



To
Mr John Slater
By email

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Please ask for: Chris Cherry

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Our Ref: Deddington Neighbourhood Plan

5 October 2023

Dear Mr Slater

Re: Deddington Neighbourhood Plan Examination

In response to each question directed to this Council in your initial comments dated 31 August 2023, I make the following officer comments on behalf of Cherwell District Council:

6. Could Cherwell District Council provide me with a copy of its Screening Determination in respect of the plan under the Conservation of Habitat and Species Regulations 2017 – the Habitat Regulations.

Cherwell DC was not asked by the parish council to prepare a Screening Determination under the Habitat Regulations. However, as the neighbourhood plan is required to be in general conformity with the strategic policies in Cherwell District's development plan the following documents are of direct relevance:

- **Submission Cherwell Local Plan incorporating Proposed Modifications (October 2014) Habitats Regulations Assessment: Stage 1 – Screening October 2014.**
<https://www.cherwell.gov.uk/download/downloads/id/3277/hra-stage-1-screening-october-2014.pdf>

This document supported the 2015 adopted Cherwell Local Plan. In particular it should be noted that the Screening Report included consideration of Policy Villages 1 and Policy Villages 2.

It concluded '*This HRA Stage 1 (Screening) has identified that none of the 76 policies (or the proposals therein) present in the Cherwell District Council Submission Cherwell Local Plan incorporating Proposed Modifications (August 2014) will lead to likely significant effects on Oxford Meadows SAC, alone or in combination with other plans and projects*'.

- The current Regulation 18 consultation draft Cherwell Local Plan Review is supported by a **Habitats Regulation Assessment dated August 2023.**
<https://www.cherwell.gov.uk/download/downloads/id/12531/habitats-regulations-assessment-august-2023.pdf>



It concludes that ‘*The Cherwell Local Plan Review will not have an adverse effect on the integrity of any Habitats Sites either alone or in combination with other plans and projects*’.

7. I note that in the District Council’s Regulation 16 comments, it suggests that the Council’s Executive will be considering a revised draft Local Plan on 4th September 2023, which will then be the subject of its own consultation. I appreciate that can be accorded little weight, but can the District Council comment on whether that version of the plan has any implications in terms of likely housing numbers to be required for the Deddington parish.

By way of an update following a decision of the Council’s Executive on 4 September 2023, the Regulation 18 draft Cherwell Local Plan Review 2040 was published for consultation on 22 September 2023. The draft plan and other supporting documents are available at:

<https://www.cherwell.gov.uk/homepage/178/cherwell-local-plan-review-2040>

Core Policy 35: Settlement Hierarchy in the draft Plan categorises Deddington as one of eleven ‘Larger Villages’. As currently drafted this policy would limit development within the built up limits of the village to providing for local needs and to support employment, services and facilities within local communities. There would be a presumption in favour of sustainable development. Development beyond existing built up limits would only be permitted on allocated sites.

In terms of the scale and distribution of housing within the rural areas, Table 7 of the draft plan assumes an indicative allocation of 500 dwellings (in addition to windfalls). We have yet to conclude our work on assessing housing land availability and housing potential, but at this stage it would be reasonable to assume that most if not all these 500 dwellings would be provided at the ‘larger villages’.

8. The District Council states, in its Reg 16 comments, that it cannot offer a housing number to the parish, even an indicative one, as expected by paragraph 67 of the NPPF. Does the District Council have a view on the proposed quantum of housing being proposed for the parish, in the neighbourhood plan, for the period up to 2040?

The Council raises no objections to the quantum of housing proposed for the parish. Their proposals broadly align with the level of housing growth currently proposed in the draft Cherwell Local Plan Review.

14. Does the District Council, as Housing Authority, have a local housing allocation policy for the allocation of affordable housing and does it include a local connection element in terms of letting and sale of affordable housing and similarly does that have a key worker element?

Yes, the Council does have a local allocation scheme which sets out how most of the social/affordable rented housing in the district is allocated (the Council has nomination agreements with all registered providers with stock in our area requiring them to let 75% of their voids through the Council housing register).

This Housing Allocation Scheme has local connection criteria and only those with a verified local connection, as outlined in the Allocation Scheme, can join the housing register.

There is also a key worker local connection element meaning that certain classifications of key workers working in the wider Oxfordshire area (outside of Cherwell) can apply to join the

Cherwell housing register whether or not they have another local connection specifically to Cherwell.

The above applies to rented affordable housing. The Housing Allocation Scheme does not apply to low-cost home ownership.

20. Can Cherwell District Council advise me whether it has adopted a Community Infrastructure Levy scheme and if it has, does the scheme cover payments to local transport improvements?

No, the Council does not currently have an adopted Community Infrastructure Levy scheme.

Yours sincerely

Chris Cherry

Christina Cherry
Interim Planning Policy Team Leader