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Cherwell District Council
Development Management
Place & Growth Directorate
Bodicote House
Banbury
OX15 4AA

Your ref: PP- 13181738

Our ref: J0057666

Via Planning Portal

20 May 2025

Dear Sir/Madam,

OUTLINE PLANNING APPLICATION: LAND NORTH OF THE MOORS, KIDLINGTON

Carter Jonas is instructed by HarperCrewe Bloombridge Ltd. ('the Applicant') to submit an Outline Planning Application to Cherwell District Council ('CDC') in connection with the proposed development of upto 340 dwellings and associated infrastructure on land north of The Moors, Kidlington ('the site').

The description of the development is as follows:

"Outline planning application with all matters reserved (except means of access) for up to 340 dwellings (Use Class C3), land for local community use and pavilion, landscaping, public open space and associated infrastructure, including demolition of 162 The Moors to enable all modes access"

Development Proposal

As illustrated in the Application Non-Technical Summary, the development proposal is for a new neighbourhood to the north of The Moors, Kidlington. The new neighbourhood will create a beautiful, enduring and sustainable community, closely integrated with the existing village, having its own distinct identity derived from the topography, landscape and built environment that frames the site. The character areas in the Master Plan have been influenced by St Mary's Church and the vernacular of the Church Street Conservation Area, with the Master Plan incorporating a large, green area to the east, proposing a cricket pavilion, two pitches and a community orchard to provide a public open space between the new housing and existing heritage assets. In addition, the Master Plan includes a generous new green open space on its western side, and there will also be improved accessibility to the countryside, with new footpaths and the Long Way character area forming part of a 5km and 10km fitness route. This landscape-led approach to place-making will achieve a biodiversity net gain in excess of 10%.

Given Cherwell's 2.3 year housing land supply, amounting to a shortfall of some 5,000 houses, this planning application aims to deliver market and affordable housing in one of Cherwell's most sustainable locations: with a significant community strengthening package, to include financial contributions towards local improvements in the parish. The application is intended to support the case for a proactive approach to the needs of Kidlington, as set out in the emerging Cherwell Local Plan 2042, including in relation to local housing, employment and community needs.

The proposals have been the subject of extensive community engagement, stretching back to 2012, the site is considered as suitable, available and achievable in the HELAA 2018 and 2024, and it was proposed as a possible allocation in the Cherwell Local Plan Review Regulation 18 consultation that ran from September 2023. On the Council's own evidence (LUC, 2023), The Moors is confirmed as Grey Belt and will deliver 50% affordable housing to address pressing *local* housing needs in the parish of Kidlington, Cherwell's 'second urban area'.

In the context of housing need, the site and proposals are deliverable in the short term, without any dependency on major off-site infrastructure or further land assembly.

Documentation

The following documents are submitted as part of the Outline Planning Application:

Outline Planning Application Documents	Consultant
Application Form	Carter Jonas
Covering Letter	Carter Jonas
Planning Statement	Carter Jonas
Statement of Community Involvement	Carter Jonas
Health Impact Assessment	Carter Jonas
Design and Access Statement	Macgregor Smith and JTP
Application Non-Technical Summary	Macgregor Smith and JTP
Green Belt Impact Assessment	Macgregor Smith
Flood Risk Assessment & Drainage Statement	Baynham Meikle Partnership Limited
Ground Investigation	Georisk Management Limited
Phase I Desk Study - Contamination	Georisk Management Limited
Ecological Assessment	Ecology Solution
Biodiversity Net Gain Metric	Ecology Solution
Ecology Technical Note May 2025 (Addendum to Submitted Ecological Assessment)	Aurochs Ecology
Technical Report: Analysis Of Environmental DNA In Pond Water for The Detection of Great Crested Newts	SureScreen Scientifics Ltd
Arboricultural Impact Assessment including –	SJ Stephens Associates

Tree Survey, Tree Protection Plan and Preliminary Arboriculture Method Statement	
Transport Assessment including Public Rights of Way Statement	SLR Consulting Limited
Travel Plan	SLR Consulting Limited
Settings Assessment	Cotswold Archaeology
Archaeological Desk Based Assessment	Cotswold Archaeology
Landscape and Visual Impact Assessment	Cordle Design
Noise Impact Assessment	Clarke Saunders Acoustics
Air Quality Assessment	RSK Environment Ltd
Sustainability Statement	Savills Earth

The following plans are submitted as a part of the outline planning application:

Plan Name	Prepared By	Drawing No.
Architectural Drawings		
Location Plan	MacGregor Smith	1360-002 P1
Land Use and Access Parameter Plan	MacGregor Smith	1360-010 P3
Building Heights Parameter Plan	MacGregor Smith	1360-011 P2
Illustrative Landscape General Arrangement	MacGregor Smith	1360-001 P2
Tree, Hedgerow and Vegetation Parameter Plan	MacGregor Smith	1360-012 P3
Access Drawings		
Proposed Site Access General Arrangement and Visibility Splays	SLR Consulting Ltd.	183898-PD12 Rev.B
Proposed Site Access Raised Table Roundabout	SLR Consulting Ltd.	183898/PD05 Rev.E

The planning application fee of £52,635.00 (based on 21.97 ha. site) has been paid by the Applicant via the Planning Portal (including the service charge of £85.00).

I trust that you have all of the required documentation to register and validate the application. Should you require any further information, please do not hesitate to contact me. We look forward to receiving confirmation of validation and the appointed Case Officer in due course.

Yours faithfully,



Steven Roberts
Partner

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