



# Deddington

## Neighbourhood Plan

**2015 - 2031**

**Pre-submission version**

**September 2017**

**A Plan for the future of Clifton, Deddington and Hempton**

## Table of contents

<b>Foreword</b>	4
<b>1. Introduction</b>	5
1.1 Localism Act 2011	5
1.2 Purpose of the Neighbourhood Plan	6
1.3 Relationship with local and national planning policies	7
1.4 How the Neighbourhood Plan was produced	7
1.5 Interpretation	8
<b>2. Parish of Deddington</b>	10
2.1 Introduction	10
2.2 Short history	10
2.3 Local character	11
2.4 Landscape	13
2.5 Parish profile	14
2.6 Overview of the Parish today	15
<b>3. Scope of the Neighbourhood Plan</b>	17
3.1 Basic conditions	17
3.2 National policy and sustainable development	18
3.3 Local strategic policy	18
<b>4. Vision, strategy and objectives</b>	21
4.1 Overall vision	21
4.2 Strategic goals and objectives	21
<b>5. Neighbourhood Plan policies</b>	26
5.1 Housing	27
5.2 Environment	43
5.3 Community	54
5.4 Movement and Transport	64
5.5 Business and Economy	73
<b>6. Community guidance</b>	79
<b>7. Implementation and monitoring</b>	81

## **Appendices**

Appendix A Sources and references	83
Appendix B Criteria for housing sites	85
Appendix C Settlement boundaries of Deddington, Clifton and Hempton	86
Appendix D Definition of 'strong Deddington connection'	89
Appendix E List of Policies in this Plan	90

## **Figures**

Fig. 1 Map of Civil Parish of Deddington and Deddington Neighbourhood Area	5
Fig. 2 Map of Deddington Conservation Area	12
Fig. 3 Views around Deddington considered important to protect	46
Fig. 4 Map of the Deddington Circular Walks	72

## FOREWORD

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

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

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

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

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

The beauty, tranquillity and rural charm of the Parish are highly valued. The historic features of the Parish are cherished and the many facilities of all kinds are widely appreciated. Many speak of a notable friendliness and community spirit. However, there is felt to be room for improvement – particularly in the children's play areas and the Windmill Community Centre. There is also concern about local infrastructure – especially the water supply and sewerage - inadequate public transport, lack of parking space and road safety worries. It has been our aim to embody these messages from the community in the Plan policies.

This Neighbourhood Plan is the result of an enormous amount of work by residents, including those who contributed to the various working groups and the 'street captains' who ensured such a high response to the parish questionnaires.

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

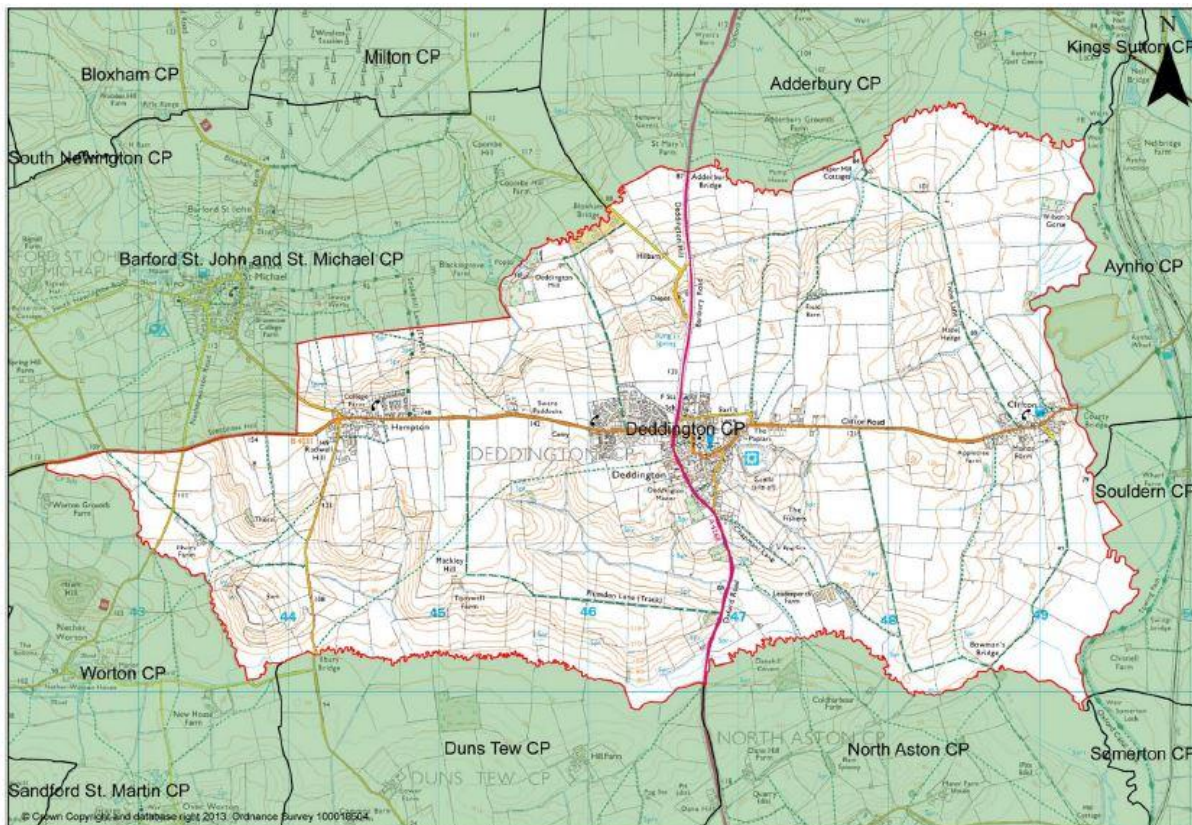
## 1. INTRODUCTION

### 1.1 Localism Act 2011

(a) The Localism Act 2011 empowers local communities in England to take the lead in planning how their own neighbourhoods will develop. Many communities around the country have taken advantage of this opportunity to influence the future of their areas. The Deddington Neighbourhood Development Plan will enable local people to shape the future development of the Parish for the benefit of the local community.

(b) Deddington Parish Council started the process of developing a Neighbourhood Plan by a resolution on 15 May 2013. Cherwell District Council's Executive approved the designation of the Deddington Neighbourhood Area on 2 December 2013. See Fig. 1 below.

The Neighbourhood Area is the area that is covered by the Neighbourhood Plan. The Deddington Neighbourhood Area is the same as the civil parish of Deddington. It therefore includes Deddington and the smaller villages of Clifton and Hempton. Cherwell District Council's decision confirms that Deddington Parish Council is a qualifying body and is legally empowered to produce a Neighbourhood Development Plan for the Parish of Deddington.



*Fig. 1 Map of Civil Parish of Deddington and Deddington Neighbourhood Area*

(c) The neighbourhood planning provisions in the Localism Act 2011 have been supplemented by the Neighbourhood Planning Act 2017.

## 1.2 Purpose of the Neighbourhood Plan

(a) Like many rural parts of England, Deddington has been the subject of increasing pressures for development. Prior to July 2015 Cherwell District Council did not have an up-to-date Local Plan with the consequence that development proposals in the rural areas were coming forward in an *ad hoc* fashion, not necessarily in the most suitable locations and bringing little benefit to the local community in the form of infrastructure.<sup>1</sup>

(b) Neighbourhood Plans are part of the statutory planning system. This means that when decisions are made on planning applications in respect of the Deddington Neighbourhood Area, the policies in the Neighbourhood Plan must be taken into account by the local planning authority, Cherwell District Council, and given the same weight as the Cherwell Local Plan.

(c) Neighbourhood Plans are a new type of statutory plan. Not only are they intended to be produced by local people for their own areas, they also have to be approved by a referendum of the people living in that area by simple majority vote. Following the referendum stage, the Neighbourhood Plan will be brought into force through being 'made' by Cherwell District Council, thereby becoming part of the Development Plan for the Neighbourhood Area, against which any proposals for development will be assessed.

(d) The Deddington Neighbourhood Development Plan will be a statutory planning policy document which will enable Deddington Parish Council to have a greater and more positive influence on how the Parish develops up to 2031.

(e) This Neighbourhood Plan has been prepared by the residents of the parish of Deddington pursuant to the Localism Act 2011 to guide the future development of the Parish. The Plan covers the period 1 April 2015 to 31 March 2031. The plan period is coterminous with the Cherwell Local Plan 2011-2031 Part 1, which was adopted by Cherwell District Council on 20 July 2015. The Parish Council intends to monitor the progress of development over this period and to review the Neighbourhood Plan on a five yearly basis.

(f) This is the pre-submission version of the Deddington Neighbourhood Development Plan. It has been submitted to Cherwell District Council for concurrence to progress to statutory consultation with the community and stakeholders in accordance with Regulation 14 of the Neighbourhood Planning Regulations, including consultees as advised by Cherwell District Council, from 1 October to 19 November 2017. It is submitted together with the pre-submission versions of the below ancillary documents:

---

<sup>1</sup> As observed by the Inspector in the context of the balance between urban and rural development in his report on the examination of the new Cherwell Local Plan, *"It properly seeks to alter the local pattern of recent housing growth, as a disproportionate percentage (almost half) has taken place in the smaller settlements, adding to commuting by car and congestion on the road network at peak hours"*. Cherwell Local Plan Inspector's Report on Submission Local Plan with Main Modifications, May 2015, paragraph 212.

- Consultation Statement;
- Basic Conditions Statement.

(g) Following the Regulation 14 consultation, the pre-submission documents will be revised to take account of the consultation responses as appropriate and submitted to Cherwell District Council who will conduct a statutory consultation in accordance with Regulation 16 of the Neighbourhood Planning Regulations before submitting the submission Neighbourhood Plan and ancillary documents for examination. Following receipt of the Examiner's Report, the submission version of the Plan (with any modifications recommended by the Examiner) will progress to a parish referendum. In the lead-up to the referendum, decision-makers are expected to take account of this Neighbourhood Plan as a material consideration in any development planning decisions.

(h) As mentioned in the pre-submission Basic Conditions Statement, the Neighbourhood Plan Steering Group is currently seeking a determination from Cherwell District Council whether or not the pre-submission Deddington Neighbourhood Plan is likely to have significant environmental effects. In the former case, a Strategic Environmental Assessment would need to be prepared.

### **1.3 Relationship with local and national planning policies**

This Neighbourhood Plan sets out locally focused policies intended to address aspects of the future development of the Parish which have been identified as important to the local community, especially where it is perceived that these matters are not fully addressed by the District-wide policies in the Cherwell Local Plan.

The Plan has been drawn-up in conformity with the Cherwell Local Plan and the National Planning Policy Framework. It does not seek to duplicate local District-wide or national policies. Instead, it seeks to add a parish-specific dimension to those policies where appropriate. In addition to local evidence gathering, the Neighbourhood Plan makes use of evidence gathered for the recently adopted Cherwell Local Plan. It also takes account of National Planning Practice Guidance.

### **1.4 How the Neighbourhood Plan was produced**

(a) The neighbourhood planning process is set out in the Neighbourhood Planning Regulations. The Regulations specify the main stages that a Neighbourhood Plan must go through before it is voted on at a referendum.

(b) Neighbourhood Plans must be based on relevant evidence about the Neighbourhood Area and must reflect the views of the local community. Deddington Parish Council has therefore been careful to gather the necessary evidence to inform the Neighbourhood Plan and to justify the policies in it.

(c) In producing the Neighbourhood Plan, the Parish Council co-opted residents onto a Steering Group that had the responsibility of managing the process. It has been a priority of the Steering Group to ensure that as far as practicable the Neighbourhood Plan is effective in delivering the needs, priorities and aspirations of the local community and also meets legal requirements. The Steering Group has made community engagement its overriding priority throughout the process of preparing the Neighbourhood Plan.

(d) A 'launch' announcement explaining the concept of the Neighbourhood Plan and inviting volunteers to take part was issued in August 2013. A range of methods to inform people was used, including publishing the 'launch' announcement in the *Deddington News*, which is delivered to every household in Clifton, Deddington and Hempton. Following a meeting of volunteers in September 2013, working groups were set up in respect of five topic areas.

(e) Various methods have been used by the Steering Group to inform people about the Plan and its progress, including regular articles in the *Deddington News*, community 'drop-in' events, leaflet drops, posters, banners and a dedicated Neighbourhood Plan website.

In addition to ongoing stakeholder consultation, community consultation involved the following stages:

- identifying the issues through a three-day 'drop-in' event in November 2013;
- a parish questionnaire conducted in October/November 2014, comprising an adult version with 81 (mostly multi-part) questions, including a housing needs survey, which was completed by 914 respondents (a 58.85% response rate), and a youth version for 11-to-17-year olds, with 15 questions, which was completed by 73 young people (48.67%);
- consultation on strategic goals and objectives through a second 'drop-in' event in April 2015 over two days;
- consultation on emerging policies through a third 'drop-in' event in November 2015 over two days;
- a supplemental questionnaire conducted in March 2017 about unadopted estate infrastructure and freehold v. 999 year leasehold tenure, which was completed by 268 residents;
- statutory consultation on the pre-submission version of the Neighbourhood Plan from 1 October to 19 November 2017 in accordance with Regulation 14 of the Neighbourhood Planning Regulations.

(f) The consultation process to date is described in more detail in the accompanying pre-submission Consultation Statement.

(g) The Neighbourhood Plan has been informed by extensive enquiries to identify the economic, social and environmental context. Regard has also been had to relevant national and local plans, policies and strategies, and reports. The main sources are listed in Appendix A.

## **1.5 Interpretation**

In this Neighbourhood Plan:

- (a) 'CDC' means Cherwell District Council;
- (b) 'Cherwell Local Plan' means the Cherwell Local Plan 2011-2031 Part 1 referred to in Section 1.2(e) above (incorporating Policy Bicester 13 re-adopted on 19 December 2016);



(c) 'Neighbourhood Planning Regulations' means the Neighbourhood Planning (General) Regulations 2012 (S.I. 2012/637);<sup>2</sup>

(d) 'NPPF' means the National Planning Policy Framework 2012;

(e) 'Questionnaire' means the adult questionnaire referred to in Section 1.4(e), second indent, above;

(f) references to the percentage of respondents or number of people responding to a specific question in the Questionnaire mean the proportion of those responding to that particular question, not the proportion of the total number of respondents (914 people) who completed adult questionnaires;

(g) 'Supplemental Questionnaire' means the supplemental questionnaire referred to in Section 1.4(e), fifth indent, above.



**Opening of Fitness Trail, 22 April 2017**

<sup>2</sup> The Neighbourhood Planning Regulations were subsequently amended by the Neighbourhood Planning (General) (Amendment) Regulations 2015 (S.I. 2015/20) and the Neighbourhood Planning (General) and Development Management Procedure (Amendment) Regulations 2016 (S.I. 2016/873) and supplemented by the Neighbourhood Planning Act 2017 (Commencement No. 1) Regulations 2017 (S.I. 2017/767).  
2017neighbourPlanPrePre

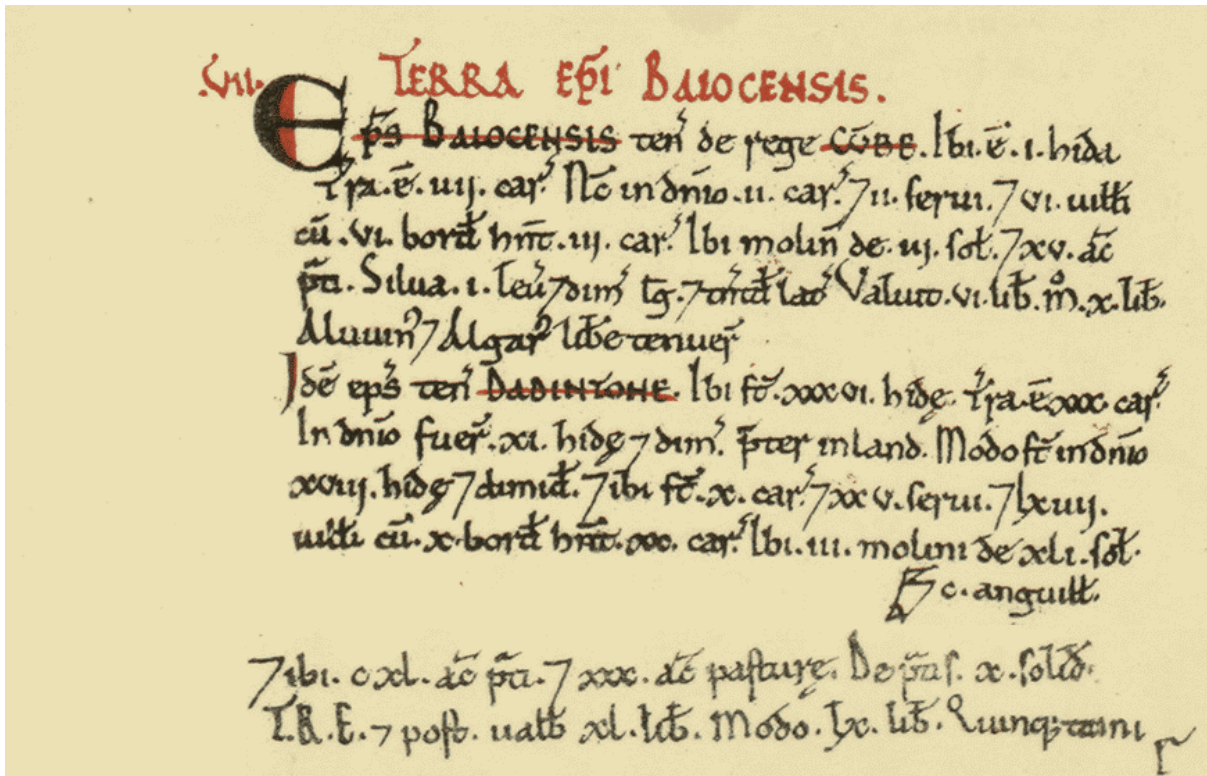
## 2. PARISH OF DEDDINGTON

### 2.1 Introduction

In order to produce a robust Neighbourhood Plan it is necessary to have a good understanding of both the neighbourhood area and the local community's views about what should be done to improve and protect it. This Section of the Plan provides a brief history of Deddington and a description of its character.

The parish of Deddington is a community of some 2,150 people in north Oxfordshire. The principal settlement of Deddington lies 5½ miles (9 km.) south of Banbury and 16½ miles (27 km.) north of Oxford. The Parish includes the two smaller villages of Hempton (population c.285) and Clifton (population c.240). The Parish is 4,246 acres (1,718 ha.) in extent. The River Swere forms the eastern part of its northern boundary. Each of the three villages is surrounded by open agricultural land.

