

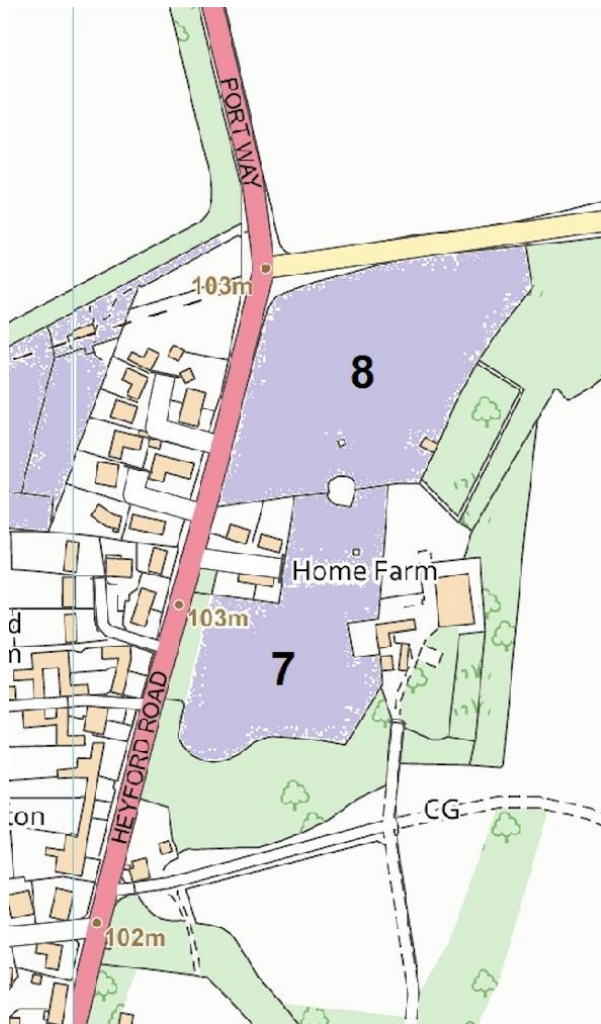
Jersey Cottages North

AVAILABLE AREA (ha.): 1.86

POTENTIAL NO. OF DWELLINGS: 57 (at 30 dwellings per ha)

KT8**OWNER**

James Budgett, Diana Grayland, Christopher Budgett, Heather Tylor.

**KEY POINTS OF SITE DESCRIPTION**

- Gateway site in an open prominent position at the northern end of the village.
- Greenfield site currently in use as a paddock for grazing horses.
- Adjacent to the village settlement area, east and north of existing housing.
- Village housing to the west along the opposite side of Heyford Road (A4095) (including Akeman Spinney).
- Flat site with low walls to the west and north along Heyford Road and Akeman Street
- Open countryside north beyond Akeman Street and deciduous woodland to east.
- No existing vehicle or pedestrian access to the site, except for 3m wide field gate in northern boundary onto Akeman Street.
- New vehicle access required directly onto A4095 or via access to Site KT7.
- No existing pedestrian access – would require stretch of new pavement and/or pedestrian crossing.
- Listed building of Home Farm lies 80m to south of site.

PLANNING POLICY ISSUES – Mitigant Issues

More visually exposed than Site KT7, so might require mitigation of visual impact.

Site KT8 is not in the Registered Park and Garden or in the Conservation Area, however, it has archaeological potential being located at the intersection of the possible alignment of the Roman Road of Akeman Street (west-east) and the ancient trackway of Portway (north-south); while contiguous with Akeman Street along north boundary.

Archaeological survey would be required.

PLANNING HISTORY

No history, though Site KT7 to south has had a previous application refused and there is an application currently under consideration for site KT7.

ADVICE FROM CONSULTANTS

Nil

ASSESSMENT TEAM VIEWS

Houses at Akeman Spinney, on the opposite side of Heyford Road to this site, define the northern extent of the settlement edge, which could be matched on this site. Note: the trees north of Akeman Spinney were supposed to provide a strong defined settlement edge, but the density of cover has been eroded (incorporated into private gardens).

Development of Site KT8 would set a precedent for development of Site KT7 to the south.

Vehicle access would be onto straight section of A4095, with good vision, within 20mph area.

Would require archaeological investigation and it may be prudent to allow for a wide boundary of undeveloped land along north and west boundaries of the site, to protect potential archaeological remains.

To mitigate visual prominence, would require screen or belt of trees on north and west boundaries.

Development of Site KT8 would set a precedent for further development of Site KT7 to the south.

Development would be in line with the historic linear pattern of the village.

Development would lead to loss of grazing pasture.

Quality of housing is an important consideration as it is a visually prominent site at the entrance to the village – and very close to the Conservation Area.

LEGAL IMPEDIMENTS

- None known

SITE OWNER'S COMMENTS

Site owner expressed interest in Community Land Trust

COMMUNITY FEEDBACK

- The development of Sites KT7 and KT8 would have minimal impact on existing residents.
- Hope that the Jersey Cottages already occupied could be retained or their residents rehoused at no cost to them in the new buildings.
- As the village is already developed up to Akeman Street on the west side, it seems that such a development would have no potentially negative impact on the village.
- There is already a lot of screening with established trees and space to plant many more.
- The north-east option, Sites KT7 and KT8, at Jersey cottages is very much the preferable option.
- 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.
- Sites KT7 or KT8 would impact far fewer houses and access is easier from Heyford Road.
- Would need to take into careful consideration its position on the historic crossroads of Akeman Street and the Portway.
- There is the potential for archaeological remains on the site as the Akeman Street Roman Road forms the northern edge of the site.
- Sites KT7 and KT8 will only benefit the landowner/s and not the wider village due to substantial harm to the Registered Park and Garden.
- A Community Land Trust (CLT) model can sound appealing but is perceived by many as a backdoor way of meeting housing targets by focusing on affordable housing.
- If a CLT acquires land at open market values with grant funding, the burden is passed onto the wider public when all of us have to pay more in taxation to cover the cost of the grant.

