

Deddington Neighbourhood Plan

Third 'drop-in' event 20-21 November 2015

Comments on Housing draft policies

Policy DED - HOU1: Sustainable housing growth

(a) The Neighbourhood Plan consultations showed that large scale developments are not acceptable to the community. The maximum number of new homes to be permitted to be built during the plan period (2015-2031) - on sites of 10 or more dwellings - shall be no more than 50.

(b) The maximum number of homes to be permitted to be built on any one site during the plan period or thereafter shall not exceed 20.

(c) Contribution to the windfall element sought by the Cherwell Local Plan shall be achieved through conversions, infilling and small scale developments of fewer than 10 dwellings.

(d) All development applications will be assessed against the foregoing criteria set out in Appendix A. These criteria bring together all the specific policies relating to new housing developments and provide a framework for considering planning applications for housing development.

All applications must include a statement clearly setting out the extent of compliance with this framework.

(e) In all cases applications must comply with all other relevant policies in the Neighbourhood Plan.

HOU 1 – Well, what about the plan for 85 houses on the A4260 from the crossroads towards Banbury on the left?	The 85 houses were approved prior to April 2015, the start date of CDC's Local Plan
As to the matter of INFILL housing <u>NOT COUNTING IN TOTAL</u> development is there any legal possibility of altering this HOUS1 A (c)	No – there is no legal way of altering the infill provision. The CDC Local Plan is signed off
Development between 2015 – 2031? Where does this new plan affect the 85 houses allowed to Prudential.	It does not. The 85 houses were approved prior to April 2015, the start date of CDC's Local Plan
Windfall element should not be restricted to 10 dwellings, if areas of land are suitable for more numbers.(c)	Windfall is defined as 10 dwellings or less; if more than 10 units built, they are not "windfall"
Trying to propose an allocation based on the response to one highly subjective question is unsound and naïve. Where is the evidence regarding housing demand and site capacity?	The SHLAA defines site capacity and assesses housing need. The Deddington NP survey also explored housing need.

Policy DED - HOU2: Housing location

(a) There is a strong preference within the community to preserve the Deddington Conservation Area and particularly the green spaces within and around it.

With the exception of conversions and infilling, and previously developed land, new development should largely be outside the Deddington Conservation Area but within the village boundaries.

(b) Development which makes use of previously developed land and buildings will generally be preferred to green field locations.

(c) Residential gardens are not considered previously developed land. Redevelopment of residential gardens will not be permitted where it would result in a cramped form of development or otherwise detract from the character of Clifton, Deddington or Hempton (as the case may be).

(d) Distance from the centre of Deddington and the health centre shall be taken into account in providing suitable homes for older residents to downsize.

These policies are attempting to exclude development except on the very edges of the village. This will not meet the accessibility requirements of the elderly.	The housing requirement of the elderly is met by HOU2 (d)
Conservation Area should be conserved	Supports HOU2 (a)
Conservation Area should be maintained at all costs	Supports HOU2 (a)
Agree – Keep the green spaces	Supports HOU2 (a)
Given that the survey has indicated a large demand for downsizing surely such houses should be in accessible locations, of which there are a number within the village. (d)	Supports HOU2 (d)
HOUSE 2 (a) – Wrong, development close to centre discourages car use. This pushes development away to its edge. Better to develop Earls Lane fields than on outskirts with would encourage walking into village.	A perspective the Housing Group has noted
For me, maintaining green space and conservation areas is the most important thing.	Supports Hou2 (a)
Given extensive development in Adderbury and Bloxham expected some indication or consultation on actual location of possible developments	Noted. The intention is to resist giving an open invitation to developers. A criteria approach has been adopted.
The Deddington NP has been discussed for a long time now. How come the committee have not indicated where they think new houses should be built.	See response above
Delete 'generally' (b)	The existing uses of some previously developed land

	and buildings are considered valuable to the community
Is Wimbourne Close the only site being considered – Can we have some transparency.	This is not the only site under consideration
If there is no site allocation. Why was the land owner + developer met with – PC Minutes May 2015/2015.	Housing group members have met all landowners, developers and other stakeholders who agreed to meet
HOU 2 (d) and Younger families – Currently those in Wimbourne Close drive to the primary. Worsening traffic on Earls Lane.	Personal comment
Really? Thought most of the kids there were at The Warriner not the primary school. (d)	Personal comment. Children's age groups not known to Housing Group
Development on previously developed sites preferable (b)	Supports HOU2 (b)
Agree	Supports HOU2 (b)

Policy DED - HOU3: Housing mix

(a) The Neighbourhood Plan consultations have identified a strong need for 2 and 3 bedroomed houses, affordable homes and the opportunity for older residents to downsize and remain in the community.

