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Sent: 21 June 2025 20:02
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Planning Application Reference 25/01346/OUT Land behind The Moors - Objection

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Dear Sirs

Given that your Planning Portal website is giving "Forbidden - 403" errors every time I try to submit my comments I resort to email (the cynic would take the view that website submission errors will limit the number of objections).

Objection

The mass of documents submitted make it difficult to find time to review and comment on everything. So I will restrict my objections to aspects I can comment on following 32+ years of living in Kidlington; and leave ecological and Green Belt comments to those that know about them.

With reference to the *R02 Travel Plan* document: On the first page, SLR state that they "shall not be liable for the use of or reliance on any information, advice, recommendations and opinions in this document for any purpose by any person other than the Client". Thus the entire report can be taken with a large pinch of salt by local affected residents. This is emphasised by their total failure to mention Benmead Road in the report and the impact the estate entrance will have on it being directly opposite. They refer to all main roads, including the A4260, but conveniently omit the very road that will take the brunt of the traffic flow.

Benmead Road is wholly unsuitable as an access to the estate due to the bends, parking on both sides (including on the bends) and North Kidlington Primary School. It is already dangerous with moving vehicles unable to see oncoming cars from behind parked multiple cars on the bends until they are already committed on the overtake. It matters not that the developers don't see Benmead Road as part of the Travel Plan. The fact that this is the shortest route to the A4260 is what matters to drivers and it avoids the humps along The Moors and Mill St; which are pointless now that there is a 20mph speed limit as they just cause increased pollution and noise from vehicles constantly changing speed. The speed humps will just encourage drivers to use Benmead Road.

The *R02 Travel Plan* refers to "future highway improvements" but mentions nothing in relation to required safety improvements in Benmead Road, such as double-yellow lines on the bends to allow safer unobstructed flow of traffic. This is essential if traffic flows are to increase. The junction of Benmead Road with the A4260 Banbury Road will

also need to be addressed to prevent regular tailbacks of vehicles in Benmead Road caused by those waiting to turn right.

It is all very well the *R02 Travel Plan* listing all the local amenities (Table 2.1). What the table does not show is *the capacity within those local amenities* to provide the relevant and adequate service to both existing and prospective new residents e.g. the impact on GP and dental services, waiting lists for appointments and subsequent treatment, ability of local schools to take up the additional pupils, ability of local shops and Sainsburys to cope with the additional volume of sales.

In the case of Sainsburys, and regardless of retail floor space, the car park and entrance alone cannot cope with more traffic - the access issues into and out of Sainsburys should have been addressed at the same time as the recent roundabout works. For a start, the current 'entrance only' from Bicester Road could have been upgraded to allow north-bound exit onto the Bicester Road, to relieve some of the queueing and danger associated with the current (and only) exit crossing a bus lane with poor rearward visibility of oncoming traffic (especially when the hedging grows out). We need another supermarket with decent parking at the north end of the village to cope with the additional local demand and reduced local through-traffic.

FRA/DSR

Does anyone seriously believe the Flood Risk Assessment and Drainage Strategy Report? If SuDS worked, why does the A34 flood alongside where houses have been built on the adjacent farmland? Why do some houses in Didcot suddenly have rising damp issues and flooding gardens when it rains heavily since new local estates were built? Why are houses in Kidlington High Street now suffering from rising damp issues, flooding in sub-floors and standing water in gardens due to rising water table with clay sub-soil? SuDS is not enough, it will not work but will have knock-on consequences. Fancy permeable tarmac and pavements are not effective to clear the sustained heavy rainfall we frequently get at certain times of year; as a friend discovered after moving onto a 2017-built estate in Marcham that has no kerbside drainage.

If the developers really believe that there will be no impact and no possible consequential flooding to properties in The Moors, Mill St and the surrounding area, then they should action a lifetime insurance-backed indemnity against flooding to protect existing residents. If the risk is so small, the premium should be easily viable for the developer. The fact is, that once built, the developers take their profits and scarpers. Then residents have to face the consequences and deal with the future collateral damage, sky-high (or refused) insurance premiums etc.

There has been too regular flooding issues in Mill St/The Moors areas and that is WITH the farmland flood plain. These have clearly been more frequent than 1-in-100 year events meaning we cannot believe what we are told in these 'developer-friendly' assessments. Who will pay for the resulting damage and compensation when

consequential flooding occurs? Will Cherwell District Council agree to pick up the cost as the authority ultimately responsible by granting planning permission? I doubt it! So it will be left to the suffering homeowners (and Council Tax payers) to suffer the consequences and higher insurance premiums and presumably rely on the Flood Re scheme (which only runs until 2039). More recent re-developments along The Moors will not qualify for Flood Re so owners should hope they are built high enough above ground level!

We are already having to deal with Oxford's NIMBY unmet need in our surrounding area for which our amenities and facilities will not cope. Enough is enough! Kidlington is already grinding to a halt at certain times of day. We are a *village*. Let's keep it that way.

Anthony Cooper

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