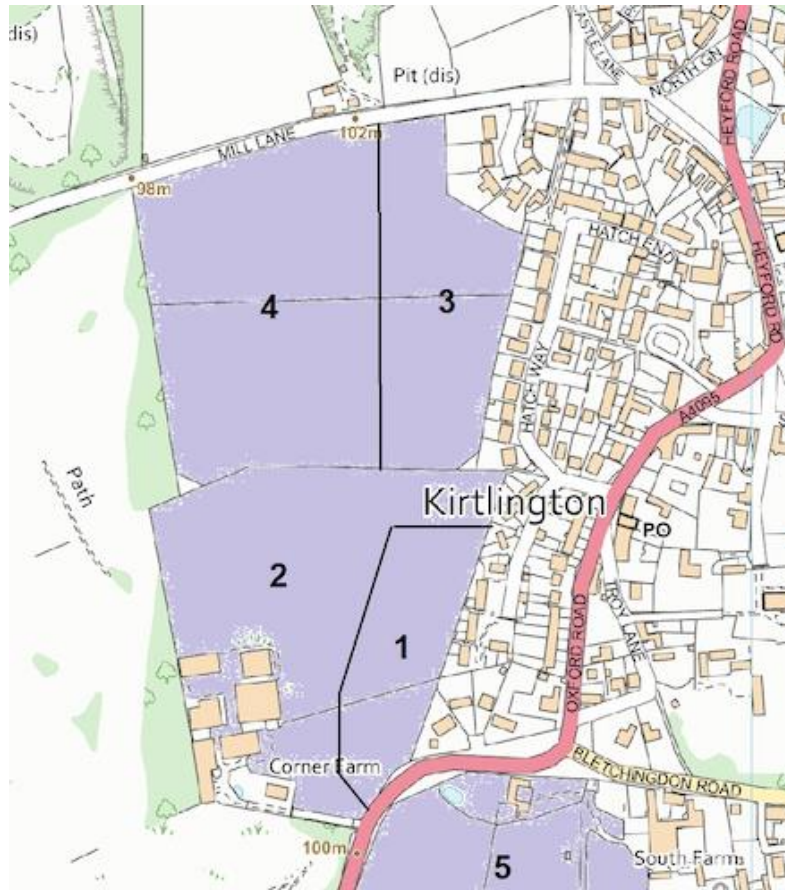


Corner Farm West AVAILABLE AREA (ha.): 4.5 POTENTIAL NO. OF DWELLINGS: 135 homes (at 30 dwellings per ha)

**KT2**

### OWNER

Hubert John East & Caroline Violet Anne Dickens



### KEY POINTS OF SITE DESCRIPTION

- Gateway site in a prominent position to the south west of the village.
- Adjacent to the settlement area by virtue of a narrow section at the north of the site.
- Would be adjacent to new development on site KT1
- Greenfield site currently in agricultural use for grazing sheep and cattle.
- Generally flat site, rising marginally at its southern end.
- Lies north, west and south of Site KT1, protruding further into open countryside to abut Golf Course to its west.
- Narrow south section abuts Station Road (A4095).
- Limited vehicle access on to A4095 via site owner's farm gate to the south.
- No adequate existing pedestrian access (would require stretch of new pavement)

### PLANNING POLICY ISSUES - Mitigations-

**Pedestrian access:** The north entrance to the existing public footpath to Sites KT1 and KT2 from the village is too narrow and would be of inadequate width for disabled users. (It is tightly enclosed by neighbouring properties and an electricity sub-station). Pedestrian access from the south requires a length of new pavement to connect the public footpath to the nearest village pavement.

**Vehicle access:** The owner could forego private use of the farm gate to access Site KT2. The current planning application for Site KT1 retains the farm entrance for the owner's private use and opens a new access on to the A4095 nearer to the village boundary. That new access would be open to Sites KT1 and KT2 with the farm entrance remaining private.

Archaeological survey would be required.

#### ADVICE FROM CONSULTANTS

Nil

#### ASSESSMENT TEAM VIEWS

Development of Site KT2 only likely if Site KT1 to the east was built out first (with access through Site KT1).

KPC and many residents objected to the withdrawn application and to the previous applications and appeals on this site (for up to 95 and 75 dwellings respectively with Site KT1).

Development of this site would set a precedent for further development of Site KT1, as well as potential for Sites KT3 and KT4, to be developed, as well as land to the north of Mill Lane. If this was to occur, it would result in excessive over-development of the village.

