2pm to 9pm Friday April 24<sup>th</sup> and**  
**9am to 12.30pm Saturday April 25<sup>th</sup>**

Published by the Deddington Neighbourhood Plan Steering Group.  
For more information please go to [www.deddingtonneighbourhoodplan.org](http://www.deddingtonneighbourhoodplan.org)

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**Second drop-in event: 24-25 April 2015**

The focus of the second drop-in event was the presentation of the draft goals and objectives arranged by topic, printed in large typeface on high quality A1 sheets.

As well as photographs and maps, the topic group displays also included:

\* a summary of the adult questionnaire responses relating to that topic;

- \* a number of additional questions in the case of four of the topics;
- \* the SWOT analysis relating to that topic.

There were 92 comments on the draft Housing goals and objectives. These very much echoed the results of the adult questionnaire, including the “free format” comments. While not requiring changes to the goals and objectives, a number of points were made to be taken into account as the Housing policies were developed.

Stakeholder comments on the draft Housing goals and objectives were made at meetings with M&G/Prudential and Sanctuary Housing Association. This resulted in several small changes. No comments were received from other Housing stakeholders.

Consideration of design objectives led to an additional objective to ensure that new development meets high standards of design for reducing crime.

Three additional questions were asked to clarify certain of the results of the adult questionnaire concerning downsizing, starter homes and location, which elicited 25 comments to be factored into the development of the Housing policies.



Banner for third 'drop-in' event

### **Third drop-in event: 20-21 November 2015**

The aim was to seek the response of as many residents as possible to the emerging policies developed by the neighbourhood planning team following the second drop- in event and finalisation of the goals and objectives.

Housing policies were amended

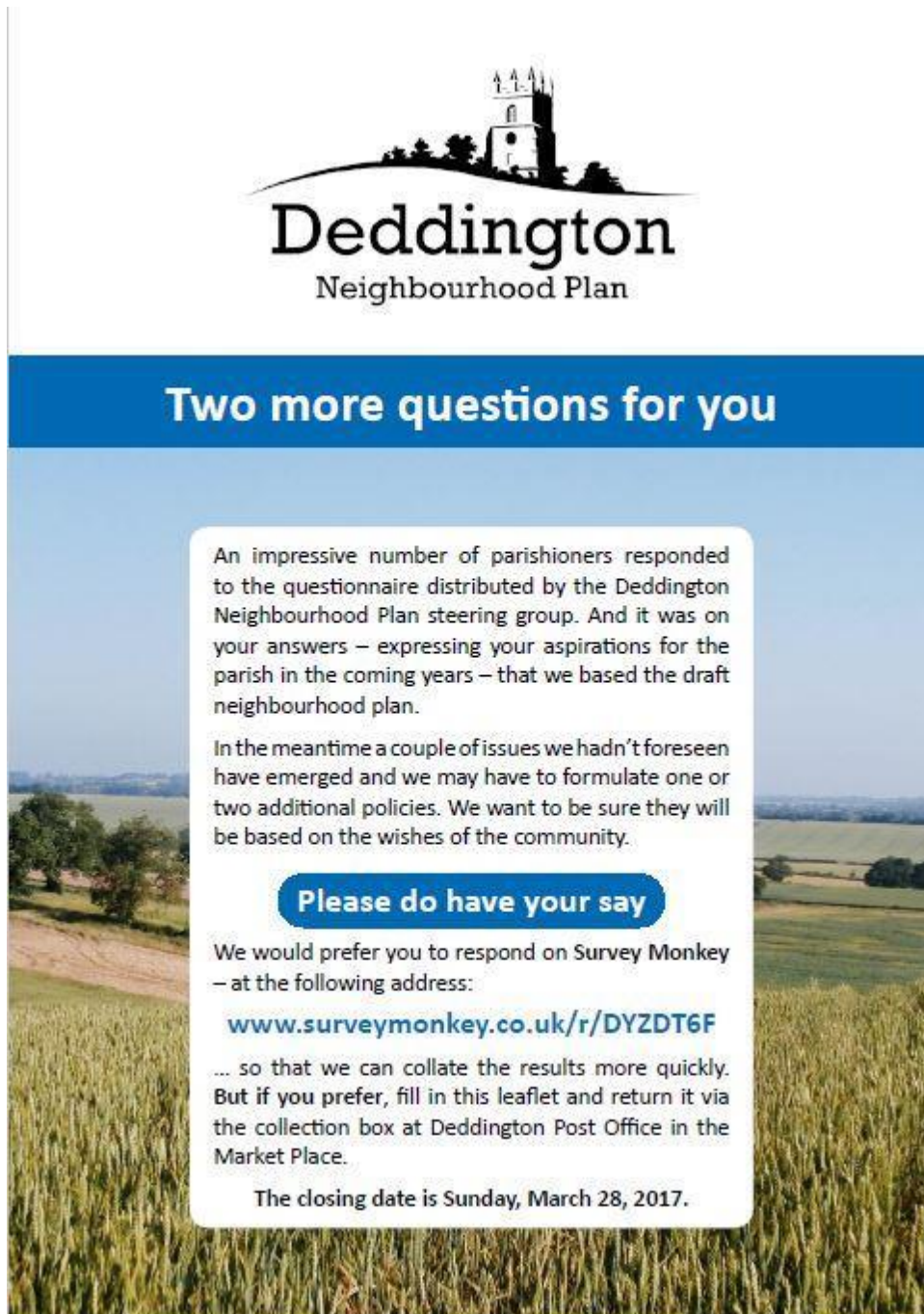
- \* to accommodate the community wish for incremental housing growth
- \* to facilitate windfall development adjacent to as well as within built-up limits.
- \* to provide clearer guidance as to the types of development which will be supported to take account of the accessibility requirements of people with impaired mobility as well as older residents wishing to downsize.
- \* to give clearer guidance on local housing need priorities, including the needs of first-time buyers and older people, by reference to the housing needs survey in the adult questionnaire.

