Summary of Planning Applications in Kirtlington since May 2025

I am Christine Marsh, and I am co-opted by Kirtlington Parish Council (KPC) to advise on planning applications received from Cherwell District Council (CDC) thus fulfilling KPC's role as a statutory consultee. I have been assisted on the Planning Sub-Committee this year by parish councillors Amanda Carpenter and Nick Fry, with timely reminders received from Joanne Broughton, our dutiful Clerk. I thank them for their inputs and extend this to all our councillors for the final recommendations they provide at parish council meetings.

Since May 2025, about 42 applications have been validated by CDC within the parish, with another four applications that were validated before May 2025 having since gaining permission. However, these 46 applications pertained to only 27 separate addresses. Some properties have been the subject of multiple applications, for example, where it is necessary to discharge conditions relating to applications that have previously been granted (though KPC are generally not consulted on 'discharge of condition' applications). For example, there have been six applications relating to Flights Mill alone this year, though these relate to previous full and Listed Building Consent applications granted in 2024.

17 of the 46 applications were for works to trees, with only one refused and one still under consideration (both related to the trees around the Polo Ground).

In addition to the refusal of one of the Polo Club applications, only another four applications have been refused by CDC relating to just two addresses; two associated with the storage container and hardstanding on land north of the allotments on Crowcastle Lane, and the other two were for Bay Tree Cottage (for full and Listed Building Consent). Whilst KPC objected to the first application on the land west of Crowcastle Lane (refused on 16 October), it had no objection to the second application, which CDC refused on 11 March 2026. Similarly, with the Bay Tree Cottage applications, KPC had no objection.

Four applications are still under consideration by CDC, relating to three addresses. Two relate to The Forge on the North Green (awaiting the results of bat surveys), one is for Bramley Cottage (which was only submitted in April) and the final one, validated back in November, is for the conversion of the 'barn' on Mill Lane to form 2 dwellings. On this latter application, it is understood that the case officer is recommending refusal, however, this has yet to be confirmed.

In addition to the 24 applications within the parish that KPC has commented upon (with only 10 of those being objections), we have also submitted objections to two major applications that are likely to affect us; the hybrid application by Dorchester Living for 9,000 houses at Heyford Park, and the outline application by Puy du Fou for tourism development near Bucknell. Both applications are still under consideration by CDC.

And finally, KPC has thankfully had no appeals to contend with this past year!