

**4 South End Cottages
Bletchington Road
Kirtlington
OX5 3HF**

To Rebekah Morgan,
Planning Department
Cherwell District Council

16th November, 2022

**Regarding:
Planning Application 22/03049/OUT
Located on Station Road, Kirtlington.**

I write to object strongly to this development on the following grounds:

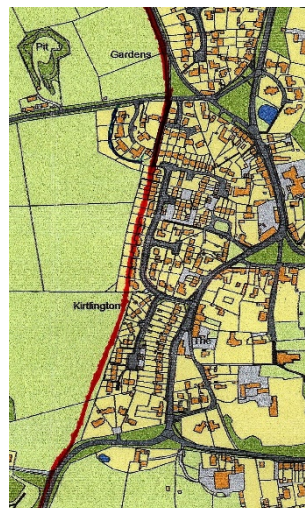
1. Outside the boundary of the village as in the Mid-Cherwell Neighbourhood Plan
2. Historic linear village with historic western boundary
3. This development faces away from the village, with poor connectivity to the village
4. Access on to A4095 is unsafe with poor visibility
5. Village need of social housing is not addressed
6. Localism.

Further information on the above:

1. This development is not even planned to be a coherent part of the village; it is outside of the village envelope boundary as defined in the Mid-Cherwell Neighbourhood Plan.

2. Kirtlington is an historic linear village and the western boundary has been stable for centuries; it is shown on the map of 1750 below in red and beside it one can see that even today a contemporary map shows that the line of building has been maintained. The exception towards the North of the contemporary map was built on a brown-field site of a past engineering firm set in a previous quarry which can be seen outlined on the 1750 map.

*Red line shows
Woodstock Way
shown on 1750
Map*



*Red line shown on
Contemporary map*

Refusals of previous planning applications have respected that boundary.

3a. Furthermore, the development is not even planned to be part of the village, as the houses face away from the village with its residential road to the West of the houses. This is a site where within the last eight years there have been *two* earlier applications for housing, *both* turned down by Cherwell District Council, followed by appeals *both of which* were

dismissed. Perhaps the road lay out in this application suggests later stepwise development West, but whatever the future plans might or might not be there are all these points against the current application.

3b. There is poor connectivity to the village. By road the access also faces away from the village and its safety is discussed below (see **4**). Even an improved footway beside the A4095 circles first away from the village, and for pedestrians, having circled around the curve by that footway, crossing the A4095 towards the church, school or village hall via Troy Lane, at the barrier, takes a certain height of person to look South West over right shoulder to see traffic (too often still speeding) coming around that bend and then careful timing.

4. Access to site:

The access to the site on the increasingly busy A4059 where there are bends and a rise has poor visibility. Furthermore, just around the bend a few metres to the east, the A4095 narrows, often causing traffic problems, coinciding with where there are also two T-junctions entering the A4095.

Despite the applicant's statement in the current application that a previous Oxfordshire County Council officer had accepted this access, I wish to record the following:-

4a. that on 20 February, 2015 the consultants, Peter Brett Associates, did a review on behalf of Kirtlington Parish Council about the access to an earlier application for development on the same site. In its conclusion, they state:

The access to the proposed development is to be located on a bend with reduced forward visibility which would result in safety concerns because of the level of traffic using the access. In previous consultations on the proposed site, CDC had raised concerns about the adequacy of the proposed access to serve the proposed development without the means of a secondary access. Further, the council has indicated the need to address the level differences between the existing level of the site and the carriageway in access design.

A review of the accident data presented in the TA shows that two serious accidents have occurred at the bends close to the proposed site access. This is a cause for concern as the proposed access is on the bends.

and

4b . Also, in the appeal (Ref:APP/C3105/W/14/3001612), the PINS inspector McFarlane commented negatively about the suitability of the access (paragraph 27) and along with many other adverse comments about that application the appeal was dismissed. Since those dates, traffic along this stretch of the A4095 has increased enormously with current developments in Bicester and at Heyford Park, both still increasing. That increase is also affected by the lack of alternative route from South West to North East, for access to/from Junctions 10 and 9 of the M40 and beyond towards Northampton, Buckingham, Milton Keynes, etc.

and

4c. Also please note the detailed objection to the access from the transport planning officer for Oxfordshire County Council in regard to *this* planning application.

5. Kirtlington lacks social housing and this need is not addressed in this application. This is yet another planning application with no social housing. Because of the '10 or less' rule, there has been a sequence of building new (and expensive) new houses here recently without any social housing. Social housing has also been lost without council replacement in this village due to the houses sold through the 'right to buy' scheme. This is detrimental to community life in a village, as families, some for generations in this village, are split when younger members have no option of a home here. There is also a consequence for local amenities, loss of local shop, loss of bus, etc. both used by residents in social housing. The shop has already shut and the funding for the current 250 bus through Kirtlington ceases at the end of December 2022. A sequence of planning applications with no social housing is clearly disadvantageous, and this is yet another planning application without any. This is another reason why this application should not be accepted. Please note that in the village we are aware of another planning application due to be submitted formally which is for a greater number of houses which does include social housing.

6. Finally, in support of localism I notice the number of people from various areas around this village who have written to object to this proposal.

Thank you,
Helen Macbeth