DEDDINGTON PARISH NEIGHBOURHOOD PLAN

FINAL SITE ASSESSMENT REPORT

MAY 2023

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EXECUTIVE SUMMARY

1. Deddington Parish Council (DPC) is preparing its first Neighbourhood Plan for the Parish (DPNP). An essential part of the process for neighbourhood plans proposing to allocate land for development is an assessment of the suitability and deliverability of the alternative sites put forward by land interests for assessment.

2. The process differs from the equivalent process for Local Plan allocations in two ways. Firstly, it must be proportionate, acknowledging that allocation policies in neighbourhood plans do not have to meet the 'tests of soundness' and do not have access to the same resources. Secondly, the process must take into account community opinion, given the fact that to be made (adopted), proposed neighbourhood plans must pass a referendum.

3. This report summarises the site assessment process that has informed the selection of the housing site allocation in the submission version of the DPNP. This has required a site assessment process comprising two stages. The first stage generated a 'long list' schedule of all potential housing development sites. The second stage carried out three suitability tests of the remaining 'short list' sites: a technical assessment via the Strategic Environmental Assessment (SEA); a community assessment via a community opinion survey; and a further assessment of deliverability (including viability).

4. Stage Two of the site assessment process resulted in a short list of six sites. There is a reasonable correlation between those sites assessed as having less potential for harmful effects and those rated higher by the local community. At that stage, the local planning authority, Cherwell District Council (CDC), was not able to provide DPC with an indicative housing figure (per NPPF §66/§67). But, informed by its own Housing Needs Assessment report, DPC proposed that the draft DPNP made provision for an approx. total of 150 homes by allocating the three sites considered suitable and acceptable on land East of Banbury Road (for approx. 70 homes), North of Wimborn Close (for approx. 60 homes) and at Chapman's Lane (for approx. 20 homes).

5. During the DNP statutory consultation process in early 2023 CDC considered the publication of its Draft Cherwell Local Plan 2040 for consultation (now scheduled for spring 2023). This proposes an indicative housing figure of 46 homes for Deddington for the plan period, although that number is subject to scrutiny through consultations and examination. At the same time, the land interest of the largest site (East of Banbury Road) indicated that in return for a larger scheme (of approx. 80 homes) it would accept the firming up of its allocation policy to deliver two community benefits: the delivery of a replacement day nursery and of a new public car park.

6. In the light of these events, DPC has chosen to allocate only that site to ensure that the DPNP wins the support of the local community and remains in general conformity with the spatial strategy of the adopted and emerging Local Plan.

1. INTRODUCTION

1.1 Deddington Parish Council (DPC) is preparing its first Neighbourhood Plan for the Parish (DPNP). An essential part of the process for neighbourhood plans proposing to allocate land for development is an assessment of the suitability and deliverability of the alternative sites put forward by land interests for assessment.

1.2 The process differs from the equivalent process for Local Plan allocations in two ways. Firstly, it must be proportionate, acknowledging that allocation policies in neighbourhood plans do not have to meet the 'tests of soundness' and do not have access to the same resources. Secondly, the process must take into account community opinion, given the fact that to be made (adopted), proposed neighbourhood plans must pass a referendum.

1.3 This report summarises the site assessment process that has informed the selection of housing site allocations in the DPNP. The DPC has been advised throughout this process by the professional planning consultancy, O'Neill Homer Ltd.

1.4 The DPC has been mindful of the intention of the local planning authority, Cherwell District Council (CDC), to review and roll forward its adopted Local Plan to 2040. It has agreed with CDC that the DPNP will take responsibility for planning to meet local housing need in the Parish for the plan period rather than that being left to the new Local Plan. The DPNP therefore includes a housing site proposal to meet that need up to 2040.

1.5 This has required a site assessment process comprising two stages. The first stage generated a 'long list' schedule of all potential housing development sites, derived from the Call for Sites carried out for the DNP and then the later 'Call' for the CDC Local Plan, as well as the team's own suggestions for consideration. Sites were disqualified if they were deemed unsuitable as a matter of principle, unavailable or otherwise unachievable. The second stage carried out three suitability tests of the remaining 'short list' sites:

- a technical assessment via the Strategic Environmental Assessment (SEA);
- a community assessment via a community opinion survey; and
- a further assessment of deliverability (including viability)

1.6 From the combination of the tests were drawn conclusions for site allocation preferences and for site-specific development principles, including any mitigation measures identified in the SEA, and any necessary supporting infrastructure requirements. It was then for DPC to propose to allocate sites in the Draft DPNP with a combined capacity to meet or exceed that DPC judges to be a robust housing target number local.

1.7 During the course of the assessment process the earlier decision to consider allocating sites in the smaller villages of Clifton and Hempton was reviewed in the light of discussions with CDC and its emerging spatial strategy. As a result, DPC decided not to pursue that task any further and to confine the remainder of the process to Deddington village only. The information gathered and analysed on sites in those villages has therefore been omitted from this report.

1.8 A draft version of the report was published for consultation alongside the Pre-Submission version of the DNP and draft SEA report. This final version takes into account the representations made on all three documents and forms part of the submission documentation for examination.

2. STAGE ONE ASSESSMENT

2.1 The process began with the Parish Council forming a task team of members of the Project Steering Group to oversee the assessment on its behalf. The team began by observing that the last CDC-based Call for Sites was too old for this purpose and so carried out its own Call for Sites process in summer 2020. This resulted in a range of sites being submitted for assessment by landowners/developers in each of the three settlements. The sites are coded DNPx for reference in Table A below.

2.2 To aid the process, a boundary was drawn to define the existing edge of the built-up area of the village using the conventions that planning authorities deploy for this purpose (as CDC has not used settlement boundary policies and so its Policies Map does not show them). It was considered that only land that lies within or adjoining the boundary would be considered suitable in principle by being consistent with national policy and with adopted Local Plan policy for managing the growth of settlements and protecting the countryside. CDC has advised that although its housing target (see later) will relate to the Parish, any site allocation decisions should reflect the higher status in its settlement hierarchy of Deddington from its two smaller village neighbours.