### 2.2 Short history



Entry in the Domesday Book 1086 for Deddington ('Dadintone')

#### THE LAND OF THE BISHOP OF BAYEUX

*The same bishop holds DEDDINGTON. There are 36 hides. There is land for 30 ploughs. In demesne there were 11 ½ hides in addition to the inland. Now there are 18 ½ hides in demesne, and there are 10 ploughs, and 25 slaves; and 64 villains with 10 bordars have 20 ploughs. There are 3 mills rendering 41s. and 100 eels, and there are 140 acres of meadow and 30 acres of pasture. From the meadows 10s. TRE, and afterwards, it was worth 40l. ; now 60l. 5 thegns [...].*

'Deddington' means the 'tun' or village of Daeda or Daeda's people. While the Domesday Book records around 94 family units in Deddington (more than Banbury) in 1086, making it one of the largest settlements in the county, there is no record of its earlier history. It may have been settled by the Saxons in the sixth or seventh century. There is some evidence of Romano-British occupation, and there was an iron age hill fort at Ilbury in the south-west of the Parish.<sup>3</sup>

The population at the time of Domesday comprised 80 villeins, 14 bordars and 27 slaves. There was land sufficient for 30 plough teams, and 3 mills were recorded.

The manor was held in demesne by Odo of Bayeux (of Tapestry fame), half-brother of William the Conqueror. Odo was probably responsible for building the Norman motte-and-bailey castle, although it was in a decayed state by 1277. The imposing surviving earthworks are a Scheduled Ancient Monument.

Deddington continued to grow and there were some 200 households in 1377, but it was increasingly overshadowed by Banbury. Deddington had early pretensions to becoming a borough - burgage plots were created and it returned two burgesses to parliament in 1302 and 1305 - but it never achieved borough status. A pre-reformation school was attached to the Guild of the Holy Trinity.

In 1350 the living of the parish church was gifted to the newly founded St. George's Chapel in Windsor, which remains the patron. The mediaeval tower, which had a tall spire, collapsed into the body of the church in 1634.

Given its strategic location at the convergence of the ancient roads from Oxford to Banbury and from Buckingham to Chipping Norton, Deddington became a trading centre. The earliest reference to a fair is in 1393. Until the early nineteenth century there were regular livestock markets, with pigs being sold in Market Place, sheep in Bull Ring and horses in Horse Fair. There was a town pool or 'cook stool pond' in the south-east of Market Place until 1861. In the second half of the nineteenth century there was a large thatched building in the Castle Grounds called the Pavilion which was used as a ballroom.

Until recent times Deddington has always been predominantly an agricultural community, sustaining a corresponding range of trades. In the late eighteenth century 21 inns or alehouses were recorded.

There was little significant industry in the nineteenth century apart from two brick-kilns and an axletree factory. In 1863 a gasworks to provide lighting was built by the Deddington Gas, Light, and Coke Co.

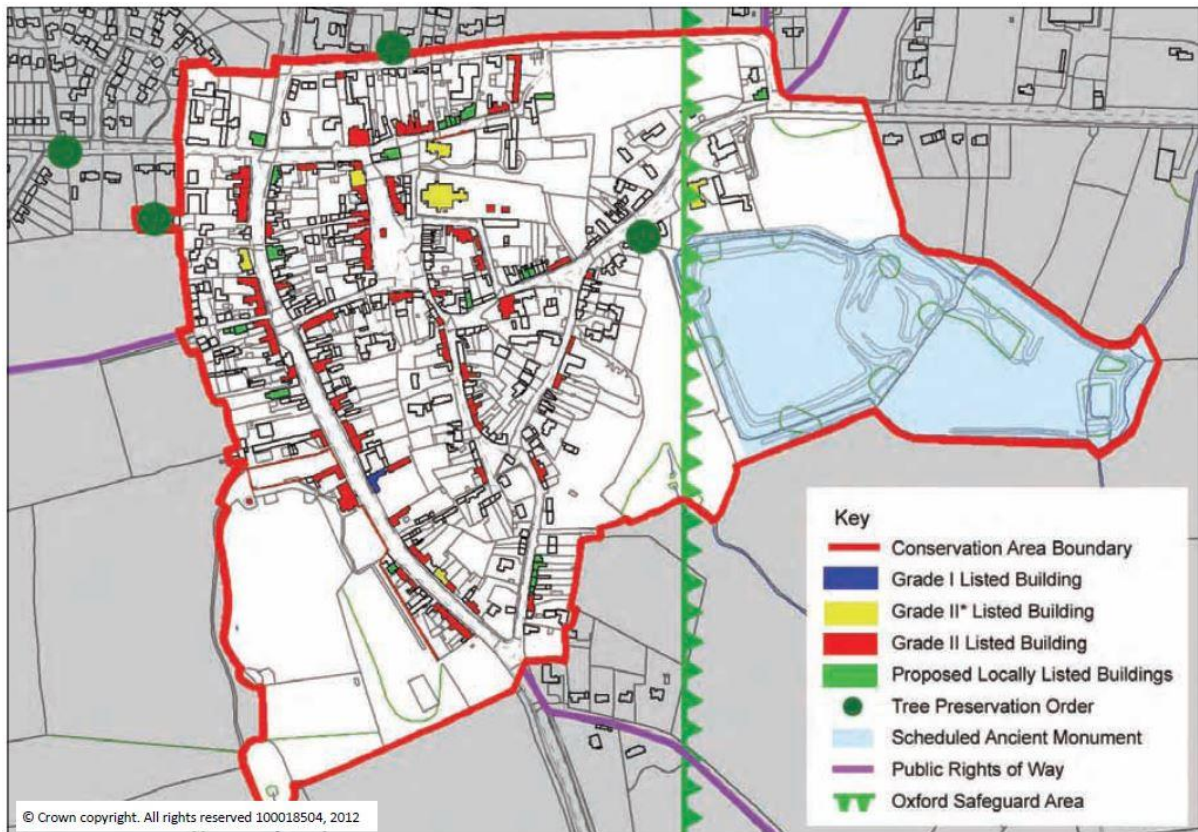
Deddington declined gradually without an industrial base, and was bypassed by the Oxford Canal and the Great Western Railway. The population of the Parish, after peaking at 2,178 in 1851, had declined to 1,490 in 1901.

### **2.3 Local character**

---

<sup>3</sup> Victoria County History of Oxfordshire, Volume XI, 1983.

The Deddington Conservation Area was designated in 1988, and covers a large part of the village of Deddington, excluding the more modern developments on the western side of the village along Hempton Road. The most recent appraisal by Cherwell District Council was published in April 2012 and confirmed the existing boundaries of the Conservation Area. A map of the Conservation Area may be found in Fig. 2 below.<sup>4</sup>



*Fig. 2 Map of Deddington Conservation Area*

The Deddington Conservation Area Appraisal (April 2012) identifies eight character areas within the Conservation Area and gives a detailed description of each zone.

The Conservation Area includes some areas of open green space which are regarded as contributing to the setting of the historic core of the village.<sup>5</sup>

There are two sites in the Parish designated as Scheduled Ancient Monuments, Deddington Castle, a Norman motte-and-bailey castle, and surrounding earthworks, and Ilbury Camp iron age hillfort, near the western boundary of the Parish.

The Parish contains 114 'listed' buildings, 101 in Deddington, 7 at Hempton and 6 at Clifton, including one Grade I and 6 Grade II\*.

<sup>4</sup> Deddington Conservation Area Appraisal, Cherwell District Council, April 2012, Fig. 3.

<sup>5</sup> CDC 'Category A' Villages Analysis, March 2016, pp. 41-44.

The more modern housing in Deddington is largely concentrated on the western side of the village. West-northwest of the crossroads are two developments comprising 2-storey detached brick-built houses, with mostly 4 or 5 bedrooms. Further west, fronting, or along the residential roads adjoining, the western part of Hempton Road, there is a mix of 2-storey detached, semi-detached and terraced housing, brick-built with some rendering. The Windmill Community Centre, with associated sports pitches, is to be found on the western edge of the village.

## 2.4 Landscape



**View north of Deddington across the Swere valley**

The western part of the Parish, including Deddington and Hempton, lies in an area of ironstone hills and valleys. Deddington and Hempton are situated on a wide marlstone ridge, which runs from east to west, overlying lias clay mudstone.<sup>6</sup> This contains a variety of materials, including ferrous oxide, producing a warm ironstone, known as Hornton stone, which is the main building material in much of the Conservation Area. The highest points of the ridge are 436 ft. (133 m.) at Deddington and 489 ft. (149 m.) at Hempton.

The iron rich clay soils covering the rolling ironstone hills, which are generally in arable cultivation, have a characteristic red colour, much of which is classified as

<sup>6</sup> Cherwell District Landscape Assessment, Cobham Resource Consultants, November 1995.

grade 2 agricultural land, whilst the steep sides of the marlstone ridge leading down to the valley floors with their pattern of smaller fields support more mixed farming, mainly pasture. The area is well wooded.

Main drainage routes follow the fault lines. The River Swere, which forms the eastern part of the northern boundary of the Parish, and a parallel stream known as Deddington Brook which divides the ridge on which Deddington and Hempton stand from the ridge to the south on which Duns Tew and North Aston stand, flow in an easterly direction into the River Cherwell and thence into the Thames.

The eastern part of the Parish descends from the ridge on which Deddington stands towards the low ground in the valley of the River Cherwell as it flows southward to join the Thames. The floor of the Cherwell valley is characterised by a low-lying pastoral landscape with alluvial water meadows adjacent to the river.

The eastern part of the Parish other than Clifton is sparsely populated and relatively inaccessible. There is only one road (B4031), which links Deddington with Aynho after crossing the Cherwell to the east of Clifton, which lies on the incline between the ridge and the valley floor.

The entire Parish lies within the Ironstone Downs and Cherwell Valley 'Areas of High Landscape Value' designated by Cherwell District Council under Policy C13 of the Adopted Cherwell Local Plan 1996. Whilst the AHLV is not a designation that has been carried forward in the new Cherwell Local Plan, former Policy C13 finds reflection in new Policy ESD 13: *Local Landscape Protection and Enhancement* which looks to protect the character and appearance of the landscape.

## 2.5 Parish profile

The population of the Parish according to the 2011 Census was 2,146, compared with 1,744 in 1991 and an estimated 1,570 in 1978. 876 households were recorded.<sup>7</sup> These are extrapolated figures because the Office for National Statistics (ONS) output areas do not coincide with parish boundaries.<sup>8</sup>

According to the Cherwell District Council valuation list for Council Tax 2017-18, there were 909 assessable dwellings in the Parish as at 31 March 2017.

There are estimated to be around 100 houses in Clifton and 120 houses in Hempton, suggesting that there are around 690 dwellings in Deddington.

Applying an average household size of 2.4 per ONS 2016 national statistics indicates that the current population of Deddington is in the region of 1,650 and that Clifton and Hempton have current populations of around 240 and 285 respectively.

---

<sup>7</sup> 2011 Census, Office for National Statistics (ONS); Rural community profile for Deddington (rural place) 2013 produced under the Action with Communities in Rural England (ACRE) rural evidence project in cooperation with Oxfordshire Rural Community Council (ORCC) and Oxford Consultants for Social Inclusion (OCSI).

<sup>8</sup> ONS output areas do not necessarily coincide with parish boundaries. The Parish straddles two Lower Layer Super Output Areas and the western area (Cherwell 010B) includes the Barfords.

According to the 2011 Census, 15.84% (340) of residents were aged 18-39, 28.75% (617) were aged 40-59 and 32.52% (698) were aged 60 or over. The percentages of under 16's (19.6%) and over 65's (23.2%) are both higher than the national average (18.9% and 16.3% respectively).

40.2% of dwellings are detached (England 22.3%) with 75.8% of housing being owner occupied (England 64.1%). Social rented housing makes up 10.5% (England 17.7%) whilst 10.5% is private rented (England 15.4%).

13.4% of households have no car (England 25.8%), whilst 49.7% of households have two or more cars (England 32.1%).

3.5% of residents aged 16-74 travel to work by public transport (England 11.0%). 0.9% (13 people) travelled to work by bus, whilst out of the adults in employment who work outside their village, 87% drove to work and 4.3% were car passengers.

The 2001 Census found that the average distance travelled to the fixed place of work of Deddington residents was 24.82 km. (15½ miles). 12.7% travelled over 40 km. (25 miles) to work (Oxfordshire 7.5%) and 13.0% travelled less than 2 km. (1¼ miles) to work (Oxfordshire 22.8%).

## 2.6 Overview of the Parish today



**Market Place in the heart of Deddington**

The responses to the Questionnaire demonstrated that the Parish is well served by the existing, generally small-scale, retail and service outlets in Deddington, which include the Co-operative Food store, post office, four public houses, delicatessen

and hairdressers. 80% of respondents (670 people) said they used the Co-op once, 2 or 3 times, or daily each week. The monthly Farmers' Market is well supported.

There is a reasonable range of indoor and outdoor recreational facilities at the Windmill Community Centre on the western side of Deddington, including playing fields for football and cricket clubs, tennis courts, fitness trail and children's playgrounds. Other community facilities include a GP health centre and library. Deddington Primary School has 206 pupils on the roll.

There are two Church of England places of worship in the Parish, the grade II\* listed church of St. Peter and St. Paul in Deddington and the church of St. John the Evangelist in Hempton, and a Wesleyan Reform Church.

As the existing range of amenities and facilities is generally small-scale, they offer limited local employment opportunities. The majority of residents in employment therefore commute elsewhere to find work.

While Deddington is a vibrant community with many clubs and societies, there is a strong local feeling, as elsewhere in rural communities in north Oxfordshire, that house prices are prohibitively high and young people with Deddington connections are being forced to go elsewhere. There is also a widely expressed desire amongst older people to have the opportunity to 'downsize' to smaller properties.

Recent pressures for more development in rural areas have highlighted the question of how best to achieve sustainable development whilst at the same time respecting the quality of the natural, built and historic environment. This Neighbourhood Plan addresses these issues in the context of the parish of Deddington.



### 3. SCOPE OF THE NEIGHBOURHOOD PLAN

#### 3.1 Basic conditions

(a) Whilst the purpose of Neighbourhood Plans is to allow local people to have a greater say in the development of their areas, a Neighbourhood Plan must be in conformity with and not contradict higher level planning policy.

Paragraph 8(2) of Schedule 4B to the Town and Country Planning Act 1990, as inserted by the Localism Act 2011, requires that Neighbourhood Development Plans must meet certain basic conditions.

A Plan meets the basic conditions if:

(i) having regard to national policies and advice contained in guidance issued by the Secretary of State for Communities and Local Government, it is appropriate to make the Plan;

(ii) the making of the Plan contributes to the achievement of sustainable development;

(iii) the making of the Plan is in general conformity with the strategic policies contained in the development plan for the area of the competent Local Planning Authority (or any part of that area);

(iv) the making of the Plan does not breach, and is otherwise compatible with, European Union obligations;

(v) the making of the Plan is not likely to have a significant effect on a European site<sup>9</sup> or a European offshore marine site<sup>10</sup> (either alone or in combination with other plans or projects).<sup>11</sup>

A Plan also needs to be compatible with the European Convention on Human Rights.

(b) Neighbourhood Plans must provide for at least the level of housing growth specified in the Local Plan. A Neighbourhood Plan can allow a higher level of growth than the local planning authority requires, but it cannot promote less development than set out in the Local Plan or undermine its strategic policies.

A Neighbourhood Plan can determine where new dwellings or other development will go, either by allocating sites or by adopting a criteria-based approach and specifying criteria for identifying sites which are capable of delivering sustainable development.

(c) When the pre-submission version of the Deddington Neighbourhood Plan was submitted to Cherwell District Council, it was accompanied by a Basic

---

<sup>9</sup> As defined in the Conservation of Habitats and Species Regulations 2010 (S.I. 2010/490).

<sup>10</sup> As defined in the Offshore Marine Conservation (Natural Habitats, &c.) Regulations 2007 (S.I. 2007/1842).

<sup>11</sup> Added by paragraph 1 of Schedule 2 to the Neighbourhood Planning (General) Regulations 2012.

Conditions Statement which showed how the Neighbourhood Plan satisfies the above basic conditions.

### **3.2 National policy and sustainable development**

(a) The NPPF gives strong encouragement to local communities to produce Neighbourhood Plans. It says that Neighbourhood Plans should set out a positive vision for the future of the local area and set planning policies to determine decisions on planning applications, based on stated objectives for the future of the Neighbourhood Area and an understanding and evaluation of its defining characteristics.

(b) A Neighbourhood Plan must contribute to the achievement of sustainable development. The NPPF states that pursuing sustainable development includes making it easier to create jobs in villages, promoting gains in biodiversity, achieving better quality design, improving people's quality of life and widening the choice of high quality homes.<sup>12</sup>

(c) According to the NPPF there are three dimensions to sustainable development,<sup>13</sup> which are mutually dependent:

- an economic role;
- a social role;
- an environmental role.

(d) The aims, objectives and policies of a Neighbourhood Plan should be assessed against their ability to achieve sustainable development. Wherever possible a Neighbourhood Plan should actively promote the achievement of sustainable development.

### **3.3 Local strategic policy**

(a) The current Development Plan in Cherwell District comprises the Cherwell Local Plan and the Saved Policies of the Adopted Cherwell Local Plan 1996, although the Saved Policies are not considered by Cherwell District Council to be strategic in nature.

(b) Strategic policies in the Cherwell Local Plan of general application to the rural areas include housing distribution, housing mix, affordable housing, brownfield land, housing density, high quality design, infrastructure, climate change, renewable energy, landscape protection, the historic environment, biodiversity, green infrastructure, employment, the rural economy, tourism and sustainable transport.

While the Cherwell Local Plan seeks to focus growth in the urban areas, it also allocates some new development to rural settlements.

---

<sup>12</sup> NPPF, paragraph 9.

<sup>13</sup> NPPF, paragraph 7.

(c) Any development that takes place in the Parish therefore needs to comply with the strategic policies set out in the Cherwell Local Plan, including the following policies that are specific to rural villages:

Policy Villages 1 - Village Categorisation

Policy Villages 2 - Distributing Growth across the Rural Areas

Policy Villages 3 - Rural Exception Sites

Policy Villages 4 - Meeting the Need for Open Space, Sport and Recreation

Deddington is one of 24 villages which are classified as Category A villages and Clifton and Hempton are classified as Category B ('satellite') villages. Policy Villages 1 considers Category A and Category B villages as being suitable to accommodate minor residential development, infilling and conversions within built-up limits. Criteria for assessing whether proposals constitute acceptable 'minor development' are set out in paragraph C.262.

(d) The Cherwell Local Plan does not allocate a specific number of new dwellings to the Parish for the plan period. Instead, Policy Villages 2 provides that an additional 750 homes will be delivered (on sites of 10 or more) across the 24 Category A villages during 2014-2031. This allocation excludes 'windfall' developments of less than 10 dwellings within built-up limits.

Sites for 10 or more dwellings in the Category A villages are to be identified through the preparation of the Local Plan Part 2, the preparation of Neighbourhood Plans where applicable and the determination of applications for planning permission.

According to the CDC Annual Monitoring Report 2016, 179 homes (out of the original 750) remained to be allocated (on sites of 10 or more) amongst the Category A villages as at 31 March 2016.

