

Cherwell District Council
Planning Dept.

BY EMAIL

24th November 2022

Dear Sir,

**22/03049/OUT: Land West of Oxford Close and North of Corner Farm, Station Road, Kirtlington
Provision of eight dwellings with access, parking and amenity space.**

We apologise for the late submission of these comments, and hope that you are able to take them into account in your decision.

The above application is within the designated area of the MCNP. We respond in our capacity as a statutory consultee. The MCNP Forum wishes to object to the application for the following reasons, relating to MCNP policies:

PD1 Development at Category A Villages. Criteria a) and c) are not met. The site of this development is not immediately adjacent to the Settlement Area of Kirtlington, as a public footpath (PRoW) separates the site from it. Even if it were deemed to be adjacent, we consider that the established western edge of the village adjoining open countryside would be disrupted rather than enhanced by the proposed development.

PD4 Protection of Important Views and Vistas. This policy contains a requirement to demonstrate sensitivity to important views and vistas referenced in Table 4. Table 4 c) refers to Appendix K of the MCNP p.43, in respect of Kirtlington, where it is stated: "There are attractive views out across the wooded Cherwell Valley from the public right of way along the western edge of the village, and the orientation of this footpath directly along the straight western edge of the village limits the visual influence of settlement on the view." The proposed scheme would destroy this view from the footpath. The proposals do not meet the requirement of this policy.

PD5 Building and Site Design has the following: c) Proposals for minor development schemes (excluding infill and conversions) of new housing will be required to provide new or improve existing footpaths and cycle ways to ensure that new residents of all ages and mobility have safe access to village amenities such as the school, bus stops, shop and green spaces. The proposals do not include an adequate connection to the village.

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PH1: Open Market Housing Schemes. This policy states: “Where other policies permit such development, any new market housing should favour homes with a smaller number of bedrooms. The mix of housing will be determined having regard to the evidence of housing need in the Oxfordshire Strategic Housing Market Assessment, or more up to date published evidence, and the characteristics of the location and site. On the basis of the 2014 SHMA, in developments of 10 dwellings or more the indicative mix should be: 30% 1 or two bedrooms, 46% 3 bedrooms and no more than 24% with 4 bedrooms or more. Smaller schemes should aim for a similar mix where possible.” The proposals are for 37% two-bed, 25% three-bed and 37% four or more bed dwellings. The proposed mix does not comply with the policy requirement.

**MCNP Forum
November 2022**