2.3 It was intended that this process would suffice. However, project delays due to Covid meant that the team could also take into account the CDC Local Plan Call for Sites of September 2020, the results of which were published in October 2021. This led to the addition of six sites not previously submitted, which are coded LPR-A-x in Table A.

2.4 Two sites (DNP3 and DNP9/LPR-A-009) were considered unsuitable for further consideration as they do not adjoin an existing settlement boundary. In addition, both phases 1 and 2 of the Stone Pits scheme (DNP5), site DNP3 and site DNP4 have been consented since the DNP Call for Sites, so they have been excluded. During the process the land interests of another five sites confirmed their land would no longer be available for assessment and they have also been excluded.

2.5 For the eight remaining sites the team has liaised with the respective land interests to clarify how the land may be developed. The summary information is included in Table A below, which shows if the site qualifies for Stage 2 (green) or if it is excluded from further consideration (red). Further information is included in Appendix A.

DNP (LPR) Code	Site Name	Gross size (Ha)	Site Capacity	Remarks	Stage 3
DNP1	Chapmans Lane/St Thomas Street	1.0		Adjoins the existing settlement boundary to the west. Developable area outside Conservation Area but in its setting. No existing defensible boundary to east – part of larger field. Well screened from allotments. Proposal for one plot depth of linear housing and to create new pedestrian access to St. Thomas St. (part of 'Clifton Loop') and to incorporate a new café. Vehicular access from Chapmans Lane. Land slopes steeply from south to north. 570m from Market Place. Relates to Site 2 on Chapmans Lane.	Y
DNP2	Chapmans Lane	1.0		Adjoins the existing settlement boundary to the west. Likely outside the setting of the Conservation Area. No existing defensible boundary to north or east – part of larger field. Proposal for one plot depth of linear housing as continuation of plot pattern along Chapmans Lane frontage. Linked to Site 1 per its proposal to create new pedestrian access to St. Thomas St. (part of 'Clifton Loop') and to incorporate a new café. Vehicular access from Chapmans Lane. Land reasonably flat. 750m from Market Place.	Y
DNP3	South of Clifton Road	-	-	A scheme for 15 houses has since been approved (and under construction).	N
DNP4 (LPR-A-016)	The Poplars, Clifton Road	2.5 (0.49)	10-15	Scheme for 7 houses on one-third of the site approved.	Y
DNP5	Stone Pits, Hempton Road	-	-	Planning permission granted (now almost completed)	N
DNP6 (LPR-A-148)	North of Wimborn Close	1.9	50-60	Adjoins the existing settlement boundary to its south and east. Outside the setting of the Conservation Area. Access off Wimborn Close and the adjoining Stone Pits scheme. Site has defensible boundaries on all sides and is flat. 700m from Market Place.	Y
DNP7 (LPR-A-148)	Grove Fields, off Hempton Road	8.1	100-150	Adjoins the existing settlement boundary to its north and east. Developable area outside Conservation Area but in its setting and adjoins an Archaeological Constraint Priority Area. Access from Hempton Road (via demolition of existing property). Non-vehicle access also from The Grove. Site has defensible boundaries on all sides and is flat. Public footpath crosses through the middle	Y

				of the asite from The Grove towards the Windmill Centre. 490m from Market Place (from centre of site).	
DNP8	Paddock off The Grove	-	-	No longer available.	N
DNP9	Land east of Oxford Road	-	-	Does not adjoin the defined settlement boundary.	N
DNP10 (LPR-A-056)	Land west of Banbury Road	15.7 (8-10)	90-140	Adjoins the existing settlement boundary to its south (to form an extension to 'Deddington Grange'). Outside the setting of the Conservation Area. Site has defensible boundaries on three sides but open to the north. Developable area is flat but wider site falls away to the south. Would require new access off Banbury Road. 720m from Market Place (from centre of site).	Y
DNP11 (LPR-A-074)	Land east of A4260 Banbury Road, and north of Fire Station	4.94 (3.7 dev)	74-111	Adjoins the existing settlement boundary to its south (the Fire Station). Not in the setting of the Conservation Area. Site has defensible boundaries on three sides but open to the north. Land is flat. Would require new access off Banbury Road. 440m from Market Place.	Y
DNP12	Earls Lane West/Pond Field	-	-	Land identified by the team as adjoining the settlement boundary to the west but not made available.	N
DNP13	Earls Lane East/Gas House	-	-	Land identified by the team as adjoining the settlement boundary to the west but not made available.	N
DNP14	Clifton Road North/Castle Farm	-	-	Land identified by the team as adjoining the settlement boundary to the south but not made available.	N
DNP15	BT Exchange, Chapmans Lane	-	-	Land identified by the team as within the settlement boundary but not made available.	N
DNP20 (LPR-A-054)	Home Farm Works, Clifton Road	2.22	20-40	Adjoins the existing settlement boundary to its south. Outside the setting of the Conservation Area. Site is an established industrial use with mature landscape boundaries on all sides. Land is flat. May repurpose existing access to Clifton Road. 750m from Market Place (from site entrance).	Y

Table A: Stage One Sites Schedule

3. STAGE TWO ASSESSMENT

3.1 This second stage of the process combined three assessment exercises: the SEA, a community survey and a deliverability assessment. The first provided an assessment of the technical attributes of the sites using a set of agreed environmental criteria as required by the Regulations.

3.2 The second exercise was used to understand the opinions of the local community on each of the sites, bearing in mind that the Plan can only be made following a successful referendum in due course. The third indicated the confidence level that a desired development solution will be considered viable by the relevant land interests and will be delivered.