### **Mini-Questionnaire March 2017**

The Steering Group decided that two issues not addressed in the questionnaire warranted a focused supplemental consultation.

A two-question mini-questionnaire was subsequently produced. The first question sought residents' views on whether estate infrastructure on new developments should be maintained by a residents' management company or publicly adopted. The second question sought respondents' views on the possibility of houses on new developments being sold on long leases rather than freehold.

Copies of the mini-questionnaire were delivered to each household in the Parish.

A leaflet for the Deddington Neighbourhood Plan. At the top, there is a silhouette of a church with a spire. Below this, the text 'Deddington' is written in a large, bold, serif font, with 'Neighbourhood Plan' in a smaller, sans-serif font underneath. A blue horizontal bar contains the text 'Two more questions for you' in white, bold, sans-serif font. The background of the leaflet is a photograph of a rural landscape with green fields and a blue sky. A white rounded rectangle in the center contains the following text:

An impressive number of parishioners responded to the questionnaire distributed by the Deddington Neighbourhood Plan steering group. And it was on your answers – expressing your aspirations for the parish in the coming years – that we based the draft neighbourhood plan.

In the meantime a couple of issues we hadn't foreseen have emerged and we may have to formulate one or two additional policies. We want to be sure they will be based on the wishes of the community.

**Please do have your say**

We would prefer you to respond on Survey Monkey – at the following address:

[www.surveymonkey.co.uk/r/DYZDT6F](http://www.surveymonkey.co.uk/r/DYZDT6F)

... so that we can collate the results more quickly. **But if you prefer, fill in this leaflet and return it via the collection box at Deddington Post Office in the Market Place.**

**The closing date is Sunday, March 28, 2017.**

Mini-questionnaires were completed by 268 residents, 184 of whom completed the online version. The 268 respondents represented approximately 16% of the population of the Parish aged 16 and above (1,673 according to the 2011 Census).

All responses were posted on the Deddington Neighbourhood Plan website.

