

Cherwell District Council
Planning Department
By email

8th November 2023

Attn of Jeanette Davey

**Planning Application 23/02338/OUT – Land West of Oxford Close and North of Corner Farm,
Station Road, Kirtlington**

Outline permission for the erection of 15 detached and semi-detached single and two storey dwellings (including affordable housing)

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 several reasons, including those relating to MCNP policies:

PD1 Development at Category A Villages. Criterion c) is not met. 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.

Review of MCNP: As part of the review of the neighbourhood plan, MCNP is undertaking assessments of all eligible sites in Kirtlington. The review team’s recommendations are that this site is unsuitable and should not be allocated for housing in the emerging NP review. The housing allocation process is at an interim stage, but the conclusions regarding Corner Farm follow many months of analysis. The Regulation 14 consultation, which will include housing allocations elsewhere in the village, is due to commence in early January 2024. It would be inappropriate for Cherwell to approve this application in the knowledge that the emerging NP Review, in which a site allocation process in Kirtlington to be carried out by MCNP was agreed with Cherwell officers in July 2023, rules this site out of contention.

MCNPF considers the site to be unsuitable for housing development, and **urges refusal of the application.**

Yours sincerely,

Martin Lipson, on behalf of MCNP Forum
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