3.3 To inform these exercises, the Team used the information gathered from the owners/promoters of each site. In most cases, indicative proposals and scheme layouts have been provided, together with confirmation of access rights and offers of providing community benefits as part of a scheme. In the absence of such information, the team has benefited from the technical support from its advisors to provide baseline information.

Technical Assessment: SEA

3.4 The SEA has been carried out in stages by specialist consultants AECOM using the environmental objectives and baseline data agreed in the SEA scoping exercise. For this purpose, the assessment of the sites assumes no mitigation measures are in place and notes the likely scale of positive and adverse effects of developing the site. The SEA report itself does not seek to rank the sites in order of their effects but the team has been able to infer such a ranking (see Fig 1 below).

3.5 The SEA indicates the type of measures that may be necessary to avoid or successfully mitigate any identified potential adverse effects. For sites that are selected for allocation, the SEA assesses the proposed allocation policies, including their mitigation measures, as part of the overall assessment of the DNP.

3.6 The SEA must assess ‘reasonable alternatives’. This has been addressed through the assessment of the individual sites. During the process of clarifying the intentions of land interests, sites DNP1 and DNP2 have been combined into one site (new DNP1). Site DNP4 was excluded from further consideration as further assessment noted that the consent acknowledged the role of retaining the rest of the land as open space in mitigating the effects of the scheme on the Scheduled Ancient Monument setting. However, it was agreed to test community opinion in any event to judge if there may have been merit in a further re-assessment for selection.

3.7 The outcome of the SA/SEA was that all the sites have the potential for adverse environmental effects, which is not surprising given the historic rural character of the village and the quality of its surrounding landscape. Only one site (DNP20) was assessed as having no likely adverse effects. In most cases the development of all the sites offers some potential positive population, health/wellbeing and transport effects; in many cases it is difficult to ascertain the nature of effects.

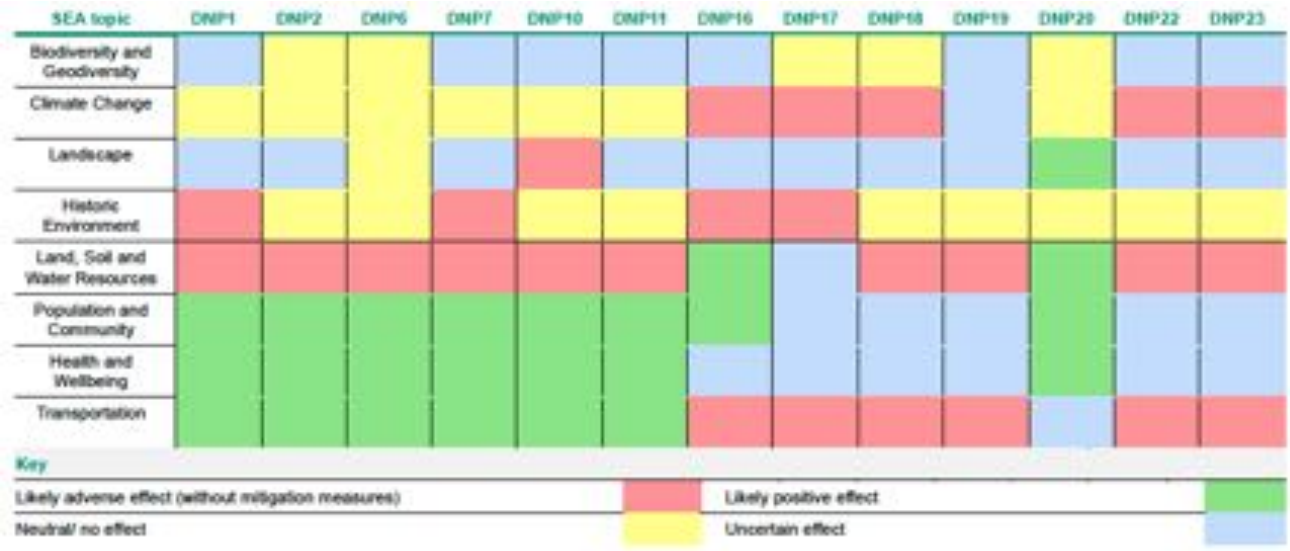


Fig 1: Summary of Site Assessments
(from Table NTS2 of the SEA Report, AECOM, 2022)

3.8 On this basis, there were four sites – DNP2, 6, 11 and 20 – of those that remained available for allocation that had the fewest adverse effects and similar potential for positive effects. Sites DNP1, 7 and 10 had greater potential for adverse effects that may not be possible to mitigate.

Community Assessment

3.9 As outlined above, it was also necessary to consider the opinions of the local community on those sites in the Community Survey. As described in the Consultation Statement, the Survey was an effective and statistically relevant exercise to inform decision making. It was undertaken in May - June 2022 and the results are published in a separate report. The community was invited to express opinions on each of the sites in terms of what they liked and disliked about the potential of a site being developed. At the time, the communities of Clifton and Hempton were invited to participate but with the decision to exclude the villages from further consideration, only the opinions of Deddington village residents have been assessed.

3.10 Although the survey and engagement activities have been effective in terms of the number of local people engaging with the project, it is acknowledged that no survey can provide a definitive view of community opinion. However, experience elsewhere suggests that those people that do engage at this stage of a neighbourhood plan project are also more likely to comment at the Pre-Submission (Regulation 14) stage, as well as to turn out to vote at the referendum. It is therefore a helpful insight and its conclusions must be given some weight in the final selection of sites.

Table B: Positive Site Preferences (Deddington residents)

3.11 The outcome of the Survey is shown in Table B above, which shows the positive preferences of those living in Deddington. As noted above, some sites are no longer available or appropriate for allocation – sites DNP4 and those in Hempton and Clifton.

3.12 It indicates that sites DNP 6, 11 and 20 had a noticeably higher approval rating. Of the others, only site DNP7 had a noticeably lower approval rating. Other data collected from the survey on sites disliked shows that both sites DNP7 and DNP10 ranked as those disliked the most. There was considered to be insufficient community support for DNP4 to warrant a re-assessment of its planning history (see §3.6 above) and SEA.