Overall, of those who voted, 89% were in favour of the infrastructure on new estates – the roads, the children’s play areas, public open space and balancing ponds – being maintained by the relevant local authority rather than by a private management company financed by the estate residents. And 84% were in favour of the houses being sold freehold rather than on (999-year) leases.

### **Regulation 14 public consultation on the first Pre-submission Neighbourhood Plan October- November 2017**

Following endorsement by Deddington Parish Council on 20 September 2017 and concurrence by Cherwell District Council, the pre-submission consultation on the Deddington Neighbourhood Plan took place from 1 October to 19 November 2017, giving people seven weeks to respond.

A booklet summarising the policies in the Pre-Submission Plan was circulated to every home in the parish.



# Deddington Neighbourhood Plan

First Draft for Public Consultation  
October 1 to November 19



There were 104 responses to the Regulation 14 consultation by 112 respondents (8 responses were submitted by 16 residents on a joint basis).

Representations were submitted by Cherwell District Council, Oxfordshire County Council, 11 statutory and non-statutory consultees, 15 stakeholders or their agents (landed interests) and 84 residents (16 responding on a joint basis). Virtually all the residents who responded commented in one or more of the spaces provided in the explanatory booklet for residents or in the online Survey Monkey version.

Stakeholders, particularly landowners, had a great deal to say. They were critical of the criteria-based approach undertaken in the first neighbourhood plan whereby we set out the kind of sites that would be acceptable for development but did not identify specific sites. All the landowners went on to highlight the qualities of their own pieces of land, explaining why they would be particularly suitable for development. Some had clearly taken on board the kind of housing that the parish thinks we most urgently need – homes for elderly downsizers and starter homes for young people in the parish.

The most encouraging comments came from parishioners who filled in the pamphlet that was distributed to every house, or entered their thoughts on Survey Monkey. A majority of them supported all or most of the draft neighbourhood plan but there were also suggestions for improvements.

Apart from the challenging views of developers and landowners, the housing policies proved mostly uncontroversial. Some thought there should be less new housing than specified, ideally none at all, others thought there was plenty of room for more. A few thought we should not shun modern building materials if they harmonised with the predominant ironstone. Generally speaking the comments were favourable.

Cherwell District Council also reacted pretty favourably. They judged “not unreasonable” our limit of 50 new dwellings to be built in Deddington on sites of more than 10 houses between now and 2031. They also raised no objection to our policy that there should be no more than 20 houses on any one site, although they asked for more evidence to support this figure.

There was however a broad hint that in order to exert maximum influence we could allocate sites, specifying what kind of housing we’d like and where – whether for elderly people or young people looking for small starter homes.

In light of these responses from residents, stakeholders and Cherwell District Council, amendments to the draft submission Neighbourhood Plan were made (although allocations were not made at this point).

The Submission Plan was submitted to Cherwell District Council and was then the subject of a Regulation 16 consultation. It was then passed to an examiner.

The examiner suggested wholesale changes to the housing policies, so that there would be no upper limit on the number of houses to be built – except that development should be “proportionate”. Other policies in our plan concerning the environment and preserving the heritage assets of the parish fared better and the report contained helpful advice concerning the design of new development.

A clear finding in the parish questionnaire was that the type of housing most needed in the parish was homes for first-time buyers and dwellings for older people looking to downsize – and a policy was formed accordingly. This has been weakened by the examiner to state that developments that contain “any” of the desired housing types would be particularly supported. This raised the possibility that the parish, according to our plan, would support a development made up entirely of five-bedroom houses with just one two-bedroom starter home.

It was agreed by the Neighbourhood Plan steering group and the Parish Council that we could not adopt a plan as amended by the examiner that was so far from the wishes of the community. We should instead embark on a new neighbourhood plan. This time we would employ a planning consultant and we would allocate sites.



During the pandemic, it was not possible to hold drop-ins as we had for the first neighbourhood plan. In any case, we had already gathered a large body of information about the community's wishes for the future of housing in the parish.

