

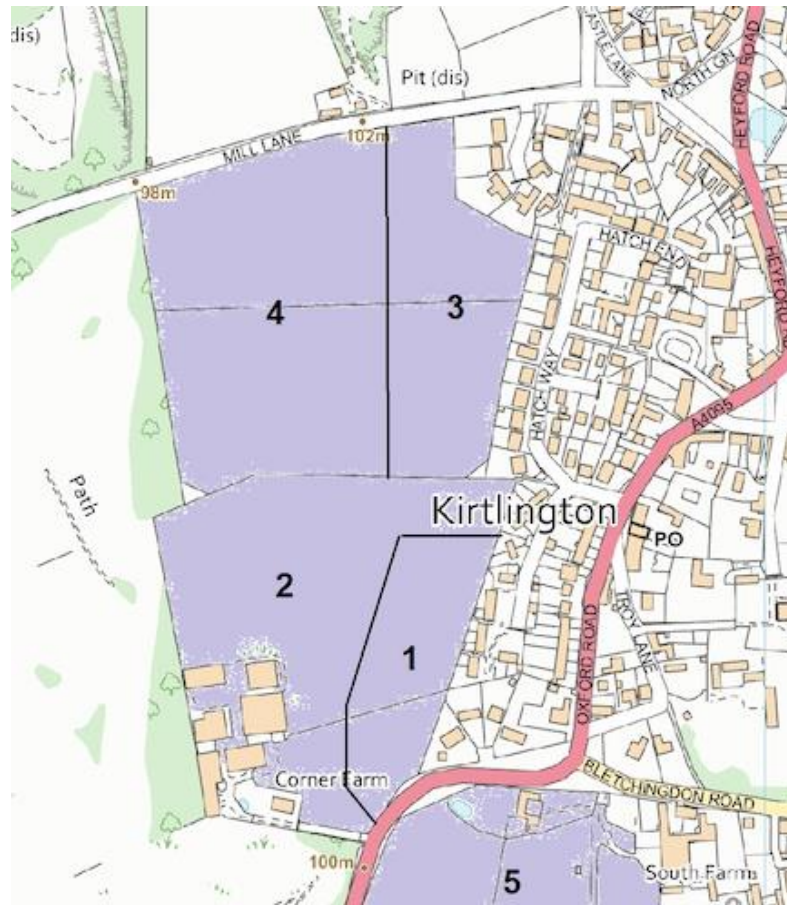
Rye Furlong West

AVAILABLE AREA (ha.): 5.12

POTENTIAL NO. OF DWELLINGS: 150 (at 30 dwellings per ha)

KT4**OWNER**

George King, Louise Hutton

**KEY POINTS OF SITE DESCRIPTION**

- Visually prominent site for bridleway users, as the site fronts on to a section of the Mill Lane bridleway (270/11/70)
- Not currently adjacent to the village settlement area, lies to the west of Site KT3.
- Greenfield site currently in agricultural use for grazing sheep and cattle.
- Adjacent to a well-known SSSI (for geological importance, and also a Local Nature Reserve) at the Quarry visited by large numbers of walkers.
- Protrudes westwards into open countryside beyond Site KT3 to abut the golf course.
- No existing pedestrian access, new access required to Mill Lane or via Site KT3.
- No existing vehicle access to the site as it lies on the Mill Lane bridleway.

PLANNING POLICY ISSUES – Mitigant Issues

Pedestrian access: None extant for Site KT4, but access could be achieved through the hedge on the north side of Site KT4 on to Mill Lane or eastward via Site KT3.

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 to Site KT1). In addition to the bridleway status of Mill Lane, there is a narrow pinch point between houses at the western exit from North Green leading to the bridleway.

Would require archaeological survey.

PLANNING HISTORY

No history.

Site to east, KT3, was subject of outline application for 10 units 16/02295/OUT, refused by CDC on 17 February 2017, which was dismissed by PINS at appeal on 15 March 2018.

ADVICE FROM CONSULTANTS

Nil

ASSESSMENT TEAM VIEWS

Development of Site KT4 only likely if Site KT3 to the east was built out first (with access through Site KT3).