Deliverability Assessment

3.13 Finally, it is important that the DPNP is able to demonstrate that there is a high level of confidence that each site allocation proposal will be delivered in the plan period. This enables the team to take into account any site viability issues identified by the land interest or by other stakeholders, as per the national guidance.

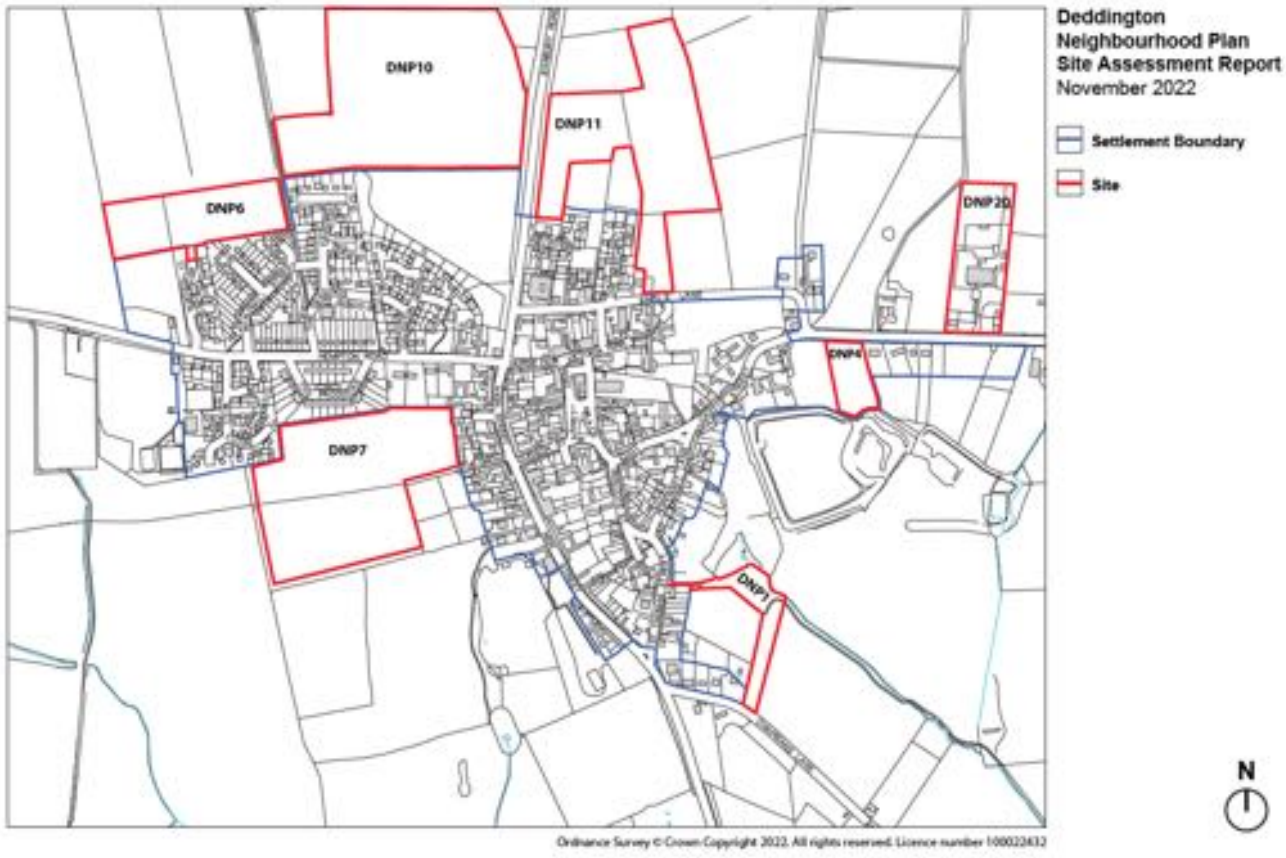
3.14 As this assessment followed the SEA and community opinion exercises, it was only carried out with those sites that remained viable allocation candidates, i.e. DNP 1/2, 6, 10, 11 and 20. The team therefore engaged with the land interests to gauge the extent to which they were serious in promoting their land and to which they were interested in delivering non-housing benefits.

3.15 It concluded that each land interest was serious and had sufficient control of the land in question at present to deliver a housing scheme. In terms of judging viability, the team requested the land interests to make clear any potential viability issues that may compromise the ability of a proposal to be policy compliant in due course.

4. SITE SELECTION

The Pre-Submission Stage

4.1 Stage Two of the site assessment process resulted in a short list of six sites, shown on Plan A below (with site DNP1 now a part combination of DNP1 and 2). There was a reasonable correlation between those sites assessed as having less potential for harmful effects and those rated higher by the local community. Notably, sites 6 and 11 appear at the top of both ranked lists. However, as noted above, the assessment process has not led to stark differences between best and worst performers. In many cases the differences are marginal and subject to finely balanced judgement.



Plan A: Post-Stage 2 Sites

4.2 Site DNP10 was assessed as having the potential for significant landscape effects in the SEA with limited means of mitigating those effects with such a large single extension of the village northwards. It was also poorly ranked by the local community. In this regard, the size of that site is such that it alone could deliver all of the housing supply DPC is choosing to plan for. With the position in terms of the indicate housing figure for the village being uncertain (see §4.8 below), allocating a site of this size brought the risk that it may result in an over-supply of housing for the plan period.

4.3 In addition, the feedback from the survey and from previous engagement activity had indicated as a matter of principle that the community strongly favoured a spatial strategy that distributed site allocations across a number of smaller sites if possible, rather than on one single site, no matter the precise location and this would we be one reason that site was poorly favoured in comparison to others. It is also important to note that towards the end of this exercise the promoter of this site submitted a planning application for the scheme, having chosen to abandon the opportunity to promote the site through the Plan. Having chosen that course of action it was not possible for the Plan to allocate the site without running a serious risk of failing at its referendum.

