

Comment for planning application 23/02338/OUT

Application Number	23/02338/OUT
Location	Land West Of Oxford Close And North Of Corner Farm Station Road Kirtlington
Proposal	Erection of 15 detached and semi-detached single and two-storey dwellings (including affordable housing) together with access, parking, amenity space and landscaping - re-submission of 22/03049/OUT
Case Officer	Jeanette Davey
Organisation Name	Philip Berryman
Address	19 Hatch Way, Kirtlington, Kidlington, OX5 3JS
Type of Comment	Objection
Type	neighbour
Comments	<p>I wish to register my objection to this proposal for the following reasons:</p> <ol style="list-style-type: none">1. Outside village boundary. The proposed development makes no effort to integrate with the existing village. It will destroy the historic linear form of the village. (See policy PD1 - Mid-Cherwell Neighbourhood plan)2. Access to the A4095. The proposed access point onto the A4095 is on a blind bend. Together with the camber changes at this point, it makes visibility of vehicles approaching the village difficult. It is worth noting that the Traffic monitoring referred to in the supporting documentation is from 2019. Traffic levels in Kirtlington have increased significantly in the intervening years. The number of HGVs passing through the village has also increased, this in turn leads to delays and slow moving traffic.3. Claims in supporting documents. The claims regarding local amenities noted in the supporting documentation are somewhat misleading: Public transport - The Railway station at Tackley is 3.5 km away. To access it one would need to use the bridleway which crosses over the River Cherwell. This route can become unusable in winter if the river floods. Similarly, the fields can flood in winter after heavy rain. Section 2.13 of the Transport Statement states 'The local PRoWs provide connections to the local rail station and the villages of Tackley, Enslow, Bletchington and Weston-on-the-Green' While this correct, these PRoWs are across farmland, which can become muddy and difficult to traverse during wetter times of the year. Pedestrian Access to the Village will either be along a footpath through the field to Hatch Way, or along the A4095.4. A development in this location will undoubtedly lead to applications for further development adjacent to the proposed site.5. Previous applications rejected; nothing has changed except more traffic and fewer amenities.

All the reasons for rejecting this application have been covered in the previous applications for this site:

14/01531/OUT
14/02139/OUT

6. The application would appear to contravene Policy PD1 (points b, c and d) from the Mid Cherwell neighbourhood plan at <https://www.cherwell.gov.uk/download/downloads/id/9077/mcnp---made-version---may-2019.pdf>

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Attachments