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 further development of Site KT3, 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.
- Sites KT1, KT2, KT3, and KT4 are all viable agricultural land and should not be considered for housing

PLANNING BALANCE

BALANCE

Concerns over this site, namely:

- Doubts over vehicle access – bridleway and pinch point of North Green
- Visually prominent site with significant impact on recreational walkers and riders, and those visiting adjacent SSSI
- Protrudes into open countryside
- Not adjacent to current settlement area of the village – relies on prior development of Site KT3
- Development would set precedent for further development of Sites KT1, KT2 and KT3, causing excessive growth of historic village, encroaching upon the Cherwell Valley

Outweigh the advantages of

- Good pedestrian access providing proximity to village amenities

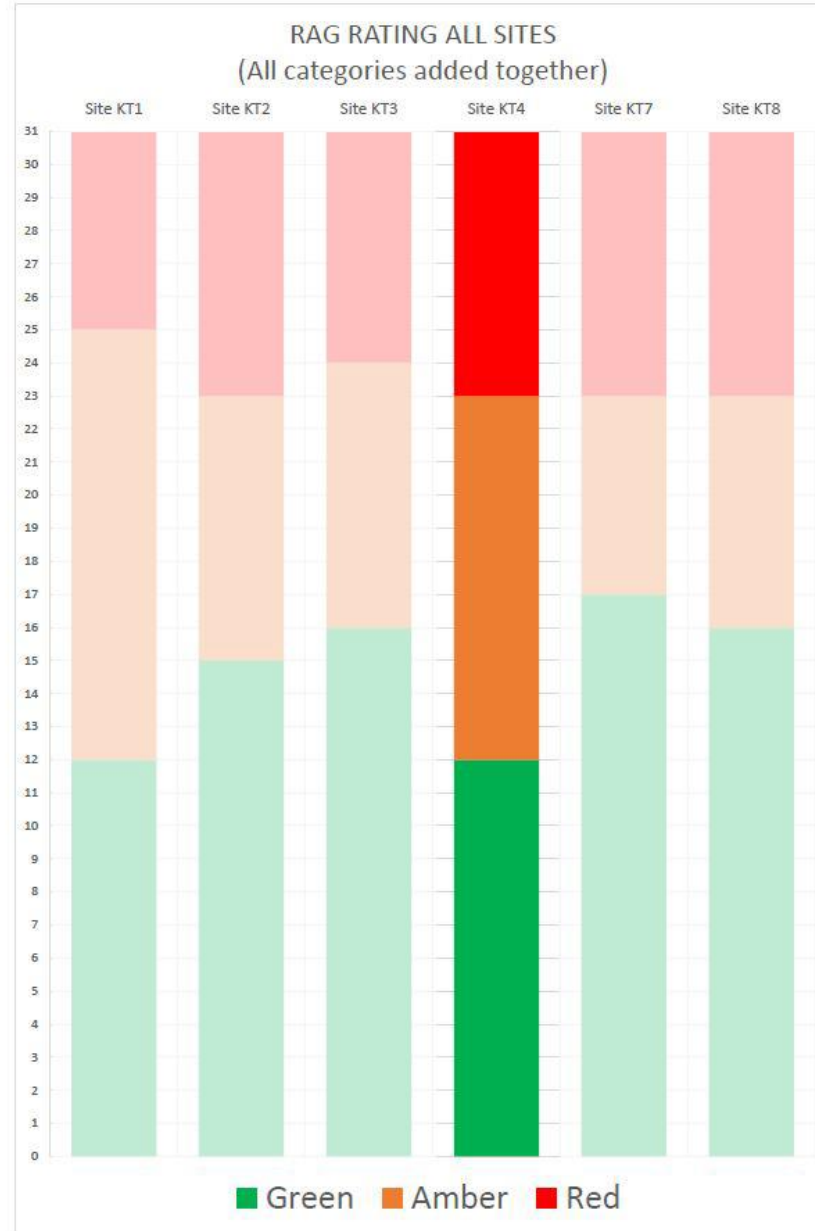
RECOMMENDATION

Site not supported for development

APPENDICES

RAG RATING FOR THIS SITE

Criteria	RAG rating
1. Current Use	G
2. Relationship with Settlement Boundary	R
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.	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	A
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	A
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)

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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

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PLANNING HISTORY

No history.

Site to east, KT3, was subject of outline application for 10 units 16/02295/OUT, refused 17 February 2017, which was dismissed at appeal on 15 March 2018.

PHOTOS

View through hedge from Mill Lane



PHOTOS

Aerial View