4.4 Site DNP7 was poorly ranked in the survey, including for the same size reason as site DNP10, and was assessed in the SEA has having the potential for significant harmful heritage effects (on the setting of a large part of the Conservation Area to its immediate east). The views across that space from the west towards the village are especially cherished and noted in past character and village appraisals. It was not considered that mitigation measures were possible to reduce the scale of harm to the point at which the site would compare well with other sites under consideration. Again, as with DNP10, the large housing capacity of the site may have led to a significant over-supply in relation to the Local Plan Review.

4.5 Site DNP20 was ranked highly in both exercises but in subsequent discussion with CDC, the team has concluded the site should not be considered for allocation as it is an established employment use that provides an important source of jobs and of a use type that may be difficult to replace elsewhere in the local area. This value is regarded as outweighing the likely positive environmental effect of reusing brownfield land noted in the SEA.

4.6 During the course of the deliverability exercise in liaison with the owner of Sites DNP1 and 2 it was considered that a scheme combining parts of them to form a developable area further away from the Scheduled Ancient Monument and Conservation Area setting to deliver approx. 20 homes would address the heritage harm identified for DNP1. Given the sites were the next best ranked by the community, and with the loss of site DNP20, it was agreed that a revised site DNP1 should be considered for allocation.

4.7 In determining the quantum of new homes to make provision for in the DPNP, it was noted that DPC's Housing Needs Assessment report of July 2021 indicated that it should plan for delivering 126 new homes for the plan period to 2040, though that number does not take into account homes consented since 2019 (of 56 homes in total). The report provides a helpful indicator of the scale of growth that may be considered appropriate for the village based on a widely accepted and applied methodology.

4.8 Furthermore, at that stage CDC was not in a position to provide an indicative housing target for the Parish (per NPPF §66/§67). However, just after the publication of the draft DPNP for its statutory consultation in January 2023, CDC published its proposals to consult on a Draft Local Plan that included defining Deddington as a 'large village' in its settlement hierarchy and providing a target figure of 46 homes, with perhaps more homes in those large villages that are well located and that benefit from a full range of local services.

4.9 The Draft DPNP made provision for an approx. total of 150 homes across three of the sites left for consideration (in no particular order):

- DNP1 Chapman's Lane (for approx. 20 homes)
- DNP6 North of Wimborn Close (for approx. 60 homes)
- DNP11 East of Banbury Road (for approx. 70 homes)

The Submission Stage

4.10 During the consultation period advice was sought from CDC on how the final version of the DPNP should handle the wide disparity between the number of homes proposed in the DPNP and the new indicative housing number. DPC was clear that the referendum would be at risk of being lost if the number remained significantly higher, even with the possibility that the adopted Local Plan target figure for the village may be higher after scrutiny through its consultations and examination.

4.11 At the same time, the land interest of the largest site (East of Banbury Road) indicated that in return for a larger scheme (of approx. 80 homes) it would accept the firming up of its allocation policy to deliver two community benefits: the delivery of a replacement day nursery and of a new public car park. The draft allocation policy had only indicated the possibility of the former and did not require the latter, and an error was made in any event in the definition of the proposed site boundary on the Policies Map.

4.12 DPC has to make a judgement on how to ensure its housing supply proposals balance the delivery of a viable, and beneficial, site allocation with the indicative housing target figure that may change after the making of the DPNP. There is no reason for DPC to judge that the target is unsound as CDC will publish its full evidence base supporting its housing supply strategy, but it remains a possibility. On the other hand, there is now the availability of a single site proposal that will deliver a housing number somewhat above that target (but not to a significant extent) that will provide an additional buffer should the adopted Local Plan have a higher target than that provided now.

4.13 By increasing the housing number of that site to approx. 80 homes the DPNP can address two other issues that have arisen during the preparation of the DPNP but were not thought possible to resolve in its policies. These are finding a replacement day nursery for the existing community facility on Hempton Road, the premises of which have reached the end of their useful life, but which has no financial means of its own to fund a new building. And addressing parking concerns along Earls Lane, especially but not only at peak periods with the school run and the demands of the health centre, which serves a wider rural hinterland. DPC has discussed these matters with the land interest following the consultation process and both parties are satisfied that a suitable, viable and acceptable allocation policy is feasible.

4.14 The Wimborn Close site is not well located on the western edge of the village to deliver a new day nursery (although the existing facility is close by) when there is a much better located alternative near the village centre (and very close to the primary school with which

it has a strong operational partnership). It is also noted that the Chapmans Lane site had drawn objections from the statutory bodies during the consultation period, and could no longer be considered suitable for allocation in its own right nor as well located to deliver a day nursery. Neither site would be able to help address the parking problems on Earls Lane.

4.15 The SEA assessment has concluded that there is no material difference in the potential for environmental effects of this larger scheme with landscape mitigation measures in place. It has noted, however, that the firmer proposals for the day nursery and public car park will have some additional positive social effects.

4.16 In respect of community opinion, the DPC noted the earlier preference of the community for housing to be distributed across a number of sites, rather than one large site. However, at that stage, the possibility of securing a new day nursery and public car park were not known and in any event the 'U' shape and character of the East of Banbury Road site are such that it does not appear as a large singe site. It is therefore confident that the final allocation policy will be supported by a majority of local people at the referendum.

5. Assessment Conclusion

5.1 It can therefore be concluded that the submission version of the DPNP need only allocate the East of Banbury Road site for a housing-led, mixed use scheme, thereby deleting the other two sites that were part of Policy DEDD2.