(e) If a local planning authority is also intending to allocate sites in the same Neighbourhood Area, National Planning Policy Guidance says that the local planning authority should avoid duplicating planning processes that will apply to the Neighbourhood Area. It should work constructively with a qualifying body to enable a Neighbourhood Plan to make timely progress. A local planning authority should share evidence with those preparing the Neighbourhood Plan, in order for example, that every effort can be made to meet identified local need through the neighbourhood planning process.<sup>14</sup>

(f) Permission has been granted for a large-scale residential development adjacent to the northern built-up limit of Deddington,<sup>15</sup> which would increase the size of the village by approx. 12%. Concerns have been expressed about the impact of the new development on local character and the capacity of the local infrastructure.

<sup>14</sup> National Planning Policy Guidance, Paragraph: 043 Reference ID: 41-043-20140306, Revision date: 06 03 2014.

<sup>15</sup> Cherwell District Council, refs. 13/00301/OUT and 14/02111/REM in respect of 85 dwellings.

(g) Cherwell District Council has been considering the introduction of a Community Infrastructure Levy (CIL) in respect of planning gain on various kinds of development. CIL contributions must be used to pay for infrastructure which supports the development of the local area. Town or parish councils which have a Neighbourhood Plan in place would be entitled to 25% of CIL contributions (rather than 15%, subject to a cap of £100 per dwelling, in the case of areas without a Neighbourhood Plan). This work is currently 'on hold' because of potential changes to Government policy.



**Duke of Cumberland's Head in Clifton**

## 4. VISION, STRATEGY AND OBJECTIVES

### 4.1 Overall vision

(a) Based on the issues and aspirations identified through the community consultation process a vision for the Parish in 2031 has been produced. The local community values the historic rural village character of Clifton, Deddington and Hempton. They do not want new development to undermine that distinctive character or the surrounding unspoilt open landscape. Residents want new housing to be well-designed and to meet local needs with the provision of commensurate infrastructure capacity. While there is general satisfaction with the range of retail outlets, services and catering in the centre of Deddington, residents would like to see improved indoor and outdoor social and recreational facilities.

(b) The proposed vision for the parish of Deddington is set out below:

***Over the Plan period Clifton, Deddington and Hempton will continue to develop as vibrant communities with a strong historic rural character and a good mix of high quality homes. Residents will enjoy an enhanced quality of life with access to a comprehensive range of indoor and outdoor social and recreational facilities, a good selection of shops, services and retail catering in Deddington, a network of safe pedestrian and cycle routes, and a variety of local working opportunities.***

(c) The Neighbourhood Plan seeks to identify goals and objectives to achieve this vision for the Parish, and to set out policies necessary to deliver it.

### 4.2 Strategic goals and objectives

Early consultation identified the importance of rural character, heritage assets, countryside setting and amenities to the residents of the Parish. Concerns were raised about the impact of development, the lack of downsizing opportunities and affordable housing, and transport. These issues and concerns were followed-up through the parish questionnaires. A majority of respondents accepted that there will be development, but there are concerns that development can erode the qualities which make a place special and valued.

After analysing the evidence gathered by the adult and youth questionnaires, and stakeholder feedback, a series of strategic goals reflecting the main issues which had been identified, was developed, grouped under the five main subjects of housing, environment, community, movement & transport and business & economy. Each of the strategic goals has a corresponding set of objectives, which provide more specific and measurable actions to achieve these aims. These were subjected to further consultation with the community and stakeholders, in particular through the second 'drop-in'.

The resultant strategic goals and objectives are as follows:

#### **(a) Housing**

**Goal H1: To provide good quality additional housing that meets identified local needs and is compatible with the landscape and character of the Parish.**

Objectives

- 1.1 To provide housing growth which meets the needs identified in the 2014 parish questionnaire and subsequently refined through the neighbourhood planning process.
- 1.2 To provide affordable homes to enable young people and lower income families to remain in the Parish.<sup>16</sup>
- 1.3 To provide appropriate housing and associated facilities to meet the needs of the ageing population, including those who wish to downsize.
- 1.4 To provide well-designed and constructed homes in keeping with the character of the Parish.
- 1.5 To ensure the extent of growth in housing is compatible with the provision of infrastructure and amenities of the Parish and does not negatively affect these for existing residents.
- 1.6 To ensure the size and location of individual developments respects and enhances the distinctive parish landscape and heritage.
- 1.7 To maximise protection of the green sites within the Parish, preference is given to the development of suitable brownfield sites.
- 1.8 To ensure new development meets high standards of energy and other resource efficiency where appropriate.
- 1.9 To ensure new development meets high standards of design for reducing crime.
- 1.10 To create a process to identify and respond to future housing needs of the Parish.

**(b) Environment**

**Goal E1: To maintain the rural character and tranquility of the Parish whilst also seeking opportunities to support landscape, heritage, recreational and ecological gain consistent with sustainable growth.**

Objectives

---

<sup>16</sup> Definitions of 'affordable' housing:

- On any new development of 11 or more houses, 35% are required to be 'affordable'. These will be:
- EITHER properties owned by a Registered Provider (housing association) and rented to people on Cherwell District Council's housing register at a rent set at 75-80% of the market rent prevalent across the Cherwell District. People with a strong Deddington connection will be given priority for 50% of these homes.
- OR properties (a proportion currently set at 25% but we would prefer more) for shared ownership available also to people who are not on the housing register.
- For the purposes of Objective 1.2, 'affordable' also includes smaller homes, probably two- or three-bedroomed, available for purchase on the open market, but likely to be less expensive because of their more modest proportions.

- 1.1 To retain and improve the attractive character of the locality and distinctive local identity of the Parish.
- 1.2 To maintain and enhance key views within, from and of the villages, and the wider district.
- 1.3 To promote the conservation and enjoyment of the historic environment and heritage assets of the plan area.
- 1.4 To give special consideration to the preservation and enhancement of the special interest, character and appearance of the Conservation Area and other designated heritage assets, including the Scheduled Monument of Deddington Castle.
- 1.5 To contribute to preparation of management proposals for the conservation and enhancement of the heritage assets of the plan area and to support their implementation.
- 1.6 To retain and enhance the open green spaces, including their boundaries, within and around the villages, in particular those within and around the Conservation Area.
- 1.7 To support sympathetic management of the countryside around the villages to help maintain the high quality landscape and improve local biodiversity.
- 1.8 To preserve hedges, ditches and stone walls, which are important habitats for wildlife, a record of the landscape's historical development and management and part of its distinctive rural character.

**Goal E2: To minimise the environmental impact of new development in the Parish and ensure that any development is sympathetic to its setting within the village and the wider neighbourhood.**

Objectives

- 2.1 To ensure that any development is compatible with the built and natural environment.
- 2.2 To encourage development that makes use of previously developed land and buildings where appropriate rather than greenfield locations.
- 2.3 To ensure any development is appropriately landscaped, taking account of the requirements for trees, shrubs, wild flowers and wildlife habitats.

**Goal E3: To reduce harm to the environment by encouraging a low carbon community and minimising pollution and the impact on the natural environment.**

Objectives

- 3.1 To ensure that the infrastructure for water, waste and energy is adequate.
- 3.2 To ensure high standards of sustainability in new buildings.
- 3.3 To improve energy efficiency in the villages.
- 3.4 To encourage the installation of renewable energy systems in existing and new housing.

**(c) Community**

**Goal C1: To maintain, upgrade and expand the sports, play areas and community facilities in the Parish.**

Objectives

- 1.1 To support and encourage the repair and upgrade of the Windmill Community Centre.
- 1.2 To maintain and improve areas currently used for all sporting activities.
- 1.3 To explore new sites for additional sports activities.
- 1.4 To expand and improve the provision of children's play areas.
- 1.5 To support the provision of outdoor fitness trails.

**Goal C2: To ensure the future of all other existing community facilities to keep in step with future development of the Parish.**

Objective

- 2.1 To support and maintain all health, social, leisure and educational facilities.

***(d) Movement & Transport***

**Goal M1: To promote more sustainable movement and transport patterns.**

Objectives

- 1.1 To promote reduced dependency on the motor car as a mode of travel, especially single occupancy car use.
- 1.2 To promote greater use of public transport to places within and outside the Parish, especially if there is enhanced provision of bus services.
- 1.3 To increase the number of journeys on foot and by bicycle by:
  - lobbying for the improvement of sub-standard footways in the Parish;
  - identifying opportunities to create cycleways throughout the Parish;
  - identifying other initiatives to promote greater use of bicycles (e.g. purchase subsidies, sponsored cycle parking).
- 1.4 To promote a culture where pedestrians and cyclists are ranked above vehicles throughout the Parish.

**Goal M2: To promote policies to reduce traffic speeds, improve road safety and alleviate parking problems in the Parish.**

Objectives

- 2.1 To seek more effective measures to reduce the speed of vehicles entering, or within, Clifton, Deddington and Hempton and to improve road safety.
- 2.2 To examine the scope for solutions to alleviate parking concerns in the Conservation Area, including Market Place, Earls Lane and New Street.
- 2.3 To ensure that any new housing has adequate off-road car/cycle parking provision.



**(e) Business & Economy**

**Goal B1: To maintain and enhance local employment opportunities and businesses, thereby contributing to the economic well-being of the Parish.**

Objectives

- 1.1 To understand the needs of local businesses, including agriculture, and seek to improve any identified lacking resource.
- 1.2 To encourage and support local businesses in suitable locations.
- 1.3 To encourage new business start-ups and opportunities for local people.
- 1.4 To encourage and support home working.



**St. John the Evangelist Church, Hempton**

## 5. NEIGHBOURHOOD PLAN POLICIES

Feedback about the strategic goals and objectives was used to translate the community's issues and concerns, and aspirations, into policies that will be applied to make decisions on future development proposals and planning applications.

The key policy areas to emerge from the neighbourhood planning process concern the scale and location of new housing, housing mix, the design of new development, downsizing, affordable housing, adequacy of infrastructure, the impact of development on the natural and historic environment, green infrastructure and views, biodiversity, community facilities, accessibility and connectivity.

The emerging policies were subjected to community and stakeholder consultation, including a third 'drop-in' event and a seven week public consultation on the pre-submission documents in accordance with Regulation 14 of the Neighbourhood Planning Regulations. The comments received have been taken into account in this Plan as summarised in the Consultation Statement.

The Neighbourhood Plan policies are intended to promote sustainable development in the Parish in support of the District's overall housing supply, and to meet the needs and priorities of the community, taking the natural and historic environment, local character and infrastructure into account, in a way that enhances the distinctive character and rural setting of the Parish which the community values.

It has been recognised that not all of the issues identified through the neighbourhood planning process would be appropriate for Neighbourhood Plan policies. Policies in Neighbourhood Plans must relate to the development and use of land. Accordingly, Section 6 below sets out those community issues and aspirations identified through the neighbourhood planning process which do not directly relate to land use that Deddington Parish Council requests residents, developers and others to respect and give effect to.

This Plan is consistent with the amount of development in the Parish required by higher level plans.

## 5.1 HOUSING

### Sustainable housing growth

The National Planning Policy Framework gives strategic guidance to local planning authorities. At its heart is a presumption in favour of sustainable development, described in the document as *“a golden thread running through both plan-making and decision-taking”*.<sup>17</sup>

The Cherwell Local Plan provides for the building of an additional 21,734 homes between 2014 and 2031, the majority of which will be in Bicester and Banbury. According to the Annual Monitoring Report 2016, CDC has a 5.6 year housing land supply for the period 2017-2022.

Policy Villages 1: *Village Categorisation* of the Cherwell Local Plan classifies 24 larger villages, including Deddington, as Category A villages, which are considered suitable for minor development (typically less than 10 dwellings), infilling and conversions within built-up limits. Clifton and Hempton are classified as Category B 'satellite' villages, also considered suitable for minor development, infilling and conversions within built-up limits.

The Cherwell Local Plan anticipates that 754 homes will be delivered across the rural areas during the period 2014-2031 attributable to the development within built-up limits of unplanned 'windfall' sites of fewer than 10 dwellings as above. Over a number of years, the Parish has consistently experienced incremental growth of 3-5 new properties each year from 'windfall' developments, especially in Deddington. This is expected to continue.

Under Policy Villages 2: *Distributing Growth across the Rural Areas* of the Cherwell Local Plan, the 24 Category A villages are collectively required to accommodate an additional 750 homes on sites of 10 or more dwellings during the period 2014-2031. Sites in the Category A villages are to be identified through the preparation of Local Plan Part 2, the preparation of Neighbourhood Plans where applicable and the determination of applications for planning permission.

According to the Annual Monitoring Report 2016, 179 homes (out of the original 750) remained to be allocated (on sites of 10 or more) amongst the Category A villages as at 31 March 2016.

The NPPF sets out 12 core principles, the first of which is that planning should *“be genuinely plan-led empowering local people to shape their surroundings”*.<sup>18</sup> At a parish level, this is achieved through the development of a Neighbourhood Plan. The NPPF states that neighbourhood planning *“gives communities direct power to develop a shared vision for their neighbourhood and deliver the sustainable development they need”*.<sup>19</sup> Neighbourhood planning also *“provides a powerful set of tools for local people to ensure that they get the right types of development for their*

---

<sup>17</sup> NPPF, paragraph 14.

<sup>18</sup> NPPF, paragraph 17.

<sup>19</sup> NPPF, paragraph 183.

*community*".<sup>4</sup> The NPPF goes on to say that Neighbourhood Plans "*should not promote less development than set out in the Local Plan or undermine its strategic policies*".<sup>20</sup>

Local Plan Part 2, which will set out the residual allocation of dwellings to the Category A villages as provided by Policy Villages 2, is still in preparation and no consultation draft has yet been published.

In the Questionnaire responses 41% of respondents (351 people) considered that the Parish did not need more residential development and these respondents were not asked to respond to the next two questions, although some did. 53% (459) felt that more development was needed.

When asked how many additional homes the Parish should accommodate up to 2031, 81% of the remaining respondents (434 people) said no more than 50 while 19% (105) favoured more than 50. When asked what was the maximum number of homes there should be on any one site, 71% of the remaining respondents (374 people) wanted a limit of 20 or less.

The Parish is already making a significant contribution to meeting the District's housing needs by the construction of 85 houses adjacent to the northern built-up limit of Deddington, thereby increasing the size of the village by around 12%. Although construction work only got underway in June 2016, this does not count against the allocation of 750 homes to the Category A villages since the planning permission dates from 2013.

According to paragraph C.262 of the Cherwell Local Plan, what constitutes 'minor development' depends on the circumstances of the village concerned. There is a widespread perception in the Parish that basic infrastructure is close to, or at, its limits. The Neighbourhood Plan consultations show that the community is strongly opposed to any more developments which are disproportionately large in a village context. The community instead wishes to see incremental housing growth which respects the qualities which give Deddington, and Clifton and Hempton, their special character.

The objectives of Policy DED - HOU1 are to ensure that:

- the Parish makes a positive contribution to delivering sustainable development and boosting housing supply in the District in support of the strategic policies in the Cherwell Local Plan and delivers housing that the Parish needs;
- the amount of development, and the size of individual developments, reflect the community's views as regards how new residential development should be achieved and assimilated.

### **POLICY DED - HOU1: Sustainable housing growth**

---

<sup>20</sup> NPPF, paragraph 184.

(a) The cumulative total number of new dwellings which may be built in the Parish during the Plan period (2015-2031) on developments of 10 or more dwellings pursuant to planning permissions granted on or after 1 April 2015 shall, consistent with the need for positive growth which Deddington is able to assimilate, be in the region of (i) 50 or (ii) such number as may be allocated to the Parish by Local Plan Part 2 when adopted or by any subsequent revision of the Cherwell Local Plan 2011-2031 Part 1 or Local Plan Part 2 when adopted.

(b) The cumulative total number of dwellings which may be built on any one site during the Plan period pursuant to planning permissions granted on or after 1 April 2015 shall, consistent with community consultations, not exceed 20. For the purposes of this policy, sites may not be split or divided by whatever means or at whatever time to facilitate development of separate parts of a site or development of a site in separate phases if to do so would result in the foregoing limit being exceeded.

In the case of any site submitted in response to the 'call for sites' under either or both of the 'Issues' consultations in respect of the Partial Review of the Cherwell Local Plan 2011-2031 Part 1 (Oxford's Unmet Housing Need) and/or the Cherwell Local Plan Part 2 (in preparation) which is shown on the relative site plan submitted as part of a larger site, the area of the former shall be treated as part and parcel of the latter and not as a separate site for the purposes of this policy.

(c) Unplanned 'windfall' development is to be achieved through conversions, infilling and small-scale developments of fewer than 10 dwellings on sites within or immediately adjacent to settlement boundaries subject to Policy DED - HOU2(b).

(d) All planning applications shall include a statement clearly setting out the extent of compliance with relevant policies in the Neighbourhood Plan, including the criteria set out in Appendix B.



South side of Market Place, Deddington

## Housing location

The Ministerial foreword to the NPPF drew attention to the fact that sustainable development is not just about the built environment but also the importance of looking after the natural environment and cherishing our historic environment. The NPPF further states that to “*promote sustainable development in rural areas, housing should be located where it will enhance or maintain the vitality of rural communities ..... Local planning authorities should avoid new isolated homes in the countryside unless there are special circumstances*”.<sup>21</sup>

In this respect, Deddington is more compact than other villages in the area with all facilities reasonably close at hand.

The strategy of the Cherwell Local Plan is to focus the greater part of the housing growth planned for the District in the urban areas and to ensure that the level of development in the villages respects the character and beauty of the rural areas while meeting local needs.<sup>22</sup> The supporting strategic policies in the Cherwell Local Plan include Policy ESD 13: *Local Landscape Protection and Enhancement* and Policy ESD 15: *The Character of the Built and Historic Environment*.

These objectives find reflection in the views expressed by residents through the Questionnaire. 66% of respondents (394 people) did not want development within the Deddington Conservation Area. 88% (740) felt that green spaces in and around the Conservation Area should be protected to preserve the rural setting of the historic village. 68% (571) considered it important to preserve views of, and from, the site of Deddington Castle and Deddington Church as well as the surrounding countryside. 59% (373) considered that development should be within the existing built-up area of Deddington.

The Parish has a relatively high proportion of older inhabitants. In 2011 there were 497 residents aged over 65, 23.2% of the parish population compared with 16.3% in England as a whole.<sup>23</sup>

In considering where new housing should be located in the Parish, the Neighbourhood Plan adopts a site criteria approach rather than the alternative of identifying specific sites.

District-wide site criteria for the rural areas are set out in Policy Villages 2: *Distributing Growth across the Rural Areas* of the Cherwell Local Plan. Parish specific site criteria providing guidance to decision-makers in the application of the Neighbourhood Plan policies to ensure that future development in the Parish is sustainable and consistent with the Neighbourhood Plan consultations are set out in Appendix B.

A criteria based approach allows sites to be assessed on a qualitative basis rather than using a numerical scoring system. It enables new development to be plan-led, with applications being assessed as and when specific proposals are put forward

---

<sup>21</sup> NPPF, Part 6, paragraph 55.

<sup>22</sup> Cherwell Local Plan 2011-2031 Part 1, Forward and Executive Summary, vi.

<sup>23</sup> 2011 Census, Office for National Statistics, dataset QS103EW.

over the Plan period up to 2031 instead of sites being assessed in a vacuum in the course of preparation of the Neighbourhood Plan without any specific proposals to relate to.