We commissioned AECOM to carry out a Housing Needs Assessment for Deddington (included in full with the documents for this Submission Plan 2023) and Strategic Environmental Assessments of each of the sites the steering group had assembled to consider for allocation (also included). AECOM in 2023 provided us with a final overall Strategic Environmental Assessment (also included).

### **Parish Survey June 2022**

A second parish questionnaire was conducted in June 2022 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.

Serial Number



# Deddington

Neighbourhood Plan



Kevin Mayo

**Where do you think new housing should be in Deddington?  
Let us know your thoughts on our proposed policies.**

## **Public Consultation**

The purpose of the consultation was to assess community opinion on the 14 sites in the parish for possible allocation and to invite comments on the 16 draft policies and four additional guidance statements.

The booklet contained an explanatory introduction including a brief summary of the results of the Housing Needs Assessment and the number of homes we were anticipating that Cherwell District Council would be requiring in Deddington up to 2040.

Next there was a map showing all 14 potential sites for allocation and a colour chart indicating AECOM's SEA of the 14 sites. The consultation itself began with maps of the individual sites together with more detail of their SEA ratings followed by a grid where respondents could list their order of preference of the sites, with space for additional comments. The second half of the booklet comprised the 16 policy intents and four Community Guidance elements with tick boxes indicating agreement, disagreement, or neutrality plus space for comments.

Parishioners could reply by returning the booklet filled in to one of five collection boxes located throughout the parish or via Survey Monkey. The results were collated and formatted in a series of documents which were uploaded on to the Deddington Neighbourhood Plan website and the parish council website. These consisted of:

- The voting on the sites for potential allocation (these were subdivided into the voting from Deddington parish as a whole, the voting from residents of Deddington village, of Clifton and of Hempton)
- Comments of potential site allocation
- Summary of voting on Neighbourhood Plan policies
- Comments on Neighbourhood Plan policies 1-10
- Comments on Neighbourhood Plan policies 11-16 and Community Guidance
- Any other comments
- Policy maps for Neighbourhood Plan
- Photographs of cherished views

The voting and comments – well over a thousand of them – formed part of basis for the subsequent draft plan. The steering group also took into account additional information provided by landowners and their agents, other evidence we had gathered, Cherwell District Council's likely requirements and, of course, the NPPF guidance.

At the time of the survey in June 2022, we had been led to suppose that Cherwell District Council's new emerging Local Plan would require up to 150 new homes to be built by 2040 in Deddington parish, it being one of the larger and more sustainable communities in the district. We had also been advised by CDC that all – or almost all – of the sites allocated should be in Deddington village where the services, facilities and bus service are located rather than in the two satellite villages, Clifton and Hempton.

The voting on sites from Deddington village residents indicated a clear preference for three sites:

- DNP11 land north of the fire station on Banbury Road accommodating 74-111 homes
- DNP6 land north of Wimborn Close and Stone Pits accommodating 60-65 homes
- DNP20 Home Farm Works, a brownfield site that is in fact a mini business/industrial complex, north of the Clifton Road, Deddington

Two sites, subsequently united as one better laid-out site, off Chapmans Lane, came next in favour among the Deddington village sites.

The policies were all approved in the voting – the first two policies concerning settlement boundaries and housing supply with relatively small majorities, the rest including the Community Guidance with huge majorities (80-90%). It was more difficult to take a lead from the comments, many of which were conflicting. Several argued that large developments

should be avoided, others thought one big site could be absorbed – one pointed to Deddington Grange (85 houses) as an example. Some sites had many opponents - for instance DNP7 Grove Fields – but there also were some who favoured it, on the grounds that one site providing all the housing needed was an advantage and might provide more community benefits.

Opinion was divided on whether Hempton and Clifton should have new development. Some thought the two outlying villages should take their share, others were very hostile to the idea arguing it would increase traffic congestion and car parking problems in the centre of Deddington.

On certain points there was near unanimity. Traffic congestion, pollution and lack of car parking space was one. Infrastructure was another – overstretched Health Centre, primary school under pressure, and the need for a new nursery. Several expressed concern about the loss of countryside, farming land and landscapes. Even concerning landscape there were contradictions: one says “Keep our country views – don’t destroy what we have.” The very next comment: “No view is sacred.” That however was an exception, generally the views were highly valued.