A mix of dwelling types, sizes and tenures that has regard to the needs of current and future households in the Parish will be sought in any proposed development of [3] or more dwellings.

(b) Applicants are required to submit with any planning application a statement setting out how the proposed dwelling types, sizes and tenures are responsive to recent local housing needs assessments and/or any subsequent updates.

(c) Development proposals for [3] or more dwellings that provide the following will be favoured:

- a significant proportion of 2 and 3 bedroomed houses;
- medium-sized homes with manageable gardens suitable for older people;
- bungalows;
- flats;
- homes which are to be built to the Lifetime Homes Standard, where appropriate.

Bungalows not in keeping and not suitable for young couples/families. We want to encourage younger residents to move to the area!	Bungalows are preferred by some elderly. Younger residents are covered in HOU3 (a) and HOU6
What do you mean by 'manageable'? – Is this specific?	Medium to small

HOU 3 – Not sustainable: Younger people want bigger gardens. Encourage home grown produce without the need for allotments.	Government policy demands economic use of land ie, high or fairly high density
Houses where carers can live/attend. Warden controlled accommodation.	Wardens not economically viable except on large or very expensive sites. Carers could share 2/3 bedroom homes
Dedd needs <u>far more</u> homes for downsizers releasing large family homes.	Noted. Supports HOU3
Good	Noted. Supports HOU3
Desperately want to downsize	Noted. Supports HOU3

Policy DED - HOU4: Housing design

(a) Clifton, Deddington and Hempton are predominantly ironstone villages. The Neighbourhood Plan consultations showed that residents generally preferred stone built houses.

Traditional brick that is a current feature of the Deddington Conservation Area may be considered as a building material if the design complies with paragraph (b) below.

(b) Any full planning application must contain sufficient detail to demonstrate that the proposed development will be built to high standards of design and construction. In particular, all new development should:

- reflect the surrounding vernacular architecture;
- be readily assimilated within its surroundings in terms of the size of the development, design, materials, density, scale, massing, height, layout and landscaping;
- comply with the Building For Life guidelines published by the Design Council and other appropriate bodies.

Should only permit use of local stone. No red brick.	Brick is a feature of the Conservation Area. Stone more expensive and out of character in certain settings
HOU4 – Encourage more future proofed “eco homes” rather than designs to preserve in aspic. i.e. modern eco homes but with a nod back to the ironstone houses.	Point taken, but a large majority of survey respondents preferred traditional materials and design

Retro fitting to achieve better environmental standards should be considered across Deddington's existing housing stock.	Not in our control. Can't dictate to residents
Housing that meets the best environmental standards. Eco-housing should be a necessity for all new builds.	Policies require highest environmental/eco standard that is achievable
Affordability should include lifetime operating costs which requires much more rigorous energy design criteria	See above response
We have loads of building styles within the village why are we restricting ourselves to brick. Would love to see eco-builds.	Policy does not restrict to brick. Without government grant, unlikely to achieve eco-builds
No pastiche! As our ancestors did – build modern houses not fake old – must be good new.	Point taken, but a large majority of survey respondents preferred traditional materials and design
Agree with plans would like some desirable housing for the elderly. Lots of younger people could be housed in my larger home.	Supports HOU3
Would like to see a good pleasing on the eye brick as having experience stone built houses in the village gets damaged by the frost.	Personal experience, not universal
Modern design and material should not be excluded	Not excluded if in keeping with the locality

Policy DED - HOU5: Estate character

(a) Consistent with Policy DED - HOU4(b), new developments are expected to make a positive contribution to the distinctive character of Clifton, Deddington or Hempton (as appropriate). This means that "off-the-peg" plans that could be replicated in any town or village in the country will not be acceptable. The maintenance of local character has a higher priority than achieving a target housing density figure.

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

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

(d) Applications for conversions of garages to alternative uses will not normally be granted unless it can be demonstrated that there is sufficient space for off-road car/cycle parking.