Development would be contrary to the historic linearity of the settlement pattern, with further protrusion into open countryside

Site provides wildlife corridor between SSSI (Kirtlington quarry) and agricultural land to south.

Development would result in loss of productive farmland.

Quality of housing is an important consideration as it is a visually prominent site – and very close to the conservation area.

Consultation response from OCC Transport (on 23/02338/OUT, dated 3/10/23) – Objection *“The visibility splay to the south shown within the Transport Statement is not achievable – further information is required to confirm that access can be safely provided to the site”*.

#### LEGAL IMPEDIMENTS

- None known

#### PLANNING HISTORY

Part of 2018 HELAA site 176 (with Site KT1) and 2021 call for sites ref LPR-A-261.

Subject of two dismissed appeals (with Site KT1) –

- CDC Application - 14/01531/OUT  
and Appeal - APP/C3105/W/14/3001612
- CDC Application - 14/02139/OUT  
and Appeal - APP/C3105/W/15/3134944

#### SITE OWNER'S COMMENTS

Owner stated that Site KT2 will not be available until after Site KT1 is developed.

## COMMUNITY FEEDBACK

- Concern with very problematic unsafe access because of reduced visibility on a corner.
- Access to and from Sites KT1 to KT4 would be hazardous, as it's a sharp bend on the busy A4095.
- Concerned there would be nothing to stop Sites KT3 and KT4 also being covered with houses.
- Impact on residents of Oxford Close and Hatch Way.
- Would have a very adverse effect on existing houses and on views within and approaching the village.
- Previous applications to develop Sites KT1 -KT4 have been turned down on appeal.
- Development of Sites KT1 to KT4 would involve a greater departure from the current settlement boundary and from the historical linear pattern of the village, than at Sites KT7 and KT8.
- If any of Sites KT1 to KT4 were built on, breaching the old Woodstock Way, it could invite development along the whole western side of the village, including west of Crowcastle Lane.
- If Sites KT1 to KT4 were built on it would impact a large number of houses, Station Rd, Oxford Close, Hatch Way, Woodbank.
- When South Farm sold the field that is now Corner Farm, it was sold because the access was so blind and unsuitable for taking cattle and horses across the A4095 from South Farm.
- Sites KT1 and KT2 are the most suitable for development followed by Site KT3.
- Sympathetic to the landowner's concern with securing his future if done carefully.
- Sites KT1, KT2, KT3 and KT4 are all viable agricultural land and should not be considered for housing

## PLANNING BALANCE

Concerns over this site, namely:

- Safety of access onto A4095
- Site protrudes into open countryside
- Development would set precedent for further development of Sites KT3 and KT4, causing excessive growth of historic village, encroaching upon the Cherwell Valley
- Highly visible gateway site at entrance to village
- Very tenuous link to village settlement boundary via land strip to north
- Dependent on development of Site KT1
- Site visible from the south for a considerable distance
- Strong representation from village against development of site in 2016

Outweigh the advantages of:

- Frontage location onto A4095

It has been assumed that Site KT2 would only proceed after KT1 had been developed.