Affordable housing was more or less universally supported, but there was some scepticism whether “affordable” was actually affordable anywhere in Deddington.

Amid the enthusiasm, the exasperation, the praise and the complaints, there were some useful suggestions. For instance everyone is in favour of planting trees, but the parish council should find a location where they could be planted without incurring great expense.

The Pre-Submission Plan was created bearing in mind as much of the feedback from the community and stakeholders as possible. Three sites were allocated. They were DNP11 north of the fire station; the re-arranged DNP1 by Chapmans Lane; and, provisionally, DNP6 north of Wimborn Close.

## **Regulation 14 Consultation**

This presubmission consultation was conducted online over seven weeks from November 2022 to 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.

Some 226 emails and 20 letters were sent to statutory and non-statutory consultees including stakeholders, local businesses and organisations. Appendix 1, below, lists the consultees.

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

Eight posters inviting parishioners to respond to the Regulation 14 Consultation were posted in various locations around the parish including on five parish noticeboards, the Co-op, the library and the parish church. Three banners were installed, one in each of the villages.

48 responses were received by email.

**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. The responses from all the consultees together with the NP steering group's replies, stating whether amendments would accordingly be made, are listed in Appendix 2 & 3 (included separately).

In summary the results were as follows:

- 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 the 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.

#### **Other respondents to the Regulation 14 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.
- 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.
- 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.

#### **Final SEA report from AECOM**

It transpired that a complete Environment report by AECOM should have been included with all the other documents offered in the Regulation 14 Consultation. We did not have such a

report nor were aware of the need for it. Therefore, advised by CDC planning officer, on receiving a full Environment report from AECOM we embarked upon another six-week consultation on this report alone. We forwarded the report to all of the 240 consultees with whom we had previously engaged, plus to additional individuals who had responded to the main Regulation 14 Consultation. We received a number of replies all saying that they have no further comment.

Gary Stephens of Rainier Development sent a reply consisting of their previous responses to the Strategic Environmental Assessments and other documents. And Michael O'Connell of WSP UK on behalf of Bloor Homes replied, raising the issue that the Environment Report currently the subject of consultation was intended to accompany the Submission Plan rather than the Pre-Submission Plan. In fact the report is complete and provides all the relevant information and interested parties had six weeks to respond. In light of corrections from stakeholders, AECOM then provided a final Environment Report. The Regulation 15 submission was delayed to include this additional element.

**To summarise**, the main themes consistently emerging from public consultations over the years 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.

In November 2022, Cherwell District Council gave us a preview of their emerging Local Plan. This revealed that their planners were envisaging a much lower target figure of new houses in Deddington parish to 2040 than we had anticipated – 43 after the planning applications for 55 houses already approved since 2019 had been deducted.

As a result of this the Submission Plan includes only one site for allocation – DNP 11 north of the fire station. This site – for 85 houses - is owned by a local farming family and comes with the donation of community benefits substantially greater than would be required under S106 terms: a built nursery adjacent to the primary school, a community orchard and parking space for 20-25 cars opposite the Health Centre which it is hoped will enable the Centre to expand into their car park providing more consulting rooms for GPs. The site is also

genuinely within walking distance of the village centre thus minimising extra traffic and parking requirement in the Market Place.

These benefits, meeting several of the stipulations made by parishioners in our consultations, can be set against the widespread desire for small sites. The 85 houses come close to the figure of 76 dwellings proposed in the AECOM Housing Needs Assessment.

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, our allocation and our policies.

