

Deddington Neighbourhood Plan

Policies presented at third drop-in

HOUSING

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 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.

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.

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 the most up-to-date Local Housing Needs Survey.

(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.

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.

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.

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.

Appendix A

Criteria for housing sites

- Any housing development should take place on sites providing no more than 20 units.
- Any housing development should not impact adversely on Deddington Conservation Area, the Scheduled Ancient Monument (Deddington Castle) or any significant Listed Building (Grade2*).
- Any housing development should not significantly extend the existing built up areas of the villages of Deddington, Hempton and Clifton.
- Any housing development should meet the sustainability criteria adopted by the Neighbourhood Plan.
- Any housing development must meet positively the goals and objectives set out for housing in the Neighbourhood Plan.
- Any housing development which re-uses existing “developed” land will be encouraged, providing there is no strong countervailing argument e.g. the current use is of high value to the community.
- 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.
- Any housing development should be integrated with the existing villages, in particular providing pedestrian access to and from the development site to services and facilities.
- Distance from the centre of Deddington shall be taken into account in providing suitable homes for older residents to downsize
- 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.
- Development will not be permitted where it would cause unmanageable traffic problems.

Appendix B

Definition of 'strong Deddington connection'

Qualifying village or parish connections require that the applicant or joint applicant must:

- 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.)