HOU5 (b) Secured by design should be linked to ENV4 (b)	ENV4 refers to light pollution. Groups will consider this
HOU5 (b) At odds with COMM5 Leaky developments can encourage crime and vandalism. HOUSE 5 (b) suggests estates should not be interlinked. (b)	Against government policy which encourages interlinking and cohesion
Security should not preclude landscaping	Agreed

Policy DED - HOU6: Affordable housing

Any new development of 11 homes or more should include 35% affordable homes.

(a) Of these affordable homes the maximum number permitted by Cherwell District Council should be available for shared ownership.

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

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

(d) 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 Allocation Scheme shall at every opportunity be allocated to people with a strong Deddington connection. This obligation will have permanent effect unless it can be demonstrated that there is no longer any requirement for affordable housing.

100% Affordable Housing! (we can dream)	Unachievable
The current Government definition of affordable Housing is 80% of market price or rent. This is still too expensive for 'Deddy'. Need social housing.	Point taken, but nothing we can do. No ability to change government and district council policy
Beware rural exception sites – Yes Affordable Housing <u>when</u> facilities are in place – schooling doctors etc.	Infrastructure is covered by Site Criterion (x) and Environment policies
Affordable is not necessarily low cost so this figure should be higher particularly as we have a need for downsizers in this village	Point taken
1) Young people wishing to stay in the village 2) Old people 80+ will not wish to maintain their homes for too many years.	Supports HOU3 and HOU6
Being able to downsize is a problem as is the first home for anyone who has lived here all their lives.	Supports HOU3 and HOU6

Appendix A

Draft Criteria for housing sites

- i Any housing development should take place on sites providing no more than 20 units.
- ii Any housing development should not impact adversely on Deddington Conservation Area, the Scheduled Ancient Monument (Deddington Castle) or any significant Listed Building (Grade2*).
- iii Any housing development should not significantly extend the existing built up areas of the villages of Deddington, Hempton and Clifton.
- iv Any housing development should meet the sustainability criteria adopted by the Neighbourhood Plan.
- v Any housing development must meet positively the goals and objectives set out for housing in the Neighbourhood Plan.
- vi Any housing development which re-uses existing “developed” land in the village should, in general terms, be viewed positively.
- vii Any housing development should not take place on existing green spaces within the village boundaries of Deddington, Hempton and Clifton, where it would compromise a key view.
- viii Any housing development should be integrated with the existing villages (Deddington, Clifton or Hempton), in particular providing pedestrian access to and from the development site to services and facilities.
- ix Distance from the centre of Deddington shall be taken into account in providing suitable homes for older residents to downsize
- x Any housing development should meet its infrastructure needs, in particular water provision, sewage and water run off , without impacting adversely on the existing systems for the villages.
- xi Development will not be permitted where it would cause unmanageable traffic problems.

Housing – Appendix A summarises it very well.	Supports criteria
Quite right. This is THE reason why I bought my property for the views. (vii)	Supports (vii)
Criteria for Housing – (X) needs to be the starting point. (x)	Agreed. Support (x)

Point xi) is very good but not enforceable? One person's manageable is a developers 'slight increase in flow'. (xi)	Role of OCC and parish council to do utmost to ensure (xi) is enforced
Re point below – community needs <u>are</u> sustainable developments.	Personal perspective. Noted
This defines Nimbyism. It is not compatible with community needs and sustainable development.	Personal perspective. Noted
Wording is not clear to meaning. (viii)	Will be amended to make clearer
Area plan for development, if allocated, where are they?	Noted. The intention is to resist giving an open invitation to developers. A criteria approach has been adopted therefore no allocations made.
I was disappointed not to see where any proposed housing might be.	See answer above
Where are the sustainability criteria (iv)	Sustainability criteria are nationally determined. Our policies have been checked against them
If you are applying sustainability criteria you should be consulting on them first.(iv)	These criteria are nationally determined
Does this mean building works are to be on outskirts such as Wimbourne Close.(vii)	Not necessarily, it will depend on individual planning applications
These criteria are totally correct and reflect resident's wishes.	Supports criteria
No development at all costs on Greenfield sites. (vii)	Supports criteria (iii) and (vii)
Agree with proposal not to extend Hempton and Clifton. Should other facilities in these places though – play area for kids. (iii)	Supports criterion (iii). Also supports Community policies for improvement in play areas

Appendix B

Definition of 'strong Deddington connection'

Qualifying village or parish connections require that the applicant or joint applicant must **meet at least one of the following conditions:**

- have lived in the village for the last 5 years
- be employed in the village for a minimum of fifteen hours per week and the employment is not of a short-term nature
- have 10 years previous residence in the village if not currently residing there
- be over 55 or with a disability requiring support on health grounds from close relatives currently living in the village
- have close relatives living in the village for a period of at least the last five years.