## **Appendix 1**

**For the Regulation 14 consultation, emails were sent to the following 246 organisations and individuals. Posters were put up on the parish noticeboards and at the Co-operative store, and three banners were set up, one in Clifton, one in Hempton, one in Deddington village, inviting comments on the Pre-Submission Neighbourhood Plan. 48 responses were received.**

### **Parish Councils**

Adderbury Parish Council  
Ambrosden Parish Council  
Arncott Parish Council  
Banbury Town Council  
Barford St John and Barford St Michael Parish Council  
Begbroke Parish Council  
Bicester Town Council  
Blackthorn Parish Council  
Bletchingdon Parish Council  
Bloxham Parish Council  
Bodicote Parish Council  
Bourton Parish Council  
Caversfield Parish Council  
Charlton-on-Otmoor Parish Council  
Chesterton Parish Council  
Cottisford Parish Council  
Cropredy Parish Council  
Drayton Parish Council  
Duns Tew Parish Council  
Epswell Parish Council  
Fencott and Murcott Parish Council  
Finmere Parish Council  
Fringford Parish Council  
Fritwell Parish Council  
Godington Parish Council  
Gosford and Water Easton Parish Council  
Hampton Gay and Poyle Parish Council  
Hanwell Parish Council



Herdwick with Tusmore Parish Meeting  
Hethe Parish Council  
Heyford Park Parish Council  
Hook Norton Parish Council  
Horley Parish Council  
Hornton Parish Council  
Horton-cum-Studley Parish Council  
Islip Parish Council  
Kidlington Parish Council  
Kirtlington Parish Council  
Launton Parish Council  
Lower Heyford Parish Council  
Merton Parish Council  
Middleton Stoney Parish Council  
Milcombe Parish Council  
Milton Parish Meeting  
Mixbury Parish Meeting  
Mollington Parish Council  
Newton Purcell with Shelswell Parish Meeting  
Noke Parish Meeting  
North Aston Parish Meeting  
North Newington Parish Council  
Oddington Parish Meeting  
Piddington Parish Council  
Prescote Parish Meeting  
Shenington with Alkerton Parish Council  
Shipton-on-Cherwell and Thrupp Parish Council  
Shutford Parish Council  
Sibford Ferris Parish Council  
Sibford Gower Parish Council  
Somerton Parish Council  
Souldern Parish Council  
South Newington Parish Council  
Steeple Aston Parish Council  
Stoke Lyne Parish Council  
Stratton Audley Parish Council  
Swalcliffe Parish Council  
Tadmarton Parish Council  
Upper Heyford Parish Council  
Wardington Parish Council  
Wendlebury Parish Council  
Weston-on-the-Green Parish Council  
Wigginton Parish Council  
Wroxton Parish Council  
Yarnton Parish Council  
Yarnton Parish Council  
Boarstall Parish Meeting

Brill Parish Council  
Ludgershall Parish Council  
Marsh Gibbon Parish Council  
Oakley Parish Council  
Poundon Parish Meeting  
Preston Bissett Parish Council  
Tingewick Parish Meeting  
Twyford Parish Council  
Water Stratford Parish Meeting  
Westbury Parish Council  
Aston le Walls Parish Council  
Aynho Parish Council  
Boddington Parish Council  
Chacombe Parish Council  
Chipping Warden and Edgecote Parish Council  
Croughton Parish Council  
Evenley Parish Council  
Kings Sutton Parish Council  
Overthorpe Parish Council  
Thorpe Mandeville Parish Council  
Warkworth Parish Meeting  
Beckley and Stowood Parish Council  
Elsfield Parish Meeting  
Stanton St John Parish Council  
Brailes Parish Council  
Farnborough Parish Council  
Ratley and Upton Parish Council  
Shotteswell Parish Council  
Tysoe Parish Council  
Warmington and Arlescote Parish Council  
Whichford and Ascott Parish Council  
Wormleighton Parish Council  
Wytham Parish Council  
Bladon Parish Council  
Cassington Parish Council  
Great Tew Parish Meeting  
Little Tew Parish Meeting  
Rollright Parish Council  
Sandford St Martin Parish Council  
Steeple Barton Parish Council  
Tackley Parish Council  
Westcote Barton Parish Meeting  
Woodstock Town Council