5.2 The policy should require a mix of approx. 80 homes (as per adopted Local Plan Policy BCS3 and DPNP Policy DEDD3), a new day nursery (Use Class E(d)) and a new public car park. The policy should require the provision of both benefits prior to the occupation of the housing scheme to ensure that both are delivered and early in the plan period. It should also establish the key development principles, incorporating mitigation measures identified in the SEA, including the arrangement of uses – the day nursery closest to the village edge; the new car park necessarily on Earls Lane for example – and the provision of new green infrastructure as part of its landscape mitigation.

APPENDIX A: SITE INFORMATION

DNP1/2 CHAPMANS LANE

From Alan Collins, chair of the Deddington Neighbourhood Plan Steering Group
info@deddingtonneighbourhoodplan.org

To Mr WS Deeley and Son,
Leadenporch Farm, Deddington, Banbury OX15 0SX

Olivia Hazell. Acorus Rural Property Services Ltd, Old Market Office, 10 Risbygate Street, Bury St Edmunds, Suffolk, P33 3AA
olivia.hazell@acorus.co.uk

August 24, 2022

Concerning sites at Chapmans Lane/St Thomas Street (DNP1) and Chapmans Lane (DNP2)

Dear Mr Deeley and Ms Hazell,

Following the public consultation we have carried out in the parish, your two sites have been placed on our short list for allocation. We are now seeking further information about the shortlisted sites, with a view to making a recommendation to the parish council. Concept plans, showing where the houses and roads would go on each of the sites, would a great help to us in our deliberations

To clarify your proposal, we would like to ask the following questions.

DNP1

1) Would it be possible to visit DNP1 with Mr Deeley? It is more or less impossible to get a good view of the site from the Satin Lane allotments.
2) Are you planning a tarmacked road from DNP1 to Chapmans Lane, or a track, or what? Would there be houses along this road, or would they all be grouped on the patch of ground beyond the left-hand corner of the allotments?
   Mr Deeley is flexible, but he assumes tarmac would be the preferred material and understands the track would need significant works to enable access to the development site.

3) Do you "own" the continuation of Chapmans Lane that is also a public footpath? If not, do you anticipate any problems in making it a thoroughfare for 11 – or 22 – houses? The existing tarmacked section of Chapmans Lane is privately owned. What arrangements for shared use of this access do you envisage?
   The client owns and has a right of way, further investigation into the and registry of other rights of way, will need to be gathered.

4) A footpath connecting the Satin Lane entrance from St Thomas Street to the circular walk at Chapmans Lane would be welcome. But the Satin Lane entranceway joins your land at what appears to be a small-steepsided ravine. Do you anticipate installing steps there – or a ramp which would make wheelchair access possible?
   The client would be supportive of both steps and a ramp to allow access for all, Mr Deeley wishes the site to be integrated into the village, with pedestrian access running through.

DNP2

5) DNP2 is a large strip of land, apparently a hectare in size, for 11 houses. What kind of houses do you envisage, bearing in mind that the AECOM housing needs survey and our own consultation make clear that the greatest need is for smaller, but comfortable homes for downsizing older people and more modest but also smaller homes for couples and young families starting out?

Yes we understand the greater need for smaller houses, we are open to discussion on the mix of tenure for the site, Mr Deeley is also keen to provide a quality design of houses which is similar to the local vernacular providing quality, well designed housing.

BOTH SITES, DNP 1 & 2

6) We are required to supply an additional sustainability appraisal of sites recommended for allocation concerning highways and access, ecology, drainage, archaeology. If you have reports concerning any of these that you could let us have, it would speed up the process.
We do not yet have the following reports; Highway access, ecology, drainage, archelogy, do you have a deadline for when they need those for? The cost of completing the reports will be significant do you have any further clarification that the sites are fully supported before my client goes to the expense?

7) Development on DNP1 and possibly DNP2 would cut off a wildlife corridor to and from the allotments. What mitigation for this can you propose?
Retain a corridor, to be discussed onsite.

8) You have proposed a café with these sites. Could you give details? Would it be accessible by car and, if so, would there be parking space?
We are happy to discuss onsite, a café would need vehicular access an parking spaces for staff but the development would encourage local use by alterative access by either walking or biking.

9) Can you confirm that you would preserve the hedgerows within and around your sites?
Yes

10) Infrastructure is an important concern. Have you consulted Thames Water as to whether the foul sewage system and water pressure accessible on your site would be adequate?
Yes – pending a response.

11) Are you planning to develop these sites yourselves or are you planning to sell it to a development company?
Undecided at the moment.

,

Alan Collins, chair of Deddington Neighbourhood Plan steering group

DNP6 NORTH OF WIMBORN CLOSE

RW/DNP6/160922

Date: 16 September 2022

Mr A Collins
Chair of Deddington

By Email only

Dear Mr Collins

Deddington Neighbourhood Plan Site DNP6- Land North of Hempton Road and Wimborn Close, Deddington

Thank you for your letter of August 24 2022 regarding the consultation process relating to the Neighbourhood Plan. On behalf of Pembury Webb, we are pleased that Site DNP6 – Land north of Wimborn Close has been placed on the shortlist and will endeavour to answer all the questions that you set out in your letter in the order you have used.

1. We note your concerns regarding the position of the existing children's play space to the west of the access road. The first point to make is that it is our intention (subject to highway authority approval) that this accessway could incorporate speed restrictions – rumble strips or carriageway reductions. An alternative/addition might be that if the play space is required on the same side of the road as the dwellings, then the equipment could be moved onto the land to the east (with the approval of the Parish Council).

2. A draft concept masterplan is attached for information. It is our intention to show open space within the site allocation DNP6. Mary Tadman's land located to the north of the proposed allocation is unlikely to be used for open space due to the levels. The layout submitted is only illustrative with a view to agreeing the principle of development on the site in order to secure a site allocation. More detailed discussions will be had with all Stakeholders as the layout is worked up with alongside the technical reports.

3. The road through Stone Pits will be adopted. It is our intention that the roads within the proposed allocation DNP6 will also be adopted.

