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Research - Conserve - Campaign

24th October 2023

Cherwell District Council
Bodicote House
Banbury
Oxon OX15 4AA
Planning@cherwell-dc.gov.uk

Dear Sir or Madam,

Ref : 23/02471/F - Erection of 14 two storey dwellings and upgrading of existing access onto the Heyford Road, together with garaging and parking, footpath link, the removal and re-instatement of a section of existing wall and its repair along the Heyford Road frontage, and landscaping and all enabling development; OS Parcel 0622 South Of Jersey Cottages And East Of Heyford Road, Kirtlington

Thank you for consulting The Gardens Trust (GT), in its role as Statutory Consultee with regard to proposed development affecting a site listed by Historic England (HE) on their Register of Parks and Gardens. This response includes the views of Oxfordshire Gardens Trust with whom we have liaised on this application.

Notwithstanding the reduction in the number of dwellings proposed from 20 to 14, the GT has significant concerns and re-iterates its previous consultation response. The GT objects in principle to the Proposal and considers it to cause a high end of less than substantial harm to the Grade I registered park and garden (RPG) of Kirtlington Park, listed buildings adjacent to the site and the Kirtlington Conservation Area as set out in the Council's response to the 21/03786/PREAPP on the site.

We consider that the proposal is not within the built-up limits of the village but represents an extension to the village. The proposed development does not respect the existing traditional linear settlement pattern of Kirtlington. By means of its location, scale and form the proposal would cause demonstrable harm, being primarily a cul-de-sac development of suburban form in a rural area to the east of Heyford Road. The proposal site has limited frontage onto Heyford Road and proposes built form on a currently undeveloped green space which is part of the grade I Registered landscape surrounding Kirtlington Park. It is also at the entrance to the conservation area and is considered to harm the character of the settlement and visual amenities of the area.

The Countryside Design Summary SPD states that "development in historic parklands or within their setting must maintain or enhance the specific character, which defines this part of the District." The proposed development does not maintain or enhance the parkland character as it introduces a sizeable new residential cul-de-sac on land that is currently open.

The development would have a very limited connection with the village and would appear as a separate housing estate on the edge of the village. It would not be well integrated into the fabric of the built environment of Kirtlington and this would be emphasised by the siting behind the park wall and a mature tree belt. It would therefore fail to comply with Para 206 of the NPPF 2021 in

terms of better revealing and enhancing the significance, character or appearance of the conservation area and its setting and would not amount to sustainable development.

The applicant has indicated a pedestrian gate in the wall giving access into the site. The breaching of the wall, albeit limited, we consider has an adverse impact on the character and appearance of the Conservation Area and the setting of the Park.

There are significant concerns, in principle, with the development of a key area of (previously undeveloped) green space in the registered parkland and at the entrance to the conservation area. It is considered that the proposed development would be harmful to the RPG, listed buildings adjacent to the site and the Kirtlington Conservation Area as set out above and in the previous application, 17/01688/OUT. The GT strongly object to the application.

Yours sincerely,

Margie Hoffnung
Conservation Officer