Circumstantial evidence suggests that the alternative of identifying potential development sites in the Neighbourhood Plan amongst other things runs the risk of encouraging developers to put forward proposals immediately following, or in anticipation of, the adoption of the Neighbourhood Plan irrespective of local housing need, which could pre-empt the amount of housing growth the Neighbourhood Plan considers that the Parish should, and is able to, deliver well before the end of the Plan period or any review.

The draft CDC Housing and Economic Land Availability Assessment (HELAA) published in August 2017 identified two sites adjacent to the settlement boundary of Deddington as potentially suitable for development.

The objective of Policy DED - HOU2 is to ensure that future housing development in the Parish takes place in sustainable locations consistent with the parish specific site criteria and the Neighbourhood Plan consultations.

#### **POLICY DED - HOU2: Housing location**

- (a) New residential development within the Deddington Conservation Area (see Fig. 2) shall be limited to (i) conversions, (ii) infilling, (iii) small-scale developments of fewer than 10 dwellings and (iv) redevelopment of previously developed land or buildings.*
- (b) Proposals for residential development on land adjacent to or beyond the settlement boundary of Deddington, Clifton or Hempton as shown in Appendix C shall not be supported if this would result in such settlement boundary being disproportionately extended.*
- (c) Development proposals which involve the redevelopment of previously developed land or buildings will be positively considered.*
- (d) All planning applications for residential development will be assessed against the criteria set out in Appendix B. These criteria amplify the policies in the Neighbourhood Plan relating to sustainable development and provide a framework for considering applications for residential development on a consistent basis.*
- (e) Residential gardens are not considered previously developed land. Redevelopment of residential gardens will not be supported where this would result in a cramped form of development or otherwise detract from the character of Clifton, Deddington or Hempton (as the case may be).*
- (f) Distances from the centre of Deddington and the Deddington Health Centre shall be taken into account in providing suitable homes for older residents to downsize and for people with impaired mobility.*

#### **Housing mix**

The NPPF requires local planning authorities to *"create sustainable, inclusive and mixed communities, .....identify[ing] the size, type, tenure and range of housing that is required in particular locations, reflecting local demand"*.<sup>24</sup>

Policy BSC 4: *Housing Mix* of the Cherwell Local Plan reinforces this by requiring developers to provide a range of homes to meet current and expected future housing need and to create socially mixed and inclusive communities.

Both the NPPF and the Cherwell Local Plan recognise that the mix of new housing needs to be responsive to the requirements of an ageing population as well as providing housing which addresses the needs of young people starting new homes.



**Walnut Close, Clifton**

The evidence base for the below policy on housing mix is derived from the following four sources:

(a) According to the 2011 census, 15.84% (340) of residents in the Parish were aged 18-39, 28.75% (617) were aged 40-59 and 32.52% (698) were aged 60 or over. The percentages of under 16's (19.6%) and over 65's (23.2%) are both higher than the national average (18.9% and 16.3% respectively).<sup>25</sup>

Deddington therefore has a relatively high percentage of older inhabitants, many of whom have indicated a wish to downsize and remain in the Parish close to their support network. This suggests that a substantial proportion of new homes in the Parish should be built to lifetime homes design standards.

<sup>24</sup> NPPF, Part 6, paragraph 50.

<sup>25</sup> 2011 Census, Office for National Statistics, dataset QS103EW.



(b) The 2012 Oxfordshire Rural Community Council housing needs survey (see page 41) indicated that 17 dwellings were needed for local people who required affordable homes.

(c) The most recent Oxfordshire Strategic Housing Market Assessment (SHMA) published in April 2014 shows that there is a greater need for 3 bedroom houses in Cherwell than in the rest of Oxfordshire and that the overall mix should be focused more towards smaller properties than the existing mix of homes in Oxfordshire.<sup>26</sup>

Amongst the more modern housing in Deddington, there is already a preponderance of 4 and 5-bedroom detached properties. The identified current and future need is to provide a range of housing, including a majority of smaller properties which will enable older residents to downsize within the Parish (thereby releasing inefficiently occupied larger properties) and young people who have been brought-up in the Parish to buy or rent their first homes in the Parish.

As regards the types of new housing needed in the Parish, the responses to the Questionnaire indicated that 81% of respondents (481 people) thought there was a need for 1 or 2-bedroom houses or flats for purchase and 83% (506) a need for 3-bedroom houses to buy or rent. 50% (337) would like housing to be elderly friendly.

(d) The Questionnaire incorporated a Housing Needs Survey with seven multi-part questions. The responses showed that 55 respondents were currently looking to downsize and 183 thought they might possibly do so in the future. 53 said they were hoping to find a starter home. There was a separate set of questions for those interested in affordable housing (see page 41).

The objective of Policy DED - HOU3 is to deliver a wide choice of high quality homes in the Parish responsive to local needs, especially smaller homes, as evidenced by the Neighbourhood Plan consultations.

### **POLICY DED - HOU3: Housing mix**

*(a) A mix of dwelling types, sizes and tenures that has regard to the accommodation needs of current and future households in the Parish will be sought in any proposed development of 10 or more dwellings.*

*(b) Applicants are required to submit with any planning application for 10 or more dwellings a statement setting out how the proposed dwelling types, sizes and tenures are responsive to the local housing requirements identified through the Questionnaire (B13 to B19) or in the most recent subsequent local housing needs survey.*

*(c) Development proposals for 3 or more dwellings that provide some of the following will be favoured:*

- a majority of 2 and 3-bedroom homes;*
- homes for first-time buyers;*

<sup>26</sup> Cherwell Local Plan 2011-2031 Part 1, paragraph B.123.  
2017neighbourPlanPrePre

- *medium-sized dwellings suitable for older people;*
- *bungalows;*
- *flats, if included, which are accessible for all and elderly friendly.*

### **Housing design and village character**

The NPPF attaches great importance to good design. This includes requirements to:

- *ensure that developments are visually attractive as a result of good architecture and appropriate landscaping;*<sup>27</sup>
- *establish a strong sense of place, using streetscapes and buildings;*<sup>28</sup>
- *respond to local character and history, and reflect the identity of local surroundings and materials;*<sup>29</sup>
- *concentrate on guiding the overall scale, density, massing, height, landscape, layout, materials and access of new development in relation to neighbouring buildings and the local area more generally;*<sup>30</sup>
- *promote or reinforce local distinctiveness;*<sup>31</sup>
- *integrate new development into the natural, built and historic environment.*<sup>32</sup>

The Cherwell Local Plan reinforces this approach: *"We will cherish, protect and enhance the appearance and character of our villages by protecting conservation areas and by promoting high standards of design for new development"*.<sup>33</sup> The Local Plan further states: *"Development proposed in villages will be required to be built to exemplary design and building standards as set out in Section B3: Policies for Ensuring Sustainable Development"*.<sup>34</sup>

Residents responding to the Questionnaire were concerned that new homes in the Parish should be in keeping with the existing character of the three villages. 80% of respondents (656 people) preferred stone construction, while 37% (300) favoured brick. 64% of respondents (507 people) said they preferred development to be in sympathy with the Deddington Conservation Area, while 59% (467) wished any development to be in keeping with its immediate surroundings. (These were multi-choice questions.)

Policy BSC 2: *Brownfield Land and Housing Density* of the Cherwell Local Plan provides for a net density of at least 30 dwellings per hectare (12 dwellings per acre) for new residential development unless there are justifiable planning reasons for lower density development. Paragraph B.102 says that the density of new

<sup>27</sup> NPPF, Part 7, paragraph 58.

<sup>28</sup> *Ibid.*

<sup>29</sup> *Ibid.*

<sup>30</sup> NPPF, Part 7, paragraph 59.

<sup>31</sup> NPPF, Part 7, paragraph 60.

<sup>32</sup> NPPF, Part 7, paragraph 61.

<sup>33</sup> Cherwell Local Plan 2011-2031 Part 1, paragraph C.247.

<sup>34</sup> Cherwell Local Plan 2011-2031 Part 1, paragraph C.253.

development is expected to reflect the character and appearance of individual localities. Saved Policy C30(i) of the Adopted Cherwell Local Plan 1996 also provides that design control will be exercised to ensure that new housing development is compatible with, amongst other things, the density of existing dwellings in the vicinity.<sup>35</sup>

It seems that residents are well aware of the designs and layouts used by well-known national builders on developments in Banbury and surrounding villages and feel that they are inappropriate in the context of the historic, predominantly ironstone, village of Deddington.



**High Street, Deddington**

The Deddington Conservation Area (see Fig. 2), which is one of the largest in Cherwell District, with 101 'listed' buildings, comprises a significant part of the village. At its heart is the Market Place, dominated by the church. Two small village greens are surrounded by shops, pubs, houses and a restaurant, mostly honey-coloured ironstone interspersed with handsome limestone, brick and rendered buildings. A network of lanes flanked by ironstone cottages leads outwards from the centre, the street pattern little changed from the middle ages. Hidden behind lies a jigsaw of surprisingly spacious gardens.

Nearby, the main Oxford to Banbury thoroughfare, High Street/New Street, is lined by bigger structures including Deddington Manor, former farmhouses, cottages and one-time inns set on a sweeping curve. The building line is mostly continuous here

<sup>35</sup> Saved Policies are subject to review by Local Plan Part 2 (in preparation).

as in the rest of the Conservation Area, with houses fronting on to the footway creating a compact and neighbourly effect.

Often the roofline, comprising mainly stone slate or Welsh slate, undulates as houses were built at different times in different architectural styles from the 13th century onwards. Grass verges, trees, ironstone walls – some ~~two~~ or three to four metres high – and patches of green abound, contributing to the rural feeling of the Conservation Area and the Parish as a whole. At the eastern end of the Conservation Area lies the extensive terrain of a Norman motte and bailey castle and associated earthworks.

The 2012 Conservation Area Appraisal by Cherwell District Council identifies eight distinctive character areas,<sup>36</sup> with access gateways to the north (where Banbury Road approaches the crossroads), south (where Oxford Road becomes New Street or St. Thomas Street), west (where Hempton Road approaches the crossroads) and east (where Clifton Road approaches Castle Street north of the Castle Grounds).<sup>37</sup>

Apart from infilling within the Conservation Area, more modern development in Deddington has mostly taken place on the western side of the village along, or behind, Hempton Road. There has also been a limited amount of development on the north side of the western end of Earls Lane near the primary school.

Developments such as Gaveston Gardens, The Daedings and The Beeches almost exclusively comprise 2-storey detached brick-built houses (the majority with 4 or 5-bedrooms) having garages (mostly double) within the curtilage and ample gardens. Relative densities are approx. 20 d.p.h. in The Beeches (favoured by 34% of respondents (181) to the Questionnaire and, in fact, about half stone-built), approx. 20 d.p.h. in Gaveston Gardens (favoured by 28% of respondents) and approx. 15 d.p.h. in The Daedings (favoured by 20% of respondents).

Further along Hempton Road, towards the western edge of the village, where there are some half-a-dozen residential roads, the character of the housing is more diverse. There is a mix of 2-storey detached, semi-detached and terraced housing varying in size between 1 to 4 bedrooms. The housing is brick-built, with some rendering.

None of the approaches to Deddington presents a 'hard' built edge. Instead there is a gentle transition between the surrounding countryside and the built-up area reflecting Deddington's heritage as a rural place.

Estate character can also be affected by the condition and appearance of estate infrastructure such as children's play area equipment, public open space and roads. This is addressed by other Policies in the Neighbourhood Plan.<sup>38</sup>

Given the demographic of the Parish and the known wish of many older residents to downsize (potentially 238 now and in future), developers should take note that a

---

<sup>36</sup> Deddington Conservation Area Appraisal, Cherwell District Council, April 2012, Fig 14.

<sup>37</sup> Deddington Conservation Area Appraisal, Cherwell District Council, April 2012, Fig 15 (Visual Analysis).

<sup>38</sup> See Policy DED - HOU5 (Estate infrastructure), Policy DED - COM3 (Children's play areas and public open space) and Policy DED - MOV2 (Estate roads).

significant proportion of downsizers will be looking for a high specification alternative to their current housing: fewer bedrooms, but each with an en suite bathroom, a reception room spacious enough for family gatherings and a well-equipped and accommodating kitchen. Bungalows would be very much sought after.

It is also important that new development should score high on the Building for Life 12 criteria. Houses should be provided with no – or the minimum of - steps on the ground floor, including at the entrance; a downstairs lavatory large enough to accommodate a shower should need arise and/or space for one of the new-style lifts leading from the living room to the bedroom; switches, sockets, and ideally kitchen work benches, should be accessible at waist height. The aim would be that the elderly having moved once would not need to move again – unless in need of residential care.



**Infill development in Earls Lane, Deddington**

The objective of Policy DED - HOU4 is to meet the particular needs of downsizers and to reinforce local distinctiveness through high standards of design and use of appropriate materials consistent with community consultations.

**POLICY DED - HOU4: Housing design and village character**

*(a) All planning applications must contain sufficient detail to demonstrate that the proposed development will be built to exemplary standards of design and construction. In particular:*

*(i) all development should sympathetically reflect the surrounding vernacular architecture;*

(ii) all development should be readily assimilated within its surroundings in terms of the size of the development, design, materials, density, scale, massing, height, layout and landscaping;

(iii) all residential development should incorporate technical access standards which meet Category 2 or Category 3 of the Building Regulations published by the Government in March 2015 or any replacement standards subsequently published from time to time;

(iv) all residential applications shall include an assessment of how the subject scheme performs against the 12 criteria set out in 'Building for Life 12' or the criteria in any subsequent edition then current of 'Building for Life' published by the Building for Life Partnership and shall comply with at least nine, and preferably all, of them.

(b) Subject to Policy DED - HOU2(a), any proposal for development within or adjacent to the Deddington Conservation Area (see Fig. 2) will be positively considered where the applicant is able to demonstrate that:

(i) the development will protect and enhance the character or appearance of the Conservation Area, including without limitation the 'gateways' identified in Fig. 15 of the Deddington Conservation Area Appraisal (April 2012);

(ii) roof materials and chimneys will be in keeping with the surrounding roofscape;

(iii) the proposals otherwise pay due regard to the Conservation Area Appraisal by Cherwell District Council then current, including without limitation the Conservation Area Management Plan.

(c) New developments are expected to make a positive contribution to the distinctive character of Clifton, Deddington or Hempton (as the case may be). The maintenance of local character has a higher priority than achieving a minimum housing density figure. Proposals that would introduce higher density housing development in an area where lower densities predominate will normally not be supported.

(d) Without prejudice to sub-paragraph (a) (ii) above, the built character of any development abutting greenfield land should be sensitive to how it relates to the adjacent landscape and the approaches to the relative village and avoid a 'hard' urban edge.

(e) Local Hornton stone or similar ironstone is preferred to brick for new residential development whether within or without the Deddington Conservation Area. Brick that is in keeping with the brickwork in the Conservation Area may be considered as a building material if the design complies with paragraph (a) and (where appropriate) paragraph (b) above.

(f) All new developments will observe Secured by Design guidelines, with the aim of making them as crime free as possible.

(g) Developments should be sympathetically landscaped, including open space for the planting of native trees, shrubs and wild flowers. Around the perimeter,

*landscaping should, as appropriate, take the form of stone walls and/or hedges and mature trees.*

*(h) Insofar as planning permission is required, any proposal for the conversion to alternative uses of garages which count as allocated parking space within the curtilage of dwellings completed after the 'making' of the Neighbourhood Plan will not normally be supported unless it can be demonstrated that there will be adequate space for off-road car/cycle parking applying the standards set out in Policy DED - MOV3.*

### **Estate infrastructure**

A growing number of new developments are being built with unadopted estate infrastructure (e.g. roads, children's play areas, public open space, 'balancing' ponds). Consequently, such infrastructure is privately owned by, and maintenance is the responsibility of, the residents, usually through a residents' management company funded by service charges. The public open space and play areas nonetheless are a public amenity, open to everyone.

In the case of unadopted 'balancing' ponds, there are safety issues in relation to small children and consequent legal liability issues in relation to residents' management companies.

It is Cherwell District Council's strong preference that public open space, outdoor sports pitches and play areas on new developments should be publicly adopted with a commuted sum provided by the developer. CDC will only consider the interposing of a residents' management company if the developer meets certain conditions and the relevant town or parish council is in agreement.<sup>39</sup>

Some 89% of the 268 residents who responded to the question about estate infrastructure in the Supplemental Questionnaire in March 2017 felt that estate infrastructure should continue to be publicly adopted and should not become the responsibility of residents.

The objective of Policy DED - HOU5, in conjunction with Policy DED - COM3 (Children's play areas and public open space) and Policy DED - MOV2 (Estate roads), is to ensure that estate infrastructure is provided to appropriate standards and publicly adopted.

### **POLICY DED - HOU5: Estate infrastructure**

*(a) Estate infrastructure on new residential developments shall be publicly adopted as provided by paragraph (c) below and Policies DED - COM3 and DED - MOV2.*

*(b) If circumstances arise whereby a developer proposes and Cherwell District Council and Deddington Parish Council agree that it would not be appropriate for*

---

<sup>39</sup> Paragraph 4.42 of, and Appendix 12 to, the consultation draft Developer Contributions Supplementary Planning Document published by Cherwell District Council in November 2016.  
2017neighbourPlanPrePre

*certain estate infrastructure to be adopted notwithstanding paragraph (a) above, then the relevant planning application shall include a statement:*

- (i) identifying the part(s) of the estate infrastructure which the applicant proposes should be owned and maintained by a Local Management Organisation such as a residents' management company instead of being publicly adopted; and*
- (ii) in any such case setting out the proposed arrangements for the future ownership, funding of the costs of maintenance and management thereof and how the applicant otherwise proposes to comply with the conditions set out in Appendix 12 to the consultation draft Developer Contributions Supplementary Planning Document published by Cherwell District Council in November 2016 or any replacement document subsequently published from time to time.*
- (c) It shall be a condition of any planning permission where a 'balancing' pond (however called) is to be provided on site that it shall be completed to an adoptable standard and that the applicant shall enter into an agreement with Cherwell District Council providing for the transfer of ownership of the 'balancing' pond to Cherwell District Council with a commuted sum towards the cost of future maintenance in accordance with the applicable Supplementary Planning Document referred to in sub-paragraph (b)(ii) above.*

### **Affordable housing**

The NPPF requires local planning authorities to:

- *deliver a wide choice of high quality homes, widen opportunities for home ownership and create sustainable, inclusive and mixed communities;*
- *plan for a mix of housing based on current and future demographic trends, market trends and the needs of different groups in the community;*
- *identify the size, type, tenure and range of housing that is required in particular locations, reflecting local demand;*
- *where they have identified that affordable housing is needed, set policies for meeting this need on site.<sup>40</sup>*

Cherwell District Council has identified a high level of need for affordable housing and set a target of delivering 750 affordable homes between 2012 and 2017. The Cherwell Local Plan says that delivering new affordable housing on site as part of larger developments is the most effective way in which affordable homes can be provided.

