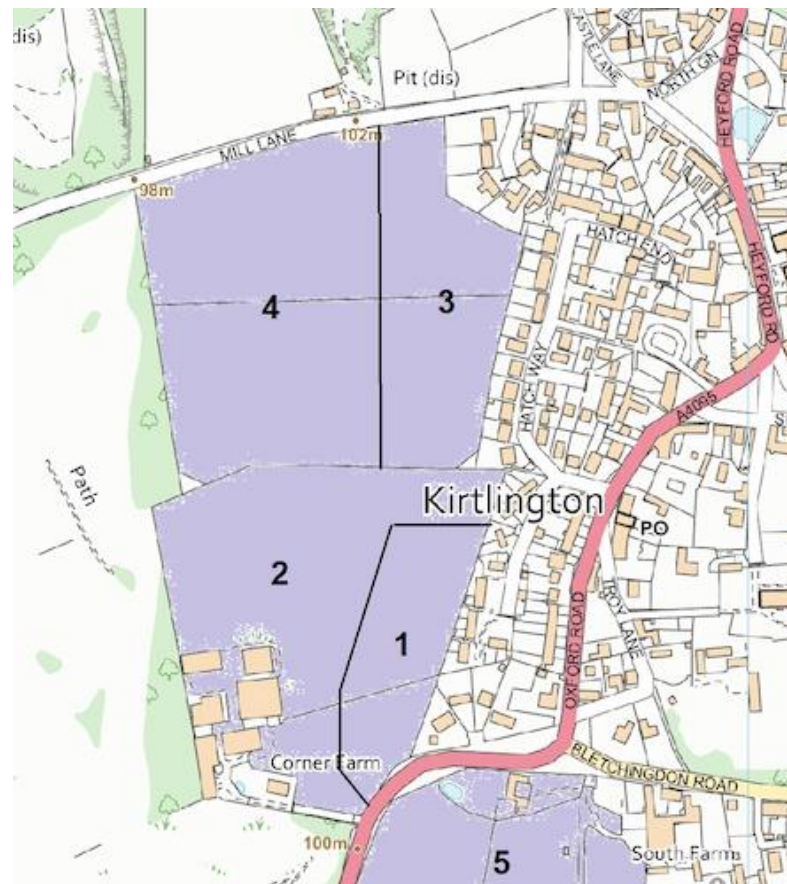


Rye Furlong East AVAILABLE AREA (ha.): 1.74 POTENTIAL NO. OF DWELLINGS: 52 homes (at 30 dwellings ha)

KT3

OWNER

George King, Louise Hutton



KEY POINTS OF SITE DESCRIPTION

- Visually prominent site for bridleyway users, as the site fronts on to the highest section of the Mill Lane bridleyway (270/11/70).
- Greenfield site currently in agricultural use for grazing sheep and cattle.
- Lies west of the established historic western boundary of the village.
- Adjacent to the village settlement area, west of existing housing.
- Gently sloping site, rising up westward from the settlement area.
- Protrudes westwards into open countryside beyond the settlement area.
- Existing pedestrian access from the site to the village via The Pound and Mill Lane.
- No existing vehicle access to the site as it lies on the Mill Lane bridleyway.

PLANNING POLICY ISSUES – Mitigant Issues

Vehicle access: Access to Sites KT3 and KT4 via Sites KT1 and KT2, would depend on agreement of the owner of those two sites (current OCC objection re, access into Site KT1). In addition to the bridleyway status of Mill Lane, there is a narrow pinch point between houses at the western exit from North Green leading to the bridleyway.

Would require archaeological survey.

PLANNING HISTORY

Application 16/02295/OUT was refused by CDC, on 17 February 2017 for 10 units.

Appeal APP/C3105/W/17/3178077 dismissed by PINS, on 15 March 2018.

ADVICE FROM CONSULTANTS

Nil

ASSESSMENT TEAM VIEWS

Site contiguous with Nos 1-29 (odd) of Hatch Way, and 2 to 5 Woodbank, and impact on these properties.

KPC and many residents objected to the refused application and to the subsequent appeal on this site (for 10 dwellings).

Although the proposed vehicle access to the site was not a reason for refusal, there are legal implications with access from Mill Lane as it is a bridleway.

Development of this site would set a precedent for a much larger development of Site KT4, as well as potential for Sites KT1 and KT2 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 extend beyond the historic western village boundary and protrude into open countryside.

Development of site would significantly impact on visual amenity for large numbers of recreational walkers and riders on Mill Lane bridleway.

Development would lead to loss of productive farmland.

LEGAL IMPEDIMENTS

- None known, except with potential access from bridleway of Mill Lane.

SITE OWNER'S COMMENTS

Site available for development from now. The owners would be keen to provide an architecturally appealing and sustainable development.