4. Attached is a draft concept masterplan . It is our intention to provide open space within the proposed allocation as shown on the attached layout.

Cont\...

5. We have already had an ecology survey undertaken and we attach this for your information. Archaeology has just been commissioned and the same applies to highways, access and drainage. Whilst we are happy to work with Stakeholders, we are not able to share the reports as matters are being progressed and we would not wish to submit reports that could change when a planning application is submitted.

6. We confirm that we would seek to preserve all the hedgerows within and around subject to finalising the design of the scheme. It may be a small area of hedge is removed to accommodate an access road. The details of the road layout will be worked up with the Highway Authority.

7. We are in the process of consulting Thames Water regarding availability of their services as well as other service providers. We are happy to provide information on services when the planning application is about to be submitted. .

8. The landowners will determine to whom the site is disposed of, assuming it is allocated and receives planning permission in due course.

In accordance with your request, we attach a copy of a draft concept masterplan which we have had prepared by Pegasus Planning. Please note that this does not include all the landscaping which we would intend to introduce, nor does it take account of the findings of our drainage specialists. Therefore please treat it with a little caution as it may change when these and other reports are received.
We will be happy to meet to discuss any of these issues and are keen to engage with the Neighbourhood Plan Steering Group to allay any concerns.

Yours sincerely
For and on Behalf of Pembury Webb Ltd

Robert Webb
Director

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DNP7 GROVE FIELDS

Land to Rear of The Grove, Deddington

Image A: Site Location and Photograph Locations

The site contains no designated heritage assets where there would be a presumption in favour of their physical preservation. The site is bounded to the east and also for a short length of its northern boundary by the Deddington Conservation Area.

The Conservation Area was designated in 1969 and has a recent (2012) Conservation Area Appraisal (CAA). The eastern boundary of the site is adjacent to a character area defined as 'Backland' within the CAA, which states:

'The streets throughout the conservation area are very enclosed and as a result there are areas of backland which are closed from public view, for example between New Street and Philpotts Street. In places some of these backland areas have been developed, predominantly by courtyard style developments which on the whole are reasonably well integrated into the conservation area, for example Hudson Court, The Maunds, Grove Court, The Mews.'

In terms of the relationship of the site to the conservation area, it is these c.1970s courtyard style developments that form the western side of the conservation area where it abuts the site. Their form is cose knit and does not allow for any understanding of the historic core of the conservation area beyond to the east as they effectively screen the site from the conservation area. The church tower of St Peter and St Paul is visible above the modern housing and this is a common experience across the village and one which makes no contribution to its heritage significance.

[redacted]

[redacted]

[redacted]

[redacted]

[redacted]

Historic mapping identifies the site as forming orchards and farmland to the west of the settlement in 1881 which persisted throughout the 20th century, with a series of boundary removals and additions.

Based on the preliminary assessment of the archaeological potential of the site, it considered that the site is unlikely to contain features of anything other than local significance such as former field boundaries and disruption caused by the planting and growth of orchards. There is also evidence to suggest that the area adjacent to the eastern side boundary was quarried. As such there is currently no archaeological reason why this site cannot be promoted for development through the local plan process.

DNP10 NORTH OF DEDDINGTON GRANGE

wood.

08 September 2022
Ref – 807827

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Mr Alan Collins
Chair – Deddington Neighbourhood Plan Steering Group
Clerk's Office,
Deddington Parish Council
Windmill Centre,
Hempton Road,
Deddington,
OX15 0QH

Dear Mr. Collins

Concerning site DNP10 - north of Deddington Grange

Thank you for your letter dated 24th August, which we found a very helpful response to the submission we made to the recent consultation on the emerging DNP.

We note the explanation regarding Aecom's approach to the site assessment and it is clear from your questions that you have looked at the nature of the proposed land uses which we appreciate.

In relation to your particular points, please see our response below. We have tried to be as precise as possible at this stage but if you need any clarification or alternative thoughts please say.

1. The most recent iteration of the masterplan for the site shows the nursery accessed via the development access as opposed to having an access straight onto the Banbury Road.

   There are footpath links along the Banbury Road into this corner of the site to allow ease of access to the facility. Similarly, the proposed footpath route along the southern boundary will make this accessible from the western part of Deddington via Cosey Lane / The Cowdrys.

   The proposed nursery site is some 1,500 sq.m which will address the shortcomings of the current site which is about 450 sq.m. Based on typical requirements this has potential capacity for dedicated off-road parking and a facility for up to 56-60 children if required. The wider scheme has also been designed to provide additional visitor parking spaces within the road layout for flexibility.

   In terms of delivery, a serviced parcel of land would be protected. Funding could come from a number of sources. For example, Bloor Homes would expect to make a capital contribution to address the impacts of the children from its scheme. In addition, we imagine that there are other sources of funding that could support the scheme depending on the nature and identity of an operator. Bloor Homes could also assist with the procurement of a suitable building for an operator.

Continued...

We would be happy to discuss this further with the relevant stakeholders.

2. The open space includes various typologies of provision. As such the management regime would be tailored to those given, they would benefit from bespoke arrangements. So, for example equipped areas may be subject to traditional adoption and a commuted sum, whereas the more informal areas might be dealt with via a stewardship scheme alongside the existing farming operations. We are however conscious that suitable long-term arrangements are required without an undue burden to the parties involved.

   Again, we would be pleased to discuss this aspect further.

3. I am not entirely clear on the nature of the corridor you mention. However, as you will see from my answer to point 4 below our technical work has not identified any concerns on wildlife that would be harmed by our proposals as drafted. The scheme has been designed to retain and enhance features of value and to deliver a significate gain in biodiversity overall.

4. We have a suite of technical documents prepared to support our scheme. To minimise the volume of paperwork I will arrange for summaries to be prepared.

5. I can confirm that hedges are retained within and around the site, bar any limited removal to achieve access off the Banbury Road.