Policy BSC 3: *Affordable Housing* requires that in the rural areas, in the case of developments of 11 or more dwellings at least 35% are expected to be affordable homes. 70% of affordable homes are expected to be affordable rented or social rented and 30% to be 'intermediate' housing (such as shared ownership).

In the Questionnaire responses, 74% of respondents (344 people) considered that there was a need for affordable homes in the Parish. The Questionnaire included a

---

<sup>40</sup> NPPF, Part 6, paragraph 50.  
2017neighbourPlanPrePre



section with seven multi-part questions addressed to residents interested in affordable housing. 18 people identified themselves as either on the Cherwell Housing Register or likely to qualify. A further 68 expressed the wish for either shared ownership or help to buy.

In May 2012 Oxfordshire Rural Community Council published a Housing Needs Survey Report for the Parish based on a survey undertaken in March/April 2012. 27 people expressed a need for affordable housing, of whom 17 were eligible. 4 of these were on the Cherwell Housing Register. From the financial information provided it would appear that all would require rented housing.

The above-mentioned scheme for a development of 85 dwellings adjacent to the northern built-up limit of Deddington includes 29 affordable homes, in respect of which a target of 50% of people with a local connection should be given first priority in accordance with Cherwell District Council's rural allocations scheme.<sup>41</sup> An article encouraging potentially eligible residents to contact Cherwell District Council was placed in the March 2017 issue of the *Deddington News* and a reminder in the September 2017 issue.

The objectives of Policy DED - HOU6 are to:

- make a positive contribution to providing affordable housing in the District in support of the strategic policies in the Cherwell Local Plan;
- respond to local needs by providing for at least 50% of the affordable homes to be made available to people with a strong Deddington connection.

The definition of strong Deddington connection follows Cherwell District Council's definition of qualifying parish connections for rural affordable housing with the addition of key workers.

#### **POLICY DED - HOU6 : Affordable housing**

*(a) Any new development of 11 homes or more should include 35% affordable homes, which shall be offered for rent or purchase subject to the conditions set out in paragraphs (b) to (e) below.*

*(b) The maximum proportion of affordable homes permitted by Cherwell District Council should be available for shared ownership.*

*(c) Whether rental tenure or shared ownership, people with a strong Deddington connection (as defined in Appendix D) should be given priority for at least 50% of the affordable homes in line with Cherwell District Council policy.*

*(d) Any affordable housing provided as a Rural Exception Site development in the Parish will be subject to a legally binding obligation to ensure that the initial occupation, and any subsequent lettings or sales, are limited to people with a strong Deddington connection. This condition will have effect in perpetuity unless it can be demonstrated that there is no longer any need for affordable housing in the Parish.*

---

<sup>41</sup> Cherwell District Council Approved Allocation Scheme June 2015 (Final Version), page 24.

*(e) Where affordable housing is provided under a Section 106 agreement or similar planning obligation, the maximum proportion possible of the total units provided under Cherwell District Council's Approved Allocation Scheme shall at every opportunity be allocated to people with a strong Deddington connection. This condition will have effect in perpetuity unless it can be demonstrated that there is no longer any need for affordable housing in the Parish.*

## 5.2 ENVIRONMENT

### Protection and enhancement of the historic environment of the Parish



**View of Deddington parish church from Earls Lane**

The village of Deddington is positioned at the convergence of the ancient roads from Oxford to Banbury and Buckingham to Chipping Norton. The Parish also includes the smaller villages of Clifton and Hempton and the land once attached to the deserted settlement of Ilbury – the site of a prehistoric Iron Age hill fort.

Deddington is likely to have been settled in the sixth or seventh century and by the time of Domesday in 1086 was one of the largest settlements in the county. The whole of the historic village lies in an Archaeological Constraint Priority Area, while the remains of the norman Deddington Castle, with associated earthworks and fishponds, are a Scheduled Ancient Monument.

The Deddington Conservation Area (see Fig. 2) covers a significant part of the village, and includes all of the 101 'listed' buildings in Deddington, one of which is Grade I, and six are Grade II\*. Of principal interest are the visually prominent Church of St. Peter and St. Paul, with its eye-catching pinnacles and gilded vanes, Leadenporch House, Castle House, Deddington Manor, Castle End and Monks Court, Maunds Farmhouse, the Hermitage, Plough House and The Steps. The historic core of the village is still laid out much as it was in the middle ages. The main building material is local honey-coloured ironstone, although later buildings are of brick. It is likely that some older buildings contain stone taken from the former castle. Village character therefore has "considerable heritage sensitivity".<sup>42</sup>

There are important areas of open space which contribute to the setting of the Conservation Area. These are the Castle Grounds, Deddington Manor grounds and along Earls Lane.

<sup>42</sup> CDC 'Category A' Villages Analysis, March 2016, paragraph 3.10.8.  
2017neighbourPlanPrePre



**View of Castle House (Grade II\* listed) from the church tower**

The Conservation Area and surrounding spaces are important features of Deddington and highly valued by residents. 96% of respondents (820 people) to the Questionnaire considered that it was very important or quite important to protect the Deddington Conservation Area. 88% (740 people) felt that green spaces in and around the Conservation Area should be protected to preserve the rural setting of the historic village.

The National Planning Policy Framework provides that local plans should set out “a *positive strategy for the conservation and enjoyment of the historic environment*”,<sup>43</sup> which should include heritage assets.

Policy ESD 15: *The Character of the Built and Historic Environment* of the Cherwell Local Plan reinforces national policy. Paragraph B.263 emphasises the importance of protecting the historic environment as a major resource contributing to the local distinctiveness of the District. *“Conservation Areas and other heritage assets (including both designated and undesignated assets) form part of the historic fabric of the District and contribute to the character of the area and will be maintained.”* Conservation Areas and other heritage assets will be protected *“from harmful growth as these help to define how the area looks and feels”*. Policy ESD 15 states that new development proposals should *“conserve, sustain and enhance designated and non-*

<sup>43</sup> NPPF, Part 12, paragraph 126.

*designated 'heritage assets' (as defined in the NPPF) including buildings, features, archaeology, conservation areas and their settings".*

The Neighbourhood Plan consultations showed that residents have a strong regard for the historic environment and heritage of the Parish, in particular the Deddington Conservation Area, Deddington Castle/Grounds, listed buildings and the built character of the three villages.

The objective of Policy DED - ENV1 is to ensure that new development respects the need to conserve and enhance the historic environment of the Parish and the setting and significance of its heritage assets consistent with national policy and community consultations.

### **Policy DED - ENV1: Protection and enhancement of the historic environment of the Parish**

- (a) *Any new development shall be in harmony with and protect the integrity of:*
- (i) the historic environment of the Parish and its three villages, particularly the Deddington Conservation Area, scheduled monuments, listed buildings and other heritage assets (designated and undesignated);*
  - (ii) the setting and significance of, and views from, the foregoing heritage assets, which should be conserved and enhanced.*
- (b) *Any proposal for development within or adjacent to the Deddington Conservation Area shall be guided by the Conservation Area Appraisal then current, as provided by sub-paragraph (b) (iii) of Policy DED - HOU4.*
- (c) *All planning applications shall include a statement clearly setting out how the subject proposal has taken the foregoing requirements into account.*

### **Protection and enhancement of the natural environment of the Parish**

The entire Parish lies within the Ironstone Downs and Cherwell Valley 'Areas of High Landscape Value' designated by Cherwell District Council under Policy C13 of the Adopted Cherwell Local Plan 1996. Whilst AHLV is not a designation that has been carried forward in the new Cherwell Local Plan, former Policy C13 finds reflection in new Policy ESD 13: *Local Landscape Protection and Enhancement*, which looks to protect the character and appearance of the landscape.

The seventh core planning principle in the NPPF provides that planning should "*contribute to conserving and enhancing the natural environment*".<sup>44</sup> The NPPF also provides that the planning system should protect and enhance valued landscapes and minimise impacts on biodiversity,<sup>45</sup> and that plans should minimise pollution and allocate for development land with the least environmental or amenity value.<sup>46</sup>

<sup>44</sup> NPPF, paragraph 17.

<sup>45</sup> NPPF, Part 11, paragraph 109.

<sup>46</sup> NPPF, Part 11, paragraph 110.

Policy ESD 13 states that proposals will not be permitted if they would cause undue visual intrusion into the open countryside, harm the setting of settlements, buildings, structures or other landmark features, or harm the historic value of the landscape.

Deddington and Hempton stand on an east-west ironstone ridge which affords commanding views across the Swere valley to the north and the parallel valley on the south side of the ridge towards Duns Tew.

The Neighbourhood Plan consultations showed that the open and unspoilt rural landscape of the Parish is highly valued by residents. 68% of respondents (571 people) to the Questionnaire felt it was important to preserve all views of, and from, the countryside surrounding each of the three villages, as well as the views of, and from, Deddington Church and Tower and the Deddington Castle site.



*Fig. 3 Views around Deddington considered important to protect*

Each of the views around the Parish was considered to be especially important to a significant number of respondents. Particular views most mentioned as being especially important to protect were the parallel valleys on either side of Hempton Road, Deddington parish church, Deddington Castle and Grounds, and Earls Lane. See Fig. 3 above.

The objective of Policy DED - ENV2 is to ensure that development in the Parish respects the need to protect and enhance the valued Ironstone Downs and Cherwell Valley landscapes and local biodiversity consistent with national policy and community consultations.



View across the Castle Grounds

**Policy DED - ENV2: Protection and enhancement of the natural environment of the Parish**

- (a) *Any new development shall:*
- (i) *not have a detrimental impact on, and shall enhance, the natural environment of the Parish, including visual amenity, particularly its unspoilt Ironstone Downs and Cherwell Valley landscapes and traditional north Oxfordshire rural character;*
  - (ii) *retain and enhance any surrounding open or green spaces, stone walls, ditches, hedgerows and trees within the ownership or control of the applicant in order to maintain or reinforce local character and to mitigate any potential adverse impacts on biodiversity and wildlife habitats as contemplated by Policy DED - ENV6;*
- (b) *All planning applications shall include a statement clearly setting out how the subject proposal has taken the foregoing requirements into account.*
- (c) *Planning applications which would lead to development of isolated sites in the open countryside, or which would adversely affect the tranquillity, unspoilt character or amenity value of the landscape, will not be permitted.*

**Green infrastructure and biodiversity**

The NPPF says that the planning system should plan positively for the creation, protection and enhancement of green infrastructure and biodiversity.<sup>47</sup> This finds reflection in Policy ESD 15: *The Character of the Built and Historic Environment* and Policy ESD 17: *Green Infrastructure* of the Cherwell Local Plan. There is also provision in the NPPF for according special protection to green areas or open spaces which are particularly valued by the local community.<sup>48</sup>

78% of respondents (656 people) to the Questionnaire considered the protection of green spaces, including their boundaries, to be very important, and 20% (168 people) quite important, for biodiversity. 88% of respondents (740 people) felt that the green spaces in and around the Deddington Conservation Area should be protected to preserve the rural setting of the historic village.

Paragraph A.25 of the Cherwell Local Plan says, amongst other things, that: *"There is need to support the management of existing woodlands and wildlife sites and to identify new wildlife sites. The reduction in nesting and roosting sites is a particular concern"*.

The Cherwell Swifts Conservation Project, which is supported by CDC, seeks to protect existing swift nesting sites and to maintain a widespread distribution of swifts throughout the District, including encouraging the installation of swift nesting boxes or swift bricks in new dwellings.

The objective of Policy DED - ENV3 is to support the protection and enhancement of the green space network in the Parish with consequent benefits for visual amenity, recreational amenity and biodiversity.

### **Policy DED - ENV3: Green infrastructure and biodiversity**

*(a) Existing green infrastructure will be protected. Proposals for development should protect and enhance biodiversity by amongst other things promoting the preservation, restoration, creation or extension of wildlife habitats such as hedgerows, trees, woodlands, grasslands and roosting sites.*

*(b) Developers will be encouraged, where appropriate, to incorporate swift nesting bricks in new dwellings.*

*(c) Opportunities will also be sought during the preparation of the Neighbourhood Plan or the Cherwell Local Plan Part 2 where appropriate to seek designation of green areas in the Parish valued by the community as Local Green Space pursuant to paragraphs 76 and 77 of the National Planning Policy Framework.*

---

<sup>47</sup> NPPF, Part 11, paragraph 114.

<sup>48</sup> NPPF, Part 8, paragraphs 76 and 77.





Satin Lane Allotments, Deddington

### Adequacy of infrastructure

The NPPF stresses the need to assess the quality and capacity of infrastructure and its ability to meet forecast demands.<sup>49</sup> This finds reflection in Policy INF 1: *Infrastructure* of the Cherwell Local Plan which sets out the District's infrastructure strategy to support sustainable development.

It is evident that certain types of infrastructure serving the Parish, in particular foul drainage and water supply, are close to or at their limits. According to the responses to the Questionnaire, 37% of respondents (305 people) had experienced problems with water pressure, 20% with foul drainage and 18% with storm water drains. 87% (607 people) felt that improvements to infrastructure should be a condition of future developments.

While utility providers routinely request, when planning applications are submitted, that applicants should contact them at the earliest opportunity to provide more details of their proposals to enable the utility provider to assess whether or not there is adequate network capacity and to plan accordingly, circumstantial evidence indicates that developers regularly fail to engage with utilities.

Consistent with national policy, it is essential that any infrastructure deficiencies affecting an application site are identified in advance so that any necessary upgrade works are provided as an integral part of the development.

Holding tank sewage systems generally require pumping to give controlled release during the night. The pump could continue to operate when there is a blocked sewer

---

<sup>49</sup> NPPF, paragraph 162.

downstream. This increases the risk of ground floor toilets downstream of the connection overflowing if the blockage is further downstream. Many of the drains in the Parish are more than 80 years old, and of indeterminate condition. In most areas they combine foul and surface water. There have been instances of these sewers being blocked, and some where they have overflowed. It is therefore essential that the risk of overflowing is not increased. For this reason, holding tank sewage systems should only be permitted where there are no properties downstream of the connection which could be affected if there were to be a blockage when the sewage is released.

The objective of Policy DED - ENV4 is to ensure that development proposals are not submitted for approval without infrastructure needs having been properly assessed and addressed.

#### **Policy DED - ENV4: Adequacy of infrastructure**

*(a) No planning application for a development of 10 or more dwellings shall be submitted to the local planning authority unless the applicant has previously contacted the relevant utility provider and/or distributor in the case of drinking water, wastewater, electricity and, where appropriate, gas, to ascertain whether the relevant network has adequate capability to serve the proposed development or cannot do so without negative effects for other customers.*

*(b) Where the relevant provider or distributor is unable to confirm the foregoing, it shall be a condition precedent to the submission of any such application that the applicant has requested, and the relevant provider or distributor has undertaken, an impact study (or equivalent) to establish the extent and cost of, and time frame for, any upgrade works required.*

*(c) Holding tank sewage systems will not be permitted unless they are installed where they cannot increase the risk of flooding properties downstream.*

*(d) The application documents shall include copies of all correspondence between the applicant and the above-mentioned utility providers and/or distributors, including any studies or reports.*

#### **Energy efficiency**

The NPPF says that to achieve sustainable development the planning system should “use natural resources prudently, minimise waste and pollution, and mitigate and adapt to climate change including moving to a low carbon economy”.<sup>50</sup> Policy ESD 1: *Mitigating and Adapting to Climate Change* of the Cherwell Local Plan provides that developments should be designed to reduce carbon emissions and use resources more efficiently, including water, and to promote the use of renewable or low carbon energy.

---

<sup>50</sup> NPPF, paragraph 7.



**Solar Power Meter**

Oxfordshire has fewer reserves of fresh water than other areas of the country to survive drought conditions, and the supply of electricity in the country has little reserve capacity. Additional development puts greater pressure on these resources. The Government's UK Climate Change Risk Assessment identified a high level of uncertainty in relation to future water availability, with a risk of a deficit in most regions for the period 2010-2039, the largest in the Thames river basin.<sup>51</sup>

78% of respondents (521 people) to the Questionnaire said they would like to see new houses incorporate low energy features.

The objective of Policy DED - ENV5 is to ensure that new developments in the Parish contribute positively towards mitigating their potential impact on climate change by seeking to optimise the use of energy efficient technology.

#### **Policy DED - ENV5: Energy efficiency**

(a) *Any new development shall:*

*(i) incorporate high levels of energy efficiency, including the use of renewable energy such as photo-voltaic panels and solar thermal systems;*

*(ii) be designed and constructed to minimise carbon emissions through conserving electrical and thermal energy;*

*(iii) incorporate technology to minimise the use of fresh water, including grey water recycling for flushing toilets;*

*(iv) employ construction methods and materials that have been demonstrated to reduce carbon emissions in their manufacture and use.*

(b) *The application documents shall include a statement clearly showing how the foregoing requirements are to be met.*

<sup>51</sup> The UK Climate Change Risk Assessment 2012 Evidence Report referred to in the Parliamentary Office of Science & Technology POSTnote Number 419 September 2012 – Water Resource Resilience.

## Impact of street lighting

The NPPF states that *“by encouraging good design, planning policies and decisions should limit the impact of light pollution from artificial light on local amenity, intrinsically dark landscapes and nature conservation”*.<sup>52</sup> This finds reflection in Policy ESD 15: *The Character of the Built and Historic Environment* of the Cherwell Local Plan.

The Manual for Streets says *“While lighting fulfils a number of important purposes in residential areas, care should be taken not to over-light, which can contribute unnecessarily to light pollution, neighbourhood nuisance and energy consumption”*.<sup>53</sup>

Deddington is in a prominent position on a ridge in open countryside, and any light pollution could affect an extended area. The ability to dim street lighting in the early hours of the morning would save electricity, reduce light pollution and should benefit wildlife.

The objective of Policy DED - ENV6 is to ensure that new developments contribute positively towards sustainable development by minimising the impact on the natural and built environment of additional street lighting.

### Policy DED - ENV6: Impact of street lighting

(a) *Any street lighting proposed to be installed in connection with a new development shall:*

*(i) be appropriate relative to the location and context;*

*(ii) meet high levels of energy efficiency and incorporate smart technology, including being programmable and dimmable;*

*(iii) be mounted on columns of appropriate height, be focussed where lighting is needed and minimise light pollution.*

(b) *The application documents shall include a statement clearly showing how the foregoing requirements are to be met.*

(c) *Street lighting on new residential developments shall be publicly adopted as provided by Policy DED - MOV2.*

<sup>52</sup> NPPF, Part 11, paragraph 125.

<sup>53</sup> Manual for Streets (2007) published by the Department for Transport and the Department for Communities and Local Government, Section 10.3.6.



**View from Cosy Lane looking south**

### 5.3 COMMUNITY



**The Queen's 90th birthday celebration tea party**

The Parish has a well-developed social infrastructure which includes the Windmill Community Centre, Holly Tree Club, parish church, health centre and primary school. The community centre, on the western side of Deddington, includes playing fields, tennis courts, fitness trail, an all-weather court and children's playgrounds as well as indoor recreational facilities.

There are numerous clubs and societies, and Deddington parish church is a popular venue for local concerts and a variety of other community events. There is a music and literary festival each June. The heart of the community is Market Place, where the majority of retail outlets, including the post office, and places to eat and drink, may be found.