COMMUNITY FEEDBACK

- Access to and from Sites KT1 to KT4 would be hazardous, as it's a sharp bend on the busy A4095
- 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.
- There is no automatic access from North Green past the listed Thatched Cottage onto Mill Lane, as Mill Lane is just a bridleway.
- Access would be through Site KT1, possibly the most dangerous access of all, on Station Rd on a bend with limited visibility coming up the hill, where there have been accidents in the past.
- Would impact a large number of houses, Station Rd, Oxford Close, Hatch Way, Woodbank.
- Hatch Way was built within the boundary formed by the historic Woodstock Way.
- Sites KT1 and KT2 are the most suitable for development followed by Site KT3.
- 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:

- Doubts over vehicle access – bridleway and pinch point of North Green
- Visually prominent site impacting on recreational walkers and riders
- Protrudes into open countryside
- Site lies immediately west of established historic Woodstock Way, the westerly limit of the settlement area
- Arbitrary boundary between Sites KT3 and KT4
- Development would set precedent for further development of Sites KT1, KT2 and KT4, causing excessive growth of historic village, encroaching upon the Cherwell Valley
- Strong representation from village against development of site

Outweigh the advantages of

- Good pedestrian access providing proximity to village amenities

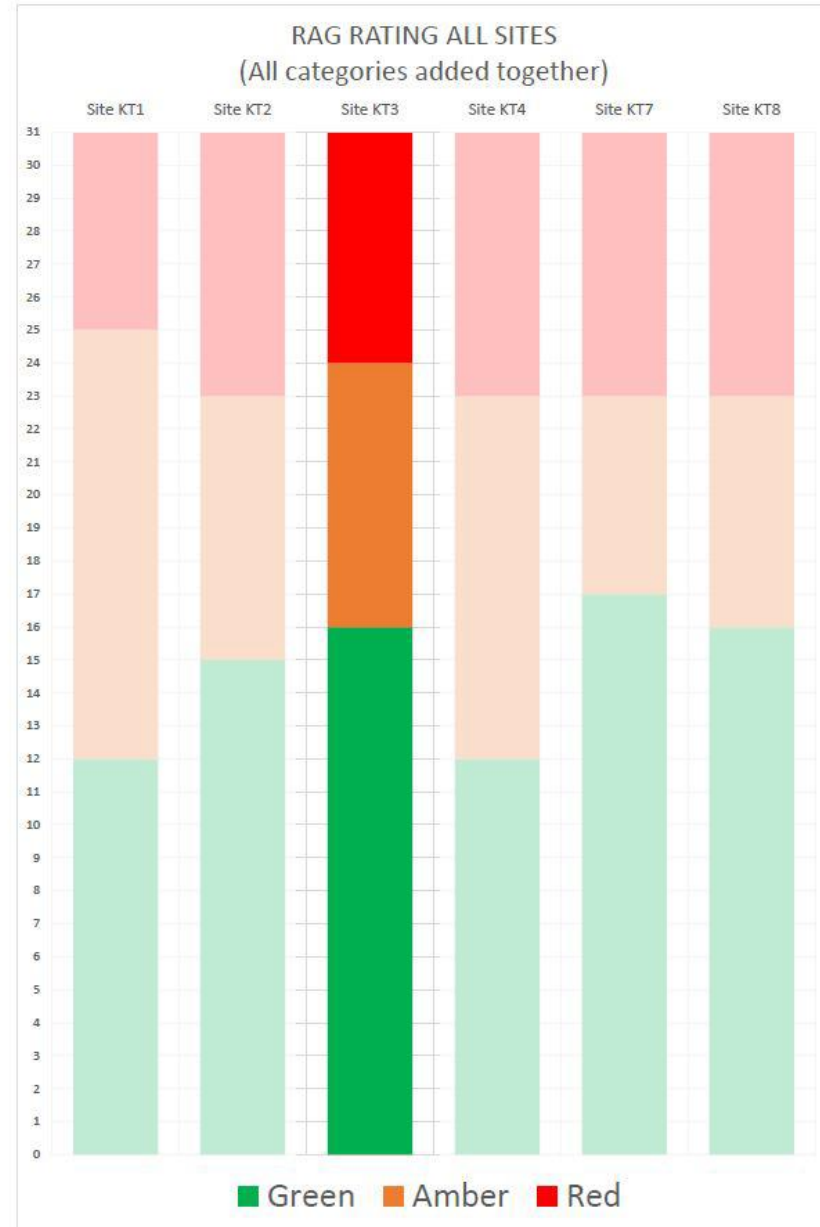
RECOMMENDATION

Site 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	G
13. Listed Building or important built assets and their setting.	A
14. Impact on the Conservation Area or its setting.	A
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.	A
21. Safe pedestrian access to and from the site.	G
22. Safe vehicular traffic to and from the site.	R
23. Impact on existing vehicular traffic.	R
24. Safe access to a bus stop with current service	G
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	G
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	G



CRITERIA ASSESSMENT SCORE (Minimum Score 31 / Maximum = 155) **111**

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

2

PLANNING HISTORY

Application 16/02295/OUT was refused by CDC on 17 February 2017 for 10 units (1.74 ha)

Appeal APP/C3105/W/17/3178077 dismissed, on 15 March 2018 by PINS

Quote from inspector's decision letter:

"... would appear as an additional layer of development which.....would not relate well to Kirtlington or the character and appearance of the area generally. The scheme shown on illustrative plans would therefore be harmful to the character and appearance of the area and this would not be mitigated by landscaping or house design"

TPO on Beech trees at potential pedestrian access onto Footpath 270/10/10 south of Woodbank (reference 004/2006 on T1, T2 and T3) – objection overcome with no-dig construction.

PHOTOS

Planning application layout 2017



Photo looking west across Cherwell Valley from Hatch Way



PHOTOS

View of site from Mill Lane



Aerial View