PLANNING BALANCE

Advantages of this site, namely:

- Frontage site with good road access within 20mph zone
- Not affected by neighbouring heritage assets
- Not in Conservation Area
- Impact on very few neighbours

Outweigh concerns over:

- Visual prominence as gateway site
- Potentially important archaeological site – this could potentially be dealt with by reduction of developable area, avoiding archaeology
- May lead to development of site KT7

CONCLUSION

Weighing potential public harm against potential benefits, on balance the development would lead to less than substantial harm.

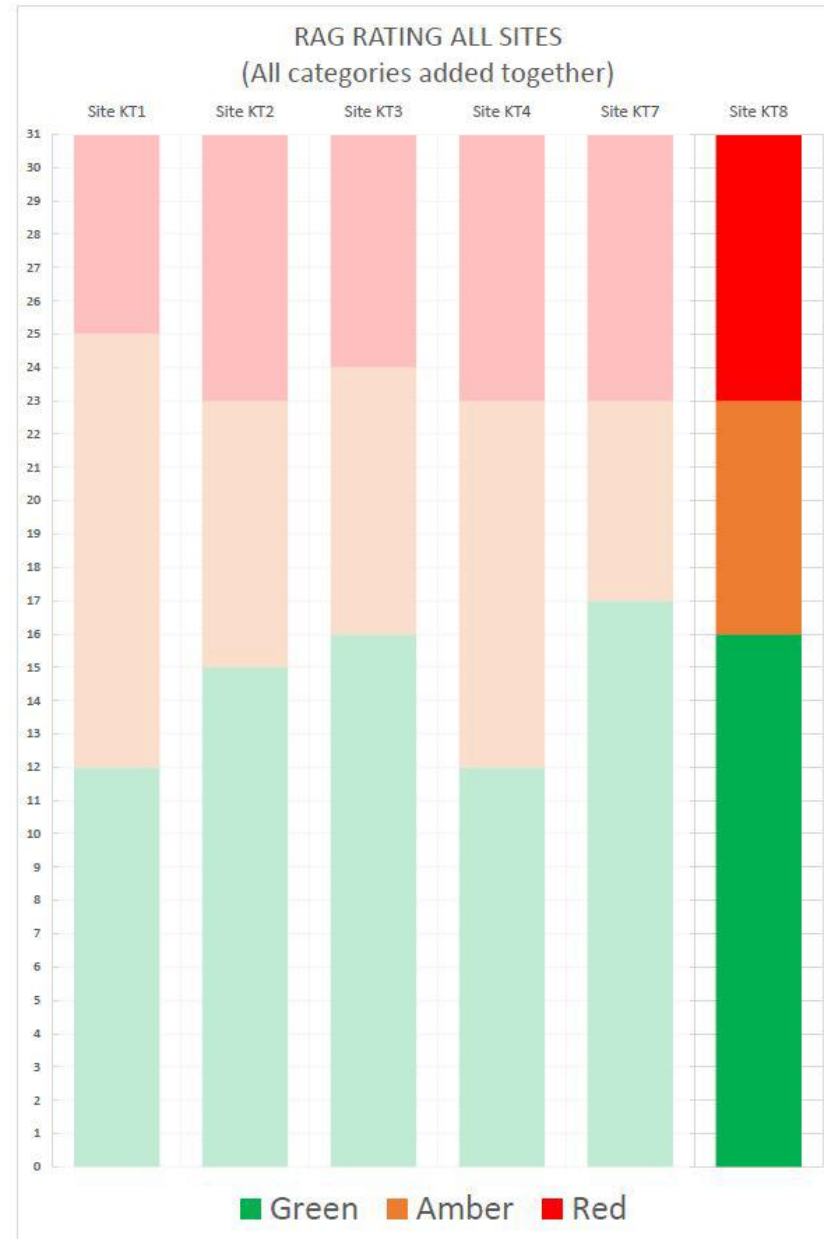
RECOMMENDATION

Site KT8 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.	G
14. Impact on the Conservation Area or its setting.	G
15. Ancient monuments or archaeological remains.	A
16. Impact on Registered Park and Garden	A
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.	G
22. Safe vehicular traffic to and from the site.	G
23. Impact on existing vehicular traffic.	A
24. Safe access to a bus stop with current service	G
25. Distance to village hall	R
26. Distance to equipped area of play (LAP, LEAP, NEAP)	R
27. Distance to amenity green space (LGS)/ outdoor sports facility	R
28. Distance to Primary School	A
29. Distance to village shop	R
30. Overhead electricity transmission network.	G
31. Noise impact on site.	A



CRITERIA ASSESSMENT SCORE (Minimum 31 / Maximum = 155)

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AECOM'S APPRAISAL OF ENVIRONMENTAL IMPACT

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

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, though Site KT7 to south has had a previous application refused and there is an application currently under consideration.

Green boundary shows extent of Registered Park and Garden and blue markers are Listed Buildings



PHOTOS

Aerial view



Heyford Road looking south



PHOTOS

Historic mapping – St John's map of 1750



PHOTOS

1875 map – Land within the park is shown in grey – the site is not in park