The Neighbourhood Plan consultations identified a need to improve certain existing community facilities and to create additional facilities.

While new residential development is likely to place additional demand on existing facilities and services and local infrastructure, the impacts can be mitigated by securing financial contributions from developers through a Section 106 agreement providing the application of the contributions meets certain tests.<sup>54</sup>

<sup>54</sup> Section 106 Town and Country Planning Act 1990 (as amended). The tests (in particular contributions must be directly related to developments and proportionate) are set out in Regulation 122 of the Community Infrastructure Levy Regulations 2010 (S.I. 2010/948). Whilst Section 106 agreements are entered into with Cherwell District Council, Deddington Parish Council has the opportunity to make suggestions as to the application of developer contributions through the planning application consultation process. The potential for 2017neighbourPlanPrePre

## Inclusive communities

The second core planning principle in the National Planning Policy Framework says that planning should be *"a creative exercise in finding ways to enhance and improve the places in which people live"*.<sup>55</sup> The NPPF also notes that the planning system *"can play an important role in facilitating social interaction and creating healthy, inclusive communities"*. Planning policies should promote *"safe and accessible developments, containing clear and legible pedestrian routes"*.<sup>56</sup>

Policy ESD 15: *The Character of the Built and Historic Environment* of the Cherwell Local Plan provides that new development proposals should *"promote permeable, accessible and easily understandable places by creating spaces that connect with each other, are easy to move through and have recognisable landmark features"*.

There is a higher than average number of elderly in the Parish which, over time, is likely to increase and there is a need to ensure that older people and those with impaired mobility living in new developments are able to enjoy access to the full benefit of local amenities.



**Spring evening farm walk, Clifton**

One of the questions in the Questionnaire asked about the advantages and disadvantages of living in the Parish. Many respondents commented on the good local facilities – health centre, shops, bus service, job opportunities, the numerous clubs and societies and the friendly community atmosphere.

---

applying developer contributions to support community needs as determined by the Parish Council is likely to be greater if CDC were to introduce a Community Infrastructure Levy, work on which is currently 'on hold' (see Section 3.3(g) above).

<sup>55</sup> NPPF, paragraph 17.

<sup>56</sup> NPPF, Part 8, paragraph 69.

Improving pedestrian connectivity within the community should provide better access to local destinations, making local trips easier and more pleasant on foot than by car.

The objective of Policy DED - COM1 is to seek to improve the quality of community life through promoting accessibility, good pedestrian connectivity and social interaction.

### **Policy DED – COM1: Inclusive communities**

(a) *Developments should help to promote social interaction and to create inclusive communities through the provision of mixed, safe and accessible homes and environments with viable pedestrian connections to other parts of the community.*

(b) *Wherever possible financial contributions will be sought from developers towards pedestrian access and footway provision between new developments and other parts of the community.*

### **Community facilities and services**



**Deddington Four Farms Challenge**

The twelfth core planning principle encourages *"local strategies to improve health, social and cultural wellbeing for all, and deliver sufficient community and cultural facilities and services to meet local needs"*.

The NPPF also provides that local plans should plan positively for the provision and use of community facilities (e.g. meeting places, sports venues) to deliver the social, recreational and cultural facilities and services the community needs.<sup>57</sup>

The range of infrastructure requirements which new developments need to address identified in Policy INF 1: *Infrastructure* of the Cherwell Local Plan includes education, social and community facilities, sports facilities, health, culture and open

<sup>57</sup> NPPF, Part 8, paragraph 70.



space. The Cherwell Local Plan also contains specific policies to enhance the quality of facilities for indoor and outdoor sport and recreation.<sup>58</sup>

The Neighbourhood Plan consultations showed there is an overwhelming desire to maintain or improve existing community facilities. Numerous suggestions were made for enhancements or creating additional community facilities.

Seventeen community facilities, including the surgery/dispensary, library and Deddington allotments, were listed in the Questionnaire. 871 residents (95% of total respondents) replied to a question asking how important were the specified community facilities. The overall majority considered these to be essential or important, especially the health centre. The responses also indicated that the listed facilities were well used.



**Fitness Trail sign at Windmill Community Centre**

The Neighbourhood Plan consultations also enquired whether any of the specified facilities could be improved or expanded. The greatest number of suggestions were for the refurbishment of the Windmill Community Centre, additional playgrounds and play areas, together with improvements to existing facilities and greater use of the Castle Grounds for sport and recreation.

As regards opinions of current parish facilities for different sports, the majority of responses felt these were good or reasonable but numerous suggestions were made

<sup>58</sup> Cherwell Local Plan 2011-2031 Part 1, Policy BSC 10: *Open Space, Outdoor Sport and Recreation Provision*, Policy BSC 12: *Indoor Sport, Recreation and Community Facilities* and Policy Villages 4: *Meeting the Need for Open Space, Sport and Recreation*.

for improving these facilities, especially relating to football, cricket and tennis, the Windmill Community Centre building and the Castle Grounds.

Concerning any additional community facilities residents would like to see, the most popular suggestions were better or additional recreational or sports facilities or activities.

Consultations with residents also enquired whether any age groups in the Parish were not catered for. A lack of facilities or meeting places for teenagers outside sporting activities was clearly identified.

The objectives of Policy DED - COM2 are:

- to ensure that community facilities are maintained to high standards to encourage greater use and to contribute to community cohesion;
- to seek opportunities to provide better or additional social, recreational, sports and cultural facilities in response to community wishes.

#### **Policy DED - COM2: Community facilities and services**

*(a) Facilities and services such as the Windmill Community Centre, the Castle Grounds and other activity areas should be maintained to a standard whereby they make a positive contribution to the quality of life for all and promote community cohesion.*

*(b) Opportunities will be sought to provide improved and new areas for play, recreation and sport for all ages, and to develop additional sustainable sports, educational and cultural facilities to meet community needs as identified through the Neighbourhood Plan consultations.*

*(c) Wherever possible financial contributions will be sought from developers towards enhancing community facilities (including without limitation ongoing refurbishment of the Windmill Community Centre premises, more sports pitches and courts (indoor and outdoor), more play areas and facilities for children and teenagers, Deddington library, Deddington Village Nursery and Deddington Partnership Foundation Stage Unit (pre-school)).*

*(d) Wherever possible financial contributions will likewise be sought from developers towards enhancing or expanding the capacity or facilities of the Deddington Health Centre to support housing growth.*

#### **Children's play areas and public open space**

In the case of play areas, there is a growing practice by developers whereby they provide an equipped children's play area as required – but instead of transferring ownership (for a nominal sum) to the local authority with a commuted sum to cover the cost of future maintenance, it is transferred to a residents' management company. The consequence is that residents have to manage and pay for the maintenance of the play area, including the cost of public liability insurance, themselves.

If a children's play area is not to be publicly adopted, there is also a perceived risk that the equipment will not be of the high standard expected in existing play areas nor be maintained to requisite levels of safety and good order.

In at least two local villages, such an arrangement has led to a conflict between parents from within and outside the estate. Some parents resident on the new development are reportedly resentful of children from elsewhere using – and perhaps causing wear and tear to – a play area that they are paying for.

This highly undesirable situation is contrary, not only to the principles of social cohesion and inclusion expressed in the NPPF, the Cherwell Local Plan and Policy DED - COM1 above, but also to the consultation draft Developer Contributions SPD referred to in the preamble to Policy DED - HOU5 (see page 39).

If a play area, or other public open space, is not to be adopted despite being a public amenity, open to everyone, it also means that residents of the new development, who pay their Council Tax like other residents, will receive a lesser service from their local authorities.

The overwhelming majority of residents responding to the Supplemental Questionnaire felt that play areas and public open space on new developments should continue to be publicly adopted and should not be the responsibility of residents.

The objective of Policy DED - COM3 is to ensure that children's play areas on new developments are equipped to appropriate standards and publicly adopted, and that any other public open space is likewise adopted.



**Play area at the Windmill Community Centre**

### **Policy DED - COM3: Children's play areas and public open space**

(a) *In the case of any new residential development, provision for children's play space and public open space shall be made in accordance with Appendix 5 to Cherwell District Council's consultation draft Developer Contributions Supplementary Planning Document dated November 2016 or any replacement Supplementary Planning Document subsequently published from time to time.*

(b) *It shall be a condition of any planning permission where any play area(s) and/or public open space(s) is/are to be provided on site that they shall be completed to an adoptable standard and that the applicant shall enter into an agreement with Cherwell District Council providing for the transfer of ownership of the relevant play area(s) and/or public open space(s) to Cherwell District Council with a commuted sum towards the cost of future maintenance, with a view to their subsequent transfer to and adoption by Deddington Parish Council, in accordance with the applicable Supplementary Planning Document referred to in paragraph (a) above.*

### **Integrated approach**

The NPPF calls for *"an integrated approach to considering the location of housing, economic uses and community facilities and services"*.<sup>59</sup>

The Neighbourhood Plan consultations indicated a need to maintain and enhance the social infrastructure of the Parish to make it a more integrated and cohesive community.

As regards the advantages and disadvantages of living in the Parish, many residents cited poor public transport, parking and traffic as disadvantages and the good local facilities – health centre, post office, shops, bus service, job opportunities, social activities and clubs – all reasonably close at hand, as advantages.

The objective of Policy DED - COM4 is to ensure that any new development is well connected to its surroundings so as to provide convenient access to community facilities.

### **Policy DED – COM4: Integrated approach**

*In order to meet community needs identified through the Neighbourhood Plan consultations, an integrated approach is essential when considering the location of housing and use of community facilities and services.*

### **Modernisation of facilities**

The NPPF provides that the planning system should ensure that *"established shops, facilities and services are able to develop and modernise in a way that is sustainable, and retained for the benefit of the community"*.<sup>60</sup>

In recognising that the village centre is the heart of the community, there is a need not only to maintain or improve existing facilities and services but also to create new

<sup>59</sup> NPPF, Part 8, paragraph 70.

<sup>60</sup> NPPF, Part 8, paragraph 70.

facilities for which a need was identified in the Questionnaire. If the whole community is to benefit then their location within the village is important.

The questions in the Questionnaire about the importance of the 17 specified community facilities mentioned 7 facilities, including the library and public houses, within the Deddington Conservation Area. The overall majority considered these to be essential or important. This did not take account of other community facilities such as the post office or retail shops, the majority of which are located in or adjacent to Market Place in the historic core of the village and which community consultations show are equally highly valued.

As regards the advantages of living in the Parish, the community consultations emphasised the good local facilities in Deddington, a good healthy environment and with everything close at hand.

The objective of Policy DED - COM5 is to facilitate the upgrading of premises in the Deddington Conservation Area accommodating community facilities to allow for modernisation and future expansion.

#### **Policy DED – COM5: Modernisation of facilities**

*Favourable consideration should be given to proposals for the modernisation, adaptation or expansion of premises within the Deddington Conservation Area accommodating community facilities or services whilst retaining the character of the building concerned consistent with applicable regulations.*

#### **Open spaces, sport and recreation**



**Deddington Town Football Club**



**Policy DED – COM6: Open spaces, sport and recreation**

*(a) Open spaces and associated buildings within the Parish currently used for recreational or leisure purposes, including without limitation sports facilities, children's playgrounds and allotments, shall not be built on unless an independent assessment has been undertaken which clearly evidences that the open space or building in question is not in current use and has no foreseeable community use.*

*(b) Opportunities will be sought during the preparation of the Neighbourhood Plan or the Cherwell Local Plan Part 2 where appropriate to seek designation of open spaces having recreational value as Local Green Space pursuant to paragraphs 76 and 77 of the National Planning Policy Framework.*

## 5.4 MOVEMENT AND TRANSPORT

Transportation is the responsibility of the highways authority (Oxfordshire County Council). Policies dealing with transportation in north Oxfordshire are set out in the Oxfordshire Local Transport Plan 2015-2031 (LTP4) and the Cherwell Local Plan.

Traffic flows through Deddington are consistently high on both the A4260 Oxford to Banbury road and the B4031 west-east route leading to/from the M40 (Junction 10). The B4031 has significant physical constraints as it passes through Hempton and Deddington, and just beyond Clifton.

While Deddington straddles the A4260 and the B4031, the village is further from main employment areas and major retail centres than most of the other larger rural settlements in north Oxfordshire.

According to the CRAITLUS transport survey,<sup>65</sup> the greater majority of Deddington residents commute extended distances by car to various work destinations and only 13% work in Banbury. Deddington was given a poor sustainability rating in terms of average network distance and travel time.

The Parish has no rail link. The nearest main line stations are at Banbury (6½ miles) and Bicester North (12 miles), both managed by Chiltern Railways. Journey times between Bicester North and London Marylebone (46-68 minutes outward and 42-68 minutes return) are 12-14 minutes quicker than from Banbury, but Bicester North is inaccessible by public transport as there are no bus links between Deddington and Bicester.

A new rail link between Oxford Parkway station south of Kidlington (13½ miles) and London Marylebone opened on 26 October 2015. This was extended to Oxford station on 12 December 2016. The new link offers increased travel choices, but little difference in door-to-door travel times to London,<sup>66</sup> while the number of trains calling at Bicester North has been reduced.

There is a small station at Lower Heyford (5½ miles), managed by Great Western Railway, on the branch line between Banbury and Oxford, where there are onward connections to Birmingham Snow Hill and Moor Street and to London Paddington. It is feasible to use this line to commute to/from Oxford at peak hours, although there are only 12 return services a day to/from Heyford station,<sup>67</sup> which is otherwise not served by public transport.

The sole regular form of public transport serving Deddington is the S4 Stagecoach 'Gold' bus service between Banbury and Oxford, a daytime service by single-decker bus. The route goes through West Adderbury, Steeple Aston and Tackley and close by Oxford Parkway, although it does not serve Clifton or Hempton.

---

<sup>65</sup> Cherwell Rural Area Integrated Transport and Land Use Study - August 2009 (CRAITLUS).

<sup>66</sup> According to the Chiltern Railways timetable 21 May to 9 December 2017, journey times between Oxford Parkway and London Marylebone generally vary between 55-66 minutes outward and 55-57 minutes return.

<sup>67</sup> According to the Great Western Railway timetable 21 May to 31 December 2017, A.M. services from Heyford to Oxford depart at 06:21, 06:39, 07:42, 09:49 and 12:46. P.M. return services depart from Oxford at roughly 1½ hour intervals.



The recent increased frequency of daytime services between Deddington and Banbury to provide a half-hourly service is very much welcomed, although there are no evening services and the service to/from Oxford is still hourly.<sup>68</sup> According to the 2011 Census,<sup>69</sup> only 13 people travelled to work by bus from Deddington. Following the service enhancements, it is hoped that residents will make much greater use of the S4 service for journeys to Banbury instead of using their cars.

### Transport impacts



**Sustainable transport for local trips**

Community consultation showed widespread concern about road safety and excessive traffic speeds. Whilst various forms of traffic calming were suggested (without taking cost or regulations into account), there was no clear consensus. One of the more favoured measures was the provision of countdown signs (x3) at 100 yard intervals when approaching a 30 m.p.h. zone, as at Aynho, although new installations are no longer supported by the Department for Transport.

The objective of Policy DED - MOV1 is to ensure that in the case of new developments the traffic impacts on the local road network are fully assessed and to take advantage of opportunities to improve road safety, footways and pedestrian/cycle connectivity.

### Policy DED - MOV1: Transport impacts

<sup>68</sup> The scheduled journey time between Deddington and Oxford at non-peak times is 53 minutes, although there is a 100 minute gap in service during the morning peak.

<sup>69</sup> 2011 Census, Office for National Statistics, dataset QS701EW.

(a) *Any new housing development should seek to provide access to the local road network in a way that mitigates any adverse transport impacts consistent with Policy 34 of the Oxfordshire Local Transport Plan 2015-2031 (LTP4), Volume 1 published by Oxfordshire County Council, including impacts on road safety, pedestrian routes and traffic flow.*

(b) *All planning applications for developments of 10 or more dwellings shall clearly set out details of the anticipated transport impacts and needs of the scheme and the potential for mitigation or transport improvements as contemplated by LTP4, Volume 1, Policy 34, including without limitation opportunities for (i) improving road safety, including footways, in the vicinity and (ii) sustainable pedestrian and bicycle connectivity between the application site and the centre of Deddington consistent with Policy DED - MOV4(b).*

(c) *Wherever possible financial contributions will be sought from developers towards transport improvements relating to the proposed development (including without limitation traffic calming measures, pedestrian crossings and footways).*

### **Estate roads**

A growing number of new developments are being built with estate roads which do not meet the design and layout standards of highway authorities and therefore are ineligible for public adoption or else the estate roads are built to adoptable standards but the developer does not seek their adoption.

In consequence, such roads need to be privately maintained through a management company, with ongoing service charges for residents instead of the cost being met through Council Tax if the estate roads were adopted. In effect, residents are double-taxed for their roads.

It is Cherwell District Council's stated policy not to collect waste or recycling from properties situated on private roads.<sup>70</sup> In these circumstances, the onus would be on residents on estates where the roads are unadopted to carry or wheel their refuse to the nearest public highway. Nor is it possible to impose or enforce parking controls on private roads.

The views expressed by residents through the Supplemental Questionnaire evidenced overwhelming support for estate roads continuing to be publicly adopted. There was widespread concern about the consequences for bin collections if new estate roads were privately maintained.

The purpose of Policy DED - MOV2 is to ensure that estate roads on new developments are built to appropriate standards and adopted.

### **Policy DED - MOV2: Estate roads**

*In the case of any new residential development of 5 or more dwellings it shall be a condition of any planning permission that:*

---

<sup>70</sup> CDC Planning and Waste Management Design Advice 2016, page 4.  
2017neighbourPlanPrePre

- (i) *the estate roads, including without limitation footways and any visitor parking lay-bys, shall be completed to a standard at least equal to the adoptable standards of the Local Highways Authority, including without limitation design, engineering, drainage, street lighting and construction; and*
- (ii) *the applicant shall enter into an agreement with the Local Highways Authority under Section 38 of the Highways Act 1980 to make provision for the public adoption of the estate road infrastructure within the application site as early as practicable.*

## **Parking**

In recent years there has been a growing feeling that there is insufficient parking provided in new residential developments.<sup>71</sup>

Levels of car ownership by households in the Parish are materially higher than average car ownership in Oxfordshire, or nationally, as evidenced by the ACRE parish profile,<sup>72</sup> a disparity accentuated by the propensity of developers to build 4/5 bedroom houses.

Policy DED - MOV3 contains several enhancements to the county council's recommended parking standards for new residential developments specific to Deddington's needs, including more parking space for larger houses and requiring garages and other allocated parking spaces to be provided within the curtilage.

The objective is to avoid inadequate off-road parking provision on new developments resulting in uncontrolled parking on surrounding roads which is likely to give rise to conflict and access problems.

There is limited off-street parking for residents in the Deddington Conservation Area, and likewise limited daytime parking capacity in the village centre for those visiting or working at local facilities or amenities such as the shops or health centre.