6. Yes, we have discussed the scheme with Thames Water and a summary will be included in the Item 4 package.

7. Bloor Homes will develop the site itself and a fairly recent example of one of their schemes is to the north of the Aynho Road to the east of Adderbury.

The most recent concept plan for the site is attached for your information.

Yours sincerely,

Michael O'Connell
Technical Director

E-mail – michael.oconnell@woodplc.com

DNP11 NORTH OF FIRE STATION

WELBECK LAND LIMITED

6TH FLOOR, ONE LONDON WALL, LONDON, EC2Y 5EB : TEL: 020 7529 3800

Deddington Neighbourhood Plan Steering Group

By email only

Our Ref: DE/NPG

9th March 2023

Dear all,

Land at Deddington, Oxfordshire

Further to our ongoing discussions, I am writing to confirm Welbeck's legal position and intentions for the land.

As you are aware Welbeck signed a Promotion Agreement with the current landowners for the promotion of the site. This legal document, which provides Welbeck with the provisions to pursue a community engaged housing development in the short term, was officially signed in February 2023.

You will also be aware that the landowners have longstanding links to Deddington. They have deep ties to the village and understand how the village has changed over time and what it may need or lack.

The site is the most logical and in the most sustainable location of all the potential development options for Deddington. We are pleased that this appears to have been recognised and that we have your initial support. You have made it clear that this support is provisional on ensuring that there are sufficient community benefits provided.

As my colleague and our planning consultant stated during the last meeting Welbeck is fully committed to ensuring that community benefits form a central part of the proposals. We have listened to your requests and specifically the desire for a new nursery and carpark at Earls Lane. I can confirm that, subject to an acceptance of a development of 85-90 dwellings the site will be able to provide:

1) A new children's nursery to cater for twenty 2-3 years old children.
2) A 20-25 space car park located off Earls Lane.

We are in dialogue with the current nursery operators and will ensure the building meets their requirements. The current intention is for the nursery to be gifted to the Parish Council.

We are now making good progress on all aspects of the proposals but cannot at this stage state what the end quantum will be, further than the current 85-90 dwelling band. As matters progress, designs finalised and the cost of the community benefits are confirmed we will be able to provide more detail.

It is important to emphasise that the community benefits are integral to the overall scheme. They will be shown in the masterplan and any other relevant plans and will referenced in the description of the development so there will be no doubt as to what the eventual reserved matters application will need to

provide. This will be recognised by the Local Planning Authority who will ensure that they are delivered through legally enforceable mechanisms within the Planning Conditions and the s.106 obligations.

Welbeck would also recommend that the Neighbourhood Plan in its allocation of the site includes policy wording that directly links the community benefits to the delivery of housing.

Furthermore and as previously mentioned comfort can be taken from the fact that the current landowners have inter-generational links to Deddington. They too are determined that the village gains from the development and that the community benefits are realised. This determination is evident in the proposal to name the nursery building after a late member of the family, who was himself active in the Deddington community.

Welbeck Land is a long established, trusted promoter with an excellent reputation for engaging with local communities and we look forward to working with the Deddington community to ensure a sustainable, cohesive scheme with lasting legacy is delivered.

Should you have any questions please feel free to contact me.

Yours sincerely

A Hodgson

Andrew Hodgson MRICS
Welbeck Land Limited

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DNP20 HOME FARM WORKS

Wed, Sep 7,
11:05 AM

Response concerning DNP20, Home Farm Works

The site is owned by Mr and Mrs Thompson of Gateridge, Brackley Road

Croughton, NN13 5GR

From John Wilbraham, Senior Planner with DLP Planning Ltd

john.wilbraham@dlpconsultants.co.uk

Hi Alan

I've been able to confirm the responses to your questions with my client, please see below.

1. Would you be able to develop this site within five years?

   That is the intention

2. There are a number of companies currently operating from this site which offer useful services to the parish. Is there a likelihood they could find other premises reasonably local where they could transfer if this site were developed? This is a concern because CDC regulations and one of our neighbourhood plan policies seek to retain and encourage local employment opportunities and business activity.

   There are other sites available nearby for some businesses and others could transfer to owned premises a few miles away.

3. Would the fulfilment or buying out of leases delay the project?

   No, all on short term licence (some holding over)

4. You have provided us with a concept plan showing housing, roads, and open space. Then there is a further area at the north end of the site. What do you anticipate will happen to this? Can you confirm that this will not be subject to a further planning application? Would it be suitable for designation as Local Green Space?

   The layout plan showed one way in which the site could be developed. The red line included the whole site so as to be able to accommodate a sufficient number of dwellings to meet or contribute towards the identified need for housing together with the required technical elements such as highways, drainage and biodiversity net gain. The area to the north may well be needed to assist with some of these aspects especially BNG.

5. What would you plan to offer in the area marked open space in the mid-to-north end of the site?

   No set plan at present, could be a playing field, balancing pond or biodiversity area etc.

6. We are required to supply an additional sustainability appraisal of sites recommended for allocation concerning highways and access, ecology, drainage, archaeology. If you have reports concerning any of these that you could let us have, it would speed up the process.

   Unfortunately, there are no surveys of the site at present.

7. Can you confirm that the access road and roads within the site would be built to adoptable standards?

   The intention would be for them to be built to adoptable standards.

8. Can you confirm that you would preserve the hedgerows within and around your site – and the tree screen partly surrounding the site?

   Can confirm the hedge rows and trees would remain around the site.

9. Infrastructure is an important concern. Have you consulted Thames Water as to whether the foul sewage system and water pressure accessible on your site would be adequate?

   Thames water pressure is good on site, not queried sewerage but based on the response to the site opposite it could be addressed through a suitable drainage strategy.

10. Are you planning to develop this site yourselves or are you planning to sell it to a development company?

My client has not made any plans on this presently but would explore both options.

Kind regards

John

John Wilbraham MRTPI
Senior Planner
DLP Planning Ltd

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