(Close relatives are defined as parents, children, siblings, grandparents or grandchildren including step relatives, where there is evidence of frequent contact, commitment or dependency.)

(Derived from Cherwell District Council's Allocation Scheme definition of eligibility for rural affordable housing.)

Work within X miles (say 15) of Deddington	CDC's policy is as above. In any case the parish might hesitate to give someone from an adjoining village or Banbury priority over a Deddington person. There will be 50% of affordable housing available to anyone on CDC's housing register (ie, not just people with Deddington connections)
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Post-it notes not referring to any specific policy

HOU1-6 All policies seem sensible and well thought through.	Supports policies
Good attempt to strike the appropriate balance between reasonable development and preserving the character of the village	Supports policies
The plan is being deliberately led this way by those who are selfishly seeking to put their own agendas before others.	Adverse comment. The policies reflect the results of the parish survey
Like the strong Deddington connection for affordable housing and the general jist of the ideas brought up from the local community.	Supports policies
Can you please undertake a proper site assessment process to clear up this mess of contradictory, nimby-led policies.	Noted. A site assessment approach has so far been rejected to avoid giving an open invitation to developers. A criteria approach has been adopted.
I agree with the basic plan. Care <u>must</u> be taken to protect the character of the village and with a careful eye to the historic buildings and conservation area.	Supports policies and criteria
I support all these policies as they are in accord with the village survey results	Supports policies
In which case don't build just on the periphery of the village eg. Wimbourne Close which is twice the usual walking distance – criteria that should be applied	Noted
Please could there be a map at eye level	Noted
Please could there be a map of proposed developments	A criteria approach has been adopted, with the intention of avoiding giving developers an open invitation. So no such map available at present
Please provide a map showing potential sites.	See answer above
Please renew your executive summary (vii)	Noted
I support all these policies without reservation.	Supports policies
Thank you – small is beautiful and hopefully stay as a village.	Supports policies
A well considered plan, very happy to support it – Andrew Green	Supports policies
I agree to these they reflect the village questionnaire.	Supports policies
Can we have more transparency please on the NDP process. You have a website why not publish more information and evidence. Otherwise it appears to be a stitch up behind closed doors largely by DDW.	We are attempting to improve website

I agree with these policies as they appear to comply with the village survey views. F Davies	Supports policies
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Combined comments on HOU2 and Appendix A

Housing development should not impact on Deddington Castle etc (a) + (ii)	Supports HOU2 (a) and Appendix A (ii)
Appendix A – The ridge and furrow land north of Earls Lane should be protected from development	See Environment policies

Combined comments on Policies HOU3 and HOU4

HOU 3 & 4 – All good but would like more detail of where houses are going?	HOU2 deals with housing location
HOU3 + 4 Support these especially the need for decent sized homes and some bungalows.	Supports policies HOU3 & 4

Combined comments on Policies HOU1 and HOU2

I live in Hempton but I think the policies outlined in the NP are extremely sensible. I accept development is inevitable but if this plan is held the impact will be reasonable	Supports policies HOU1 and HOU2
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Combined comments on Policy HOU6 and Appendix B

Definition of Deddington Connection – should there not be an ‘or’ Don’t have to meet all do they?	Noted and corrected
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Combined comments on Policy HOU2 and HOU4

Perhaps ask older residents where they would like to downsize to.. No point in building houses they do not want.	Noted
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Combined comments on Policy HOU6 and Appendix A

They must take into account overloaded services eg sewerage, water pressure, school, health centre. More affordable housing needed.(x)	Supports Appendix A (x) and HOU6
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Combined comments on Policy HOU1, HOU2 and HOU 5

Small housing developments with minimum impact on character of the village and environment HOU5 HOU2 HOU1	Supports policies HOU5, HOU2 and HOU1
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