According to the Questionnaire, 46% of respondents (380 people) said that they found car parking arrangements in the Parish generally satisfactory and 45.5% (376) said that they were not. There were mixed views about whether realistically anything could, or should, be done. There was no clear consensus as regards suggested potential solutions, which did not take cost or regulations into account.

58% of respondents (476 people) felt that it was not possible to introduce parking controls in the centre of Deddington without detrimental consequences. Likewise previous Parish Council reports have concluded that reorganising parking arrangements in Market Place or introducing parking restrictions would only reduce the available parking space to the detriment of both local businesses and visitors.<sup>73</sup>

<sup>71</sup> Oxfordshire County Council Residential Road Design Guide (2003) - Second Edition (2015), paragraph 7.2.

<sup>72</sup> Rural community profile for Deddington (rural place) 2013, produced under the Action with Communities in Rural England (ACRE) rural evidence project in cooperation with Oxfordshire Rural Community Council (ORCC) and Oxford Consultants for Social Inclusion (OCSI), page 35, derived from the 2011 Census, Office for National Statistics, dataset KS404EW.

<sup>73</sup> Deddington Parking Task Force Report 2004, Deddington Parking Report 2008.

Deddington has inherited a historic built environment that long predates the motor car. Since at least 2000 a lot of effort has gone into trying to find parking solutions, including seeking to identify alternative space to create an outlying car park sufficiently close to the village centre for people to want to use it. Apart from issues like costs, security, overnight parking and identifying a site which does not have alternative potential housing land value, an important consideration is how long shoppers wish to park. The 2004 survey found that there was a high turnover of parking spaces during the day. In the responses to the Questionnaire, 59% of respondents (470 people) said that they typically stayed for less than 15 minutes when parking in Market Place.

Parking is clearly a vexed issue for a lot of residents. While a solution remains elusive, Policy DED - MOV3 seeks opportunities on an ongoing basis to improve public parking.

### **Policy DED - MOV3: Parking**

*(a) The provision of off-road car parking for any new residential development shall be not less than the recommendations in Table A6.C1 in Appendix 6 to the Oxfordshire County Council Residential Road Design Guide (2003) - Second Edition (2015) or any replacement table subsequently published from time to time, except as otherwise provided in paragraph (b) below.*

*(b) In the case of dwellings with four or more bedrooms, there shall be (i) at least three allocated parking spaces within the curtilage and (ii) unallocated parking in a location convenient to the dwelling concerned of at least 0.5 spaces for each additional bedroom beyond the third.*

*(c) Any planning application for 10 or more dwellings shall clearly set out the proposed number and locations of allocated and unallocated car parking spaces within the application site justified by reference to the objectively assessed parking space needs of residents and visitors, including taking into account (i) evidence of the levels of car ownership per household and of the proportion of garages not used for parking cars in the Parish and, if applicable, (ii) the proposed proportion of four and five-bedroom houses.*

*(d) Where a dwelling is to be provided with a garage or garages, it/they shall be built within the curtilage of the dwelling and shall measure at least 6 metres x 3 metres internally in the case of a single garage, which shall count as one allocated parking space, and at least 6 metres x 6 metres internally in the case of a double garage, which shall count as two allocated parking spaces.*

*(e) All allocated parking spaces shall be provided within the curtilage of the relative dwelling. A driveway within the curtilage of a dwelling may be counted as allocated parking space.*

*(f) Any new development of 10 or more dwellings shall provide cycle parking facilities for residents and visitors which are covered and secure and otherwise at least equal to Oxfordshire County Council's approved cycle parking standards for residential development set out in paragraph 4.42 of the Oxfordshire County Council*

*Residential Road Design Guide (2003) - Second Edition (2015) or any replacement cycle parking standards subsequently published from time to time.*

(g) *Opportunities will be sought to improve public car parking in Deddington in order to provide better access to facilities and services without detracting from the encouragement of more sustainable modes of movement for local trips.*

## Non-car movement



### Sustainable transport for longer journeys

National policy seeks to promote more sustainable modes of transport.<sup>74</sup> Policy SLE 4: *Improved Transport and Connections* of the Cherwell Local Plan encourages the fullest possible use of public transport, walking and cycling.

The community consultations showed concerns about the volume and speed of traffic, road safety, a desire for greater opportunities for cycling and the need for better bus services.

As regards new developments, Policy DED - MOV4 seeks to reduce conflicts between pedestrians/cyclists and vehicles and to help to create a more cohesive community through promoting connectivity on foot or by bicycle with local facilities and amenities, including bus services, sports facilities and children's play areas.

<sup>74</sup> NPPF, Part 4, paragraphs 29-41.  
2017neighbourPlanPrePre

Policy DED - MOV4 also seeks to encourage more sustainable ways of moving around the locality than the private car, which already tends to dominate parts of the Deddington Conservation Area.<sup>75</sup>

Good permeability provides better access to key destinations for pedestrians. The objective is to achieve a modal shift by making local trips easier and more pleasant on foot than by car.

Developers will be expected to identify measures to discourage the use of private cars through encouraging walking and cycling for local trips and using public transport for longer journeys.

#### **Policy DED - MOV4: Non-car movement**

*(a) Any new residential development shall consider the needs of pedestrians and cyclists ahead of those of vehicles and must provide convenient, safe and clearly defined pedestrian and, where appropriate, cycle routes to local facilities, services and amenities, including without limitation bus services, sports facilities and play areas.*

*Opportunities will also be sought to create pedestrian and, where appropriate, cycle routes connecting new developments with neighbouring developments.*

*(b) Pedestrian routes connecting new developments should make adequate provision for the needs of (i) people with young children, including children in pushchairs, and (ii) people with mobility impairments, including those with mobility scooters and wheelchair users, consistent with the Manual for Streets (2007) published by the Department for Transport and the Department for Communities and Local Government and the Inclusive Mobility guide (December 2005) published by the Department for Transport or in either case any replacement guide subsequently published from time to time.*

*(c) Wherever possible financial contributions will be sought from developers towards improving and extending bus services within the Parish.*

*(d) All planning applications for developments of 10 or more dwellings shall be supported by a Travel Plan Statement in line with Section 4 of Transport for New Developments: Transport Assessments and Travel Plans (March 2014) published by Oxfordshire County Council or any replacement document subsequently published from time to time.*

*The information in the Travel Plan Statement shall include:*

*(i) how the scheme has taken the foregoing requirements of this Policy into account;*

*(ii) the measures to be taken to discourage the use of private cars, and to encourage more sustainable patterns of movement, such as walking or cycling, for journeys between the application site and Market Place in Deddington or for accessing other local facilities, services or amenities.*

<sup>75</sup> Deddington Conservation Area Appraisal, Cherwell District Council, April 2012.  
2017neighbourPlanPrePre

*(e) Applicants will be expected to give favourable consideration to encouraging the use of public transport through the distribution of free or discounted introductory bus passes to new residents and to encouraging cycling through the provision of discount vouchers to new residents for the purchase of bicycles or bicycle equipment.*

### **Public rights of way**

Protecting and enhancing public rights of way is one of the aims of the NPPF.<sup>76</sup> The Parish has a good network of public footpaths and bridleways, including the Deddington Circular Walks (see Fig. 3), which are a valued recreational amenity and well used by the local community. There is only one designated cycleway in the Parish, however, between Deddington and Hempton. Community consultation indicated that many residents would like greater opportunities for cycling round the Parish, although a significant proportion were deterred from on-road cycling by road safety concerns. This is reflected in Policy DED - MOV5, which also seeks opportunities to improve unsafe pavements in the built-up parts of the Parish.

The objective of Policies DED - MOV4 and DED - MOV5 is to facilitate not only better local travel choices but also to contribute to reducing traffic congestion and CO<sub>2</sub>/NO<sub>x</sub> emissions and to encourage healthy lifestyles consistent with national policy.<sup>77</sup>

### **Policy DED - MOV5: Public rights of way**

*(a) Existing public rights of way will be protected. Where re-routing of a footpath or bridleway is essential to accommodate sustainable development, a replacement right of way shall be substituted linking the same points which shall minimise any loss of amenity value. Opportunities will also be sought to improve and make safer pavements and other footways within the built-up areas of Clifton, Deddington and Hempton.*

*(b) In line with the Oxfordshire Rights of Way Management Plan 2015-2025, opportunities will be sought to improve and extend the footpath and bridleway network in the Parish in order to provide better access to the countryside on foot or by horse:*

*(i) through improved maintenance, including without limitation better path signage, waymarking, stiles and bridges;*

*(ii) by making use of developer contributions, agricultural schemes and local partnership initiatives.*

*(c) Likewise opportunities will be sought to encourage cycling by developing, improving and extending the network of cycle routes in the Parish, and connectivity, through the creation of new links with appropriate road safety measures, improved maintenance and making use of developer contributions and local partnership initiatives.*

<sup>76</sup> NPPF, Part 8, paragraph 75.

<sup>77</sup> NPPF, Part 4, paragraphs 29 and 30.



Fig. 4 Deddington Circular Walks



## 5.5 BUSINESS AND ECONOMY

Deddington supports a range of thriving retail and services outlets, the majority in the vicinity of Market Place, including food shops, places where people can eat or drink, estate agents, hairdressers and a number of specialist shops such as a florist, two dress shops, gunsmith and cycle shop. Apart from The Co-operative Food store, other large employers in the village are the primary school and the health centre.

Given the small scale of local businesses, local employment opportunities are limited and there is competition with job seekers who live outside the Parish. The 2011 census found that some 14–15% of economically active residents in the Parish work at or from home.<sup>78</sup>

According to the CRAITLUS transport survey<sup>79</sup>, the greater majority of Deddington residents in employment commute extended distances by car to various work destinations well outside the Parish and only 13% work in Banbury.

The third core planning principle in the National Planning Policy Framework requires local plans to proactively drive and support sustainable economic development to deliver the homes, business and infrastructure and thriving local places that the country needs.<sup>80</sup>

The Neighbourhood Plan consultations with residents indicated general satisfaction with the range of retail facilities available to residents, while the stakeholder consultations with local employers indicated general satisfaction with facilities supporting local businesses, apart from mobile telephone coverage and, in some cases, parking.

A common theme of the responses to the Questionnaire is that business development needs to be considerate of both the Deddington Conservation Area and the immediate surroundings.

### Supporting local businesses and employment

The NPPF provides that planning policies should support economic growth in rural areas in order to create jobs and prosperity by taking a positive approach to sustainable new development.<sup>81</sup>

Policy SLE 1: *Employment Development* of the Cherwell Local Plan supports employment development on existing employment sites within or on the edge of Category A villages like Deddington subject to meeting certain other criteria.

285 out of 791 respondents (36%) to the Questionnaire felt that Deddington needed more job opportunities. 279 of 458 respondents (61%) were either in favour or strongly in favour of small business developments.

---

<sup>78</sup> According to the 2011 census, data set QS701EW, 139 (14%) out of 997 usual residents aged 16 to 74 who were in employment said that they worked mainly at or from home.

<sup>79</sup> Cherwell Rural Area Integrated Transport and Land Use Study - August 2009 (CRAITLUS).

<sup>80</sup> NPPF, paragraph 17.

<sup>81</sup> NPPF, Part 3, paragraph 28.

The objective of Policy DED - BUS1 is to ensure that positive consideration is given to supporting the expansion or diversification of existing businesses and to the establishment of new small businesses. This is intended to facilitate the creation of more local jobs, thereby reducing the need for commuting by residents, and to promote the diversification of the rural economy, as well as the retention and development of local facilities and services.



**Deddington Farmers' Market**

### **Policy DED - BUS1: Supporting local businesses and employment**

- (a) *Continued commercial use of premises providing local employment within the Parish or otherwise benefitting the local economy will be encouraged.*
- (b) *Proposals for the establishment of new small businesses, especially retail, catering, care services or serviced office units, and for the expansion or diversification of existing businesses, will be positively considered, providing that:*
  - (i) *they will provide local employment opportunities or otherwise benefit the local economy;*
  - (ii) *the proposals would not adversely affect the surrounding built or natural environment and comply with the criteria for employment development in rural areas set out in Policy SLE 1 (Employment Development) of the Cherwell Local Plan and other relevant policies in the Neighbourhood Plan.*

### **Tourism**

The NPPF supports sustainable rural tourism and leisure developments that benefit businesses in rural areas, communities and visitors, and which respect the character

of the countryside.<sup>82</sup> The expansion of tourism is also encouraged by Policy SLE 3: *Supporting Tourism Growth* of the Cherwell Local Plan.

Tourism offers increased local employment opportunities without necessarily involving major capital investment. Deddington is an attractive north Oxfordshire ironstone village which has developed around its mediaeval core. Visitors should be encouraged to visit (e.g.) the Market Place, parish church, buildings of interest in High Street/New Street (first recorded in the early 13th century),<sup>83</sup> Deddington Castle and its Norman earthworks as well as spending time in the various places to eat and drink and local shops.

According to the Questionnaire, 150 out of 428 respondents (35%) were in favour or strongly in favour of encouraging tourism.

The objective of Policy DED - BUS2 is to facilitate initiatives to exploit the Parish's potential for increased tourism, the expansion of the 'visitor' economy and related employment opportunities.



Deddington Arms in Horse Fair

### Policy DED - BUS2: Tourism

- (a) *Initiatives to encourage tourism opportunities and increase visitor numbers and overnight stays in the Parish will normally be encouraged.*
- (b) *Proposals for expanding or developing new tourist facilities will be positively considered providing that:*

<sup>82</sup> NPPF, Part 3, paragraph 28.

<sup>83</sup> Victoria County History of Oxfordshire, Volume XI, 1983.

- (i) *they are in suitable sustainable locations;*
- (ii) *the proposals would not adversely affect the surrounding built or natural environment and comply with other relevant policies in the Neighbourhood Plan.*

### **Home working**

One of the key objectives of the NPPF is to support sustainable economic growth.<sup>84</sup> Home working is environmentally friendly as it reduces the need to travel, especially commuting, which in turn contributes to reducing traffic congestion and greenhouse gas emissions.

Home working increases local employment options and supports the NPPF goal of a prosperous rural economy. It also benefits people who have limited mobility. As noted above, some 14-15% of economically active residents in the Parish work at or from home.

The objective of Policy DED - BUS3 is to encourage more residents to work at or from home, thereby taking advantage of modern technology and reducing the need to commute.

### **Policy DED - BUS3: Home working**

*Working at or from home contributes to sustainable economic development and will be encouraged. Home extensions or other residential building alterations for the purpose of facilitating home working by residents will be supported in principle, providing that the proposals comply with other relevant policies in the Neighbourhood Plan (including without limitation Policy DED - HOU4(h) regarding garage conversions).*

### **Superfast broadband**

The NPPF notes that high speed broadband plays a vital role in enhancing the provision of local community facilities and services,<sup>85</sup> and Policy BSC 9: *Public Services and Utilities* of the Cherwell Local Plan expects superfast broadband connectivity to be provided on new developments.

Fibre to the premises (FTTP) offers broadband connection speeds of up to 330 mbps and even the base speed of 40 mbps is sufficiently fast to allow buffering-free high definition webcasts, video communications such as Skype and remote access which are simply unworkable with the older ADSL technology.

Any community which lacks superfast broadband is therefore at a business and social disadvantage compared with most of the country which has superfast broadband.

Deddington was fortunate to be chosen as the pilot for the first fibre-only telephone exchange in the country, and BT Openreach committed to provide a fibre connection to every home and business in the Deddington exchange area. This commitment

<sup>84</sup> NPPF, Part 1, paragraph 19.

<sup>85</sup> NPPF, Part 5, paragraph 42.

related to homes and business premises at the time of the pilot, and does not extend to subsequent new builds.

BTW Performance Test

speedtest.btwholesale.com

**BT wholesale**

Home Testing Results

[FAQ](#)

## BT Wholesale Broadband Performance Test

**Broadband Speed Test Results**

Download Speed (Mbps): **274.32**

Upload Speed (Mbps): **28.90**

Ping Latency(ms): **23.50**

The objective of Policy DED - BUS4 is to ensure that all new homes and business premises in the Parish are provided with a superfast broadband connection. Apart from the social dimension, this will support business development and home working.

### **Policy DED - BUS4: Superfast broadband**

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

*Broadband connections shall be by way of suitable ducting to enable one or more service providers to provide a fibre connection to individual properties from a connection chamber or chambers located on the public highway, or else from an alternative connection point available to different service providers.*

(b) *If in the case of any new dwelling or business premises it can be demonstrated, after consultation with British Telecom, that it would not be possible, practical or economically viable to install a superfast broadband connection in accordance with paragraph (a) above, then a developer financial contribution (whether direct or through Section 106 or Community Infrastructure Levy (CIL) monies or other local infrastructure tariff) may be applied towards off-site works that would provide the property or premises concerned with access to superfast broadband.*

(c) *All planning applications for residential or business development shall include a statement clearly showing how the foregoing connectivity requirements are to be met.*

## Mobile communications

The NPPF supports high quality communications infrastructure, which is essential for sustainable economic growth.<sup>86</sup>

Many parts of the Parish, including Deddington, suffer from poor, if not no, mobile telephone coverage. Apart from the social impacts, this places businesses in the Parish at a material disadvantage compared with the majority of businesses located elsewhere which do not suffer this impediment in the conduct of business.

462 out of 829 respondents (56%) to the Questionnaire said that they would be willing to accept the siting of a telephone mast within the Parish to improve mobile reception.

The objective of Policy DED - BUS5 is to facilitate improved mobile telephone coverage across the Parish. This is intended to redress the business and social disadvantages of the current poor or lack of mobile telephone communications.

### **Policy DED - BUS5: Mobile communications**

*Any proposed improvements to mobile telephone coverage and planning applications for new or improved mobile telephone infrastructure will be positively considered providing that the proposals do not adversely affect the surrounding built or natural environment (including without limitation the setting of heritage assets and valued landscape views).*

---

<sup>86</sup> NPPF, Part 5, paragraph 42.

## 6. COMMUNITY GUIDANCE

Some of the clearly established wishes and aspirations of the community are deemed not to relate directly to the development and use of land, and therefore may not be appropriate as Neighbourhood Plan policies.

This Section sets out issues that nevertheless relate to new developments and expresses the will of the community as evidenced through consultations and questionnaires. Whilst not formal policies, the following should be given equal weight as if they were in recognition of the force of local feeling.

### **(a) Freehold v. 999 year leasehold tenure**

While flats in communal buildings are usually sold on a leasehold basis, houses on new developments are traditionally freehold.

An increasing proportion of new houses are being sold by developers on 999 year leases, which they say are 'virtually freehold'. The principal consequence is the payment of ground rent, which is compounded by periodic increases. Another is the need for landlord's consent for future alterations, such as extensions, which involves a fee.

If a householder subsequently wishes to buy the freehold of their property, the cost may be unexpectedly high because of the need to compensate the freeholder (who by then may be a private equity investor) for the loss of future ground rent.

There has been critical Government and media comment about the impact this may have on the marketability or sale price of properties and the availability of mortgages. The practice has been described by the Secretary of State for Communities and Local Government, the Rt. Hon. Sajid Javid MP, as "practically feudal" and in need of reform. A six week public consultation on tackling unfair practices in the leasehold market was launched by the Department for Communities and Local Government on 25 July 2017.