## **Statutory Consultees**

Anglian Water Services Ltd  
BT Group PLC  
Canal and Rivers Trust  
Chiltern Railways  
Civil Aviation Authority  
Cotswold Conservation Board  
Education and Skills Funding Agency (ESFA)  
EE  
Environment Agency  
Highways England  
Historic England  
Homes and Communities Agency  
Homes England  
Inland Waterways Association  
Integrated Care Board  
Marine Management Organisation  
MOD - Defence Infrastructure Organisation  
MOD - Safeguarding  
National Grid  
National Highways  
National Trust  
Natural England  
Network Rail Infrastructure Ltd  
NHS  
Office for Nuclear Regulation  
Office of Rail Regulation  
Opus Energy  
Oxford University Hospitals  
Oxfordshire LEP  
Oxfordshire Nature Conservation Forum  
Scottish and Southern Electric Networks (SSEN)  
SEMLEP  
Severn Trent Water Ltd  
South Central Ambulance Service  
Sport England  
Thames Valley Police  
Thames Water  
The Coal Authority  
TVERC  
Vodafone & O2  
Warwickshire Police  
Western Power  
Secretary of State for Communities and Local Government  
The Forestry Commission  
The Health & Safety Executive  
County Water

Civil Aviation Authority  
Blenheim Parish Meeting

### **Neighbouring Authorities**

Buckinghamshire County Council  
Heritage Oxford, Oxford City Council  
  
Oxfordshire County Council  
South Oxfordshire District Council  
Stratford-on-Avon District Council  
Vale of White Horse District Council  
  
Warwickshire County Council  
West Northamptonshire Joint Planning Unit  
West Oxfordshire District Council

### **Non-statutory organisations**

Community First  
The Woodland Trust  
Friends of Daeda's Wood  
United Sustainable Energy  
Chiltern Railway  
Stagecoach buses  
Deddington Health Centre  
Deddington Dental  
English Heritage  
Friends of Castle Grounds  
Windmill Centre  
Holly Tree Club  
Deddington Charity Estates  
Deddington Primary School  
Deddington Parish Church (vicar)  
Satin Lane Allotments Society  
Deddington Development Watch  
Deddington PFSU & Nursery  
Oxfordshire Fire Service  
Deddington News  
Farmers Market

### **Stakeholders**

WSP for Bloor Homes  
Calcutt estates  
Fuller family  
Sworders  
Bhavash Vashi  
Welbeck Land  
Ed Deeley/ Leadenporch Farm  
Olivia Hazell/ Acorus  
Gary Stephens/ Rainier Development  
Robert Webb/ Pembury Webb  
Mrs Mary Ann Tadman

Bishop family  
Ridge & Partners for M&G Real Estate  
John Wilbraham DLP Planning  
Andrew Thompson  
Colin and Douglas Young  
Tim Catling, The Duke  
Des Dunlop/ D2 Planning  
Blue Cedar Homes  
Mark David estate agents  
Hamptons estate agent  
Sanctuary Housing  
Greensquare Housing Association  
Johnsons of Deddington  
Spencers Builders  
Stella O'Neill (in connection with Ashcroft Therapy Centre,  
Deddington Housing Association, The Poplars DNP4)  
Nellie & Dove  
The Flower Shop  
Bengal Spice  
Popular Chinese Takeaway  
Co-operative store  
Dragon Framing  
Finishing Touch  
Steve Miller  
Polka Dots  
Razor Cut  
Cedar Therapy  
MediPill  
Cox's Garage  
Cyclological  
Foodies  
Eagles  
Otters Restaurant  
Deddington Arms  
Red Lion  
The Unicorn  
Crown and Tuns  
Jo Eames/Peach Pubs  
Auteur  
Steve Waterman  
Christopher Hall  
Deddington football clubs  
Fenemore family

Annette Murphy  
DJ French (Historical Soc??)  
Peter Mahon  
Ron Turner  
David Rogers  
Geoff Hall  
Susie Carrdus  
Geoff Todd  
Susan Fuller  
Sarah Skinner  
Frank Davies  
James Privett  
Josephine Davis

Featherton House  
Hall Personal Training  
Cherry Letts