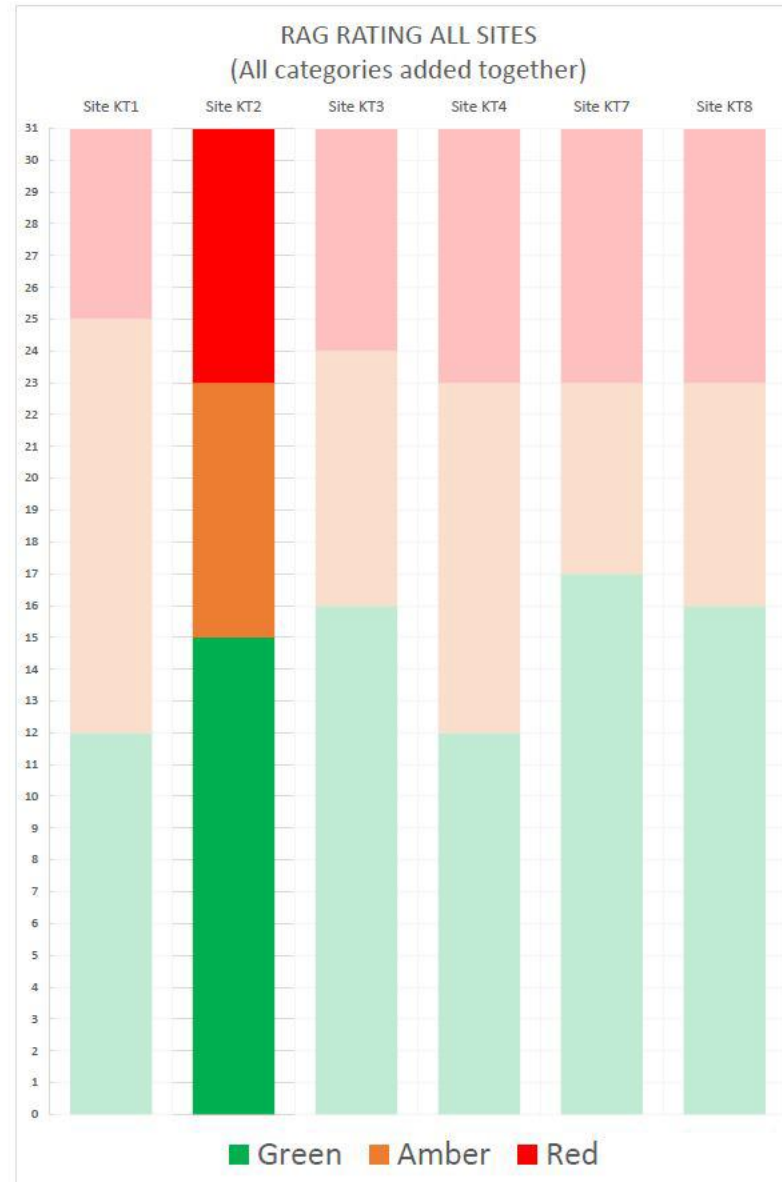
## RECOMMENDATION

Site KT2 not supported for development

## APPENDICES

### RAG RATING FOR THIS SITE

Criteria	RAG rating
1. Current Use	G
2. Relationship with Settlement Boundary	G
3. Topography	G
4. Greenfield or Previously Developed Land	R
5. Agricultural Land Classification	A
6. Landscape Character (sense of place)	A
7. Relationship with existing pattern of built development	R
8. Site Visibility	R
9. Likelihood of setting precedent of further adjacent development	R
10. Important Woodlands, Trees & Hedgerows	G
11. Local Wildlife Designations (LWS or LNR)	G
12. Proximity to habitats with potential for protected species	A
13. Listed Building or important built assets and their setting.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	G
16. Impact on Registered Park and Garden	G
17. Flood Zone Classification	G
18. Any surface water flooding/drainage issues	G
19. Any known contamination issues	G
20. Any existing public rights of ways/bridle paths.	G
21. Safe pedestrian access to and from the site.	R
22. Safe vehicular traffic to and from the site.	A
23. Impact on existing vehicular traffic.	A
24. Safe access to a bus stop with current service	R
25. Distance to village hall	A
26. Distance to equipped area of play (LAP, LEAP, NEAP)	A
27. Distance to amenity green space (LGS)/ outdoor sports facility	A
28. Distance to Primary School	R
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	G



**CRITERIA ASSESSMENT SCORE** (Minimum 31 / Maximum = 155) **107**

## AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

SEA topic	Likely effect
Air quality	-
Biodiversity	0
Climate change and flood risk	0
Community wellbeing	+
Historic environment	-
Land, soil, and water resources	-
Landscape	-
Transport and movement	-

Adverse (Red) = 0, Neutral (Blue) = 1, Positive (Green) = 2

### SEA IMPACT SCORE

Maximum = 16; see  
Appendix for detail

**4**

## PLANNING HISTORY

APP/C3105/W/14/3001612 dismissed by PINS on 27 August 2015 for 95 units

APP/C3105/W/15/3134944 dismissed by PINS on 12 May 2016 for 75 units

Response from CDC to Call for Sites – HELAA176 (2018):

*Area 5.8ha (with KT2) – Not Suitable*

*Greenfield site outside the built-up limits. Kirtlington is a Category A village in the adopted Local Plan Part 1, the category of the most sustainable villages in the district. The adopted Local Plan makes provision for some development (10 or more homes and a small scale employment) at Category A village.*

*A public footpath runs along the eastern boundary of the site and Kirtlington Golf Course lies immediately to the west. The site is prominent at the entrance to the village. The site is considered to be unsuitable for development as previous appeal decisions have established that the site makes an important contribution to the rural setting and character of the village. Limited opportunities to integrate development on the site into the pattern and built form of existing development in the village. With regard to assisting Oxford with its unmet housing need, Kirtlington lies outside Areas of Search A and B.*

## PHOTOS





PHOTOS: Brow of hill to south of site access