The overwhelming majority of residents responding to the Supplemental Questionnaire felt that selling new houses on long leases instead of freehold was unjustifiable and unfair. Some 80% of the 248 respondents to this question supported traditional freehold.

Whilst the tenure of new open market housing is not by strict definition a planning matter, developers will be expected to respect community feelings on this issue.

*Accordingly, new dwellings to be built in the Parish, with the exception of flats, maisonettes or apartments in communal buildings, or retirement housing, should be sold to initial purchasers with freehold title.*

### **(b) Deddington's heritage profile**

Policy DED - BUS2 (Tourism) is intended to facilitate initiatives to exploit the Parish's potential for increased tourism, the expansion of the 'visitor' economy and related employment opportunities.

The community consultations also resulted in suggestions for making information about Deddington's history, historic buildings and heritage sites, and corresponding visitor attractions, more accessible and widely available.

*Accordingly, initiatives to make available information about Deddington's history and heritage assets, including appropriate publicity to encourage visitors, should generally be supported.*



## **7. IMPLEMENTATION AND MONITORING**

If approved by simple majority at Referendum, this Neighbourhood Plan will be 'made' by Cherwell District Council and become part of the Development Plan for the Deddington Neighbourhood Area.

Implementation is expected to be principally through Cherwell District Council, Oxfordshire County Council and Deddington Parish Council. The main roles are anticipated as follows:

### **(a) Cherwell District Council**

- Decision-making body (Local Planning Authority) determining planning applications;
- Monitoring significant effects of implementing the Neighbourhood Plan (e.g. Annual Monitoring Report);
- Maintain housing register;
- Liaison and coordination with Oxfordshire County Council.

### **(b) Deddington Parish Council**

- To work with Cherwell District Council as regards developing a framework for monitoring the significant effects of implementing the Neighbourhood Plan;
- Input on the determination of planning applications;
- Input on the application of Section 106 monies;
- Application of share of Community Infrastructure Levy contributions (if CIL introduced by CDC);
- To work with Cherwell District Council and Oxfordshire County Council as regards local initiatives and actions;
- To monitor the implementation of this Plan on an ongoing basis;
- To review this Plan at five yearly intervals and consider any changes required;
- Follow-up community guidance set out in Section 6 above;
- Lead body for applications to register Assets of Community Value, Local Heritage Assets and Local Green Space.

### **(c) Cherwell District Council and Deddington Parish Council**

- To cooperate regarding financial contributions by developers to community infrastructure;

- To maintain a positive working relationship in dealing with future planning documents relating to the Development Plan for Cherwell District, including Local Plan Part 2.

**(d) Oxfordshire County Council**

- Responsible body for highways, education, libraries and public rights of way.

**(e) Oxfordshire County Council and Deddington Parish Council**

- To cooperate regarding financial contributions by developers to community infrastructure;
- To maintain a positive working relationship in dealing with matters for which Oxfordshire County Council is responsible (i.e. highways, education, libraries, public rights of way).

## APPENDIX A

### Sources and references

#### ***National policy***

National Planning Policy Framework (March 2012)  
 National Planning Policy Guidance, March 2014 (as updated)  
 Neighbourhood Planning (General) Regulations 2012  
 Neighbourhood Planning (General) (Amendment) Regulations 2015  
 Neighbourhood Planning (General) and Development Management Procedure  
 (Amendment) Regulations 2016  
 DCLG Rural Productivity Plan (August 2015)  
 Government White Paper '*Fixing our broken housing market*', February 2017  
 Neighbourhood Planning Act 2017

#### ***Local plans and reports***

Adopted Cherwell Local Plan 1966  
 Non-statutory Cherwell Local Plan 2011  
 Cherwell Local Plan 2011-2031 Part 1 (July 2015)  
 CDC 'Category A' Villages Analysis, March 2016  
 Proposed submission Partial Review of Cherwell Local Plan Part 1 (Oxford's unmet  
 housing need), July 2017  
 Final Submission Sustainability Appraisal Report (December 2013)  
 Submission Sustainability Appraisal Addendum for Main Modifications (October  
 2014)  
 Deddington Conservation Area Appraisal (April 2012)  
 Cherwell Rural Strategy 2009-2014 (April 2009)  
 CDC Village Categorisation Update (October 2014)  
 Deddington Parish Plan 2007

#### ***Economic***

Oxfordshire Local Investment Plan (May 2013), Oxfordshire Spatial Planning and  
 Infrastructure Partnership (SPIP)  
 Oxfordshire Strategic Economic Plan 2014-2030 (March 2014), OxLEP  
 Refreshed Strategic Economic Plan for Oxfordshire 2016, OxLEP  
 Cherwell Economic Analysis Study (August 2012)  
 Cherwell Economic Development Strategy 2011-2016  
 Rural community profile for Deddington (rural place) 2013, produced under the  
 Action with Communities in Rural England (ACRE) rural evidence project in  
 cooperation with Oxfordshire Rural Community Council (ORCC) and Oxford  
 Consultants for Social Inclusion (OCSI)  
 Office for National Statistics, Census 2011

#### ***Housing***

Oxfordshire Strategic Housing Market Assessment Final Report (SHMA), April 2014  
 CDC Strategic Housing Land Availability Assessment (SHLAA) - Update  
 August 2014

CDC draft Housing and Economic Land Availability Assessment (HELAA), August 2017

CDC Affordable Housing Viability Study (March 2010)

CDC Affordable Housing Viability Study Update (March 2013)

Cherwell, West Oxfordshire and South Northamptonshire Gypsy and Traveller Needs Assessment (January 2013)

Living in Cherwell (July 2010)

Design and Conservation Strategy for Cherwell 2012-2015

Deddington Housing Needs Survey Report (May 2012), Oxfordshire Rural Community Council

### ***Infrastructure***

Cherwell Rural Area Integrated Transport and Land Use Study (CRAITLUS) - August 2009

Oxfordshire Local Transport Plan 2015-2031 (LTP4)

Deddington Transport Needs Survey (December 2012), Oxfordshire Rural Community Council

### ***Environmental***

Cherwell and West Oxon Strategic Flood Risk Assessment Level 1 (May 2009)

CDC Draft Corporate Biodiversity Action Plan 2015-16

CDC Low Carbon Environmental Strategy (2012)

Oxfordshire Rights of Way Management Plan 2015-2025

CDC Countryside Design Summary, June 1998

Cherwell District Landscape Assessment, November 1995

Oxfordshire Wildlife and Landscape Study (OWLS)

## APPENDIX B

### Criteria for housing sites\*

1. Whether the size of the proposed residential development would be within the limit of 20 units in Policy DED - HOU1(b) (Sustainable housing growth) ?
2. Whether there would be no adverse impact on the setting of, or views from, any heritage asset consistent with Policy DED - ENV1 (Protection and enhancement of the historic environment of the Parish) ?
3. Whether the proposed development of the site would not disproportionately extend the settlement boundaries of Deddington, Clifton or Hempton as shown in Appendix C ?
4. Whether the proposed residential development would comply with the sustainability requirements set out in Policies DED - ENV5 (Energy efficiency), DED - ENV6 (Impact of street lighting) and DED - MOV4 (Non-car movement) ?
5. Whether the proposed residential development would make a positive contribution to the implementation of Housing Goal H1 and subsidiary objectives 1.1 to 1.9 set out in Section 4.2(a) of the Neighbourhood Plan (see page 22) ?
6. Whether the proposed residential development would involve the redevelopment of previously developed land or buildings ?
7. In the case of a proposal involving building housing on a green space within or adjacent to the settlement boundary of Clifton, Deddington or Hempton, whether key views would not be compromised ?
8. Whether the proposed residential development would be integrated with the local community, in particular providing pedestrian access to local services and facilities, consistent with Policies DED - COM4 (Integrated approach) and DED - MOV4(a) (Non-car movement) ?
9. In the case of a proposed development providing accommodation for older people, and those with impaired mobility, whether the location would be accessible to the centre of Deddington ?
10. Whether the proposed residential development scheme would make adequate provision for essential infrastructure, including foul drainage, water supply and water run-off, without impacting adversely on existing users, consistent with Policy DED - ENV4 (Adequacy of infrastructure) ?
11. Whether the proposed residential development would seek to minimise the impact of the scheme on traffic congestion and optimise road safety measures consistent with Policy DED - MOV1 (Transport impacts) ?

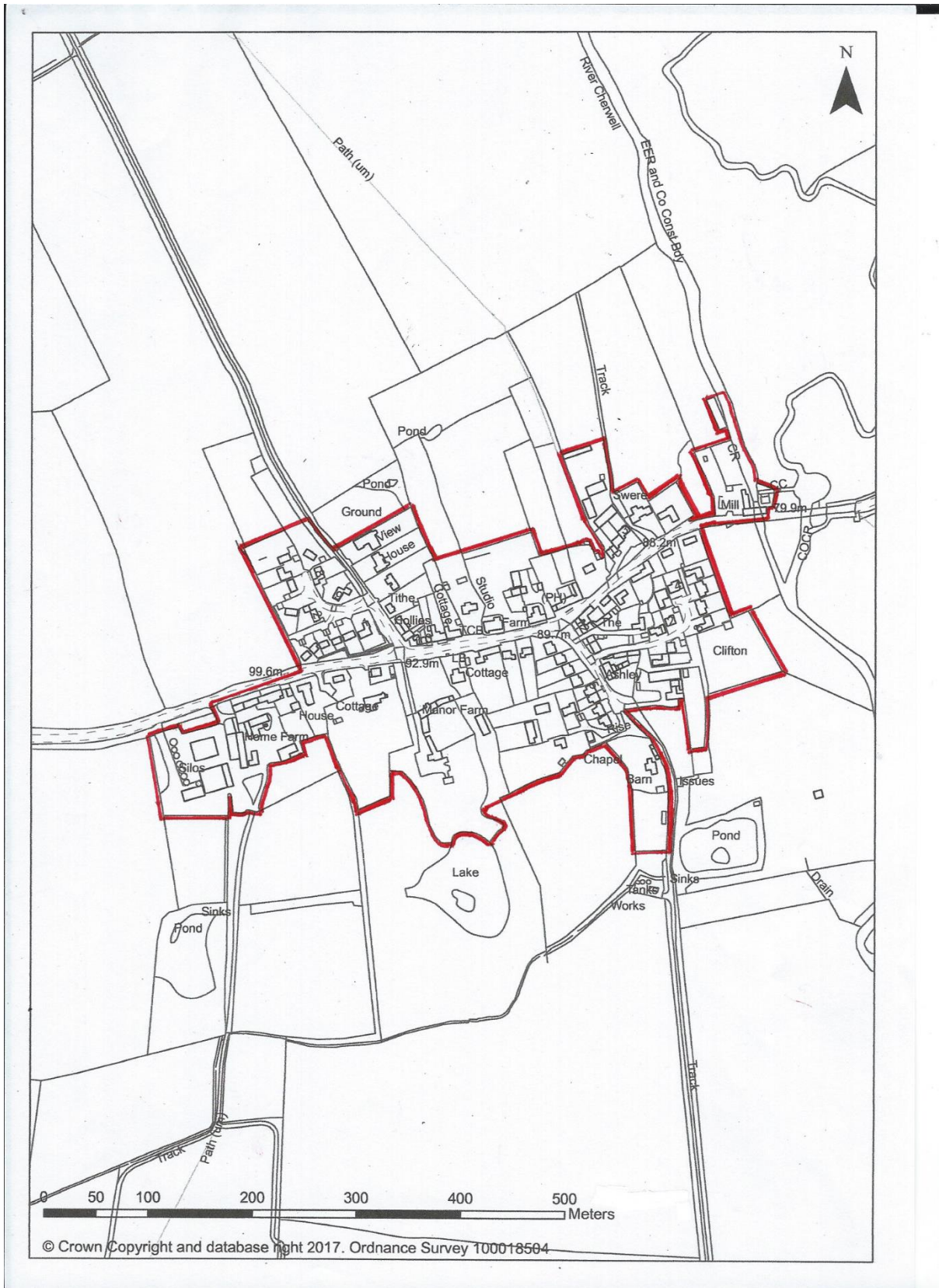
*\* The sequence of numbering of the above criteria is solely for convenience of reference and does not denote any order of priority.*

**APPENDIX C**

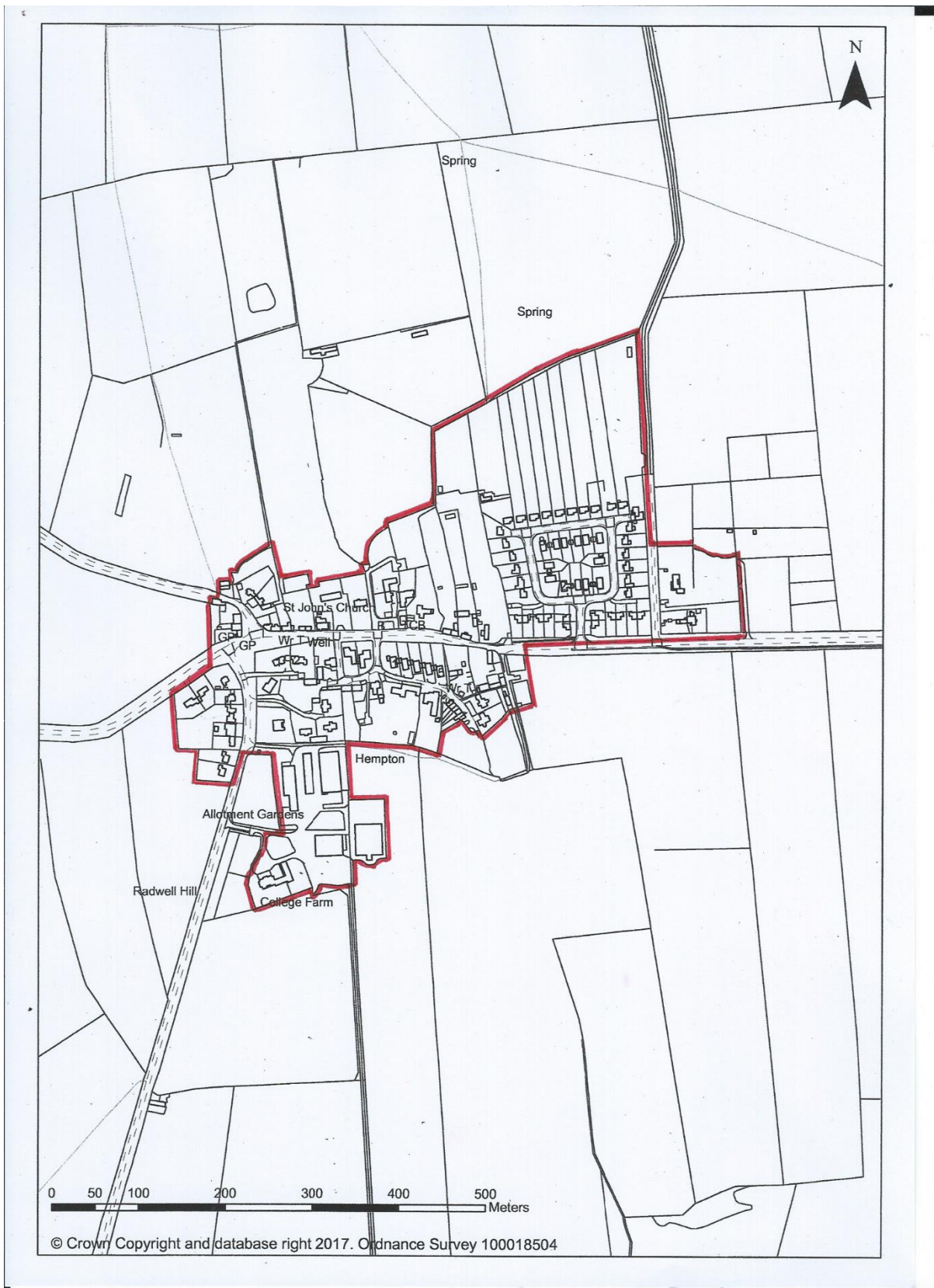
**Settlement boundaries of Deddington, Clifton and Hempton**



*Settlement boundary of Deddington delineated in red*



*Settlement boundary of Clifton delineated in red*



*Settlement boundary of Hempton delineated in red*



## APPENDIX D

### Definition of 'strong Deddington connection'

1. To constitute a qualifying village or parish connection, an applicant or at least one of joint applicants must:

- have lived in the Parish for at least the last 5 years; or
- be employed in the Parish for a minimum of fifteen hours per week and the employment is not of a short-term nature; or
- have at least 10 years' previous residence in the Parish if not currently residing there; or
- be over 55 or with a disability requiring support on health grounds from close relatives currently living in the Parish; or
- be a key worker as defined in paragraph 2(a) below; or
- have close relatives as defined in paragraph 3 below living in the Parish for a period of at least the last five years.

2(a) A 'key worker' means a person who is employed full time or part time under a permanent contract (i.e. not temporary agency staff) within the District as one of the following:

- any ambulance service staff stationed in the District who is also a paramedic;
- a healthcare professional (e.g. fully qualified nurse) working in primary or secondary care in the District (e.g. Deddington Health Centre, NHS hospital);
- a fire fighter or police officer stationed in the District;
- a teacher working in one of the District's state maintained schools;
- a probation officer or prison officer stationed within the District.

(b) Preference shall be given to key workers whose principal place of work or residence is in the Parish.

3. 'Close relatives' means parents, children, siblings, grandparents or grandchildren including step-relatives, where there is evidence of frequent contact, commitment or dependency.

4. 'District' means the area administered by Cherwell District Council as local planning authority.

## **APPENDIX E**

### **List of Policies in this Plan**

#### **Housing policies**

- DED - HOU1: Sustainable housing growth
- DED - HOU2: Housing location
- DED - HOU3: Housing mix
- DED - HOU4: Housing design and village character
- DED - HOU5: Estate infrastructure
- DED - HOU6: Affordable housing

#### **Environment policies**

- DED - ENV1: Protection and enhancement of the historic environment of the Parish
- DED - ENV2: Protection and enhancement of the natural environment of the Parish
- DED - ENV3: Green infrastructure and biodiversity
- DED - ENV4: Adequacy of infrastructure
- DED - ENV5: Energy efficiency
- DED - ENV6: Impact of street lighting

#### **Community policies**

- DED - COM1: Inclusive communities
- DED - COM2: Community facilities and services
- DED - COM3: Children's play areas and public open space
- DED - COM4: Integrated approach
- DED - COM5: Modernisation of facilities
- DED - COM6: Open spaces, sport and recreation

#### **Movement and Transport policies**

- DED - MOV1: Transport impacts
- DED - MOV2: Estate roads
- DED - MOV3: Parking
- DED - MOV4: Non-car movement
- DED - MOV5: Public rights of way

**Business and Economy policies**

DED - BUS1: Supporting local businesses and employment

DED - BUS2: Tourism

DED - BUS3: Home working

DED - BUS4: Superfast broadband

DED - BUS5: Mobile communications

**Community guidance**

(a) Freehold v. 999 year leasehold tenure

(b) Deddington's heritage profile