

Comment for planning application 25/01346/OUT

Application Number	25/01346/OUT
Location	Part OS Parcel 0006 North Of The Moors Kidlington
Proposal	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
Case Officer	Carlos Chikwamba
Organisation Name	
Name	Matt Bateman
Address	4 Briar End, Kidlington, OX5 2YB
Type of Comment	Objection
Type	neighbour
Comments	<p>I want to register my strong objection to Planning Application 25/01346/OUT for the construction of 350 houses on Green Belt land to the east of Kidlington. This application represents an unacceptable encroachment on unspoiled countryside and undermines both national Green Belt policy and local strategic planning.</p> <p>This land is of exceptional environmental, recreational, and community value, and there are numerous reasons why this proposal must be rejected:</p> <ol style="list-style-type: none">Contrary to Green Belt Policy: This site exemplifies the very purpose of Green Belt designation-open, undeveloped countryside, free from roads or built structures. It borders floodplain meadows, the River Cherwell, and community woodland. The applicant's attempt to describe this land as "Grey Belt" is deeply misleading and at odds with the Government's position that "the essential characteristics of Green Belts are their openness and permanence."Nature Conservation at Risk: The site and surrounding area provide critical habitat for wildlife, particularly birds, with its network of hedgerows and proximity to a Conservation Target Area and St Mary's Fields Nature Reserve. Urbanisation in this location will have a severely detrimental impact on biodiversity.Valued Community Asset: This land offers vital access to peaceful, natural spaces that support the physical and mental wellbeing of Kidlington residents. Public footpaths and well-used informal routes through the fields are part of daily life for walkers, runners, and nature lovers. Losing this to housing would be a significant blow to community health and amenity.Overdevelopment of the Area: Over 5,000 new homes are already planned for the Kidlington area following Green Belt allocations made in 2021. To suggest that this development is needed to meet local housing need is disingenuous and ignores the scale of what has already been approved.Inadequate Infrastructure Capacity: The existing road network-particularly The Moors, Benmead Road, High Street, and Mill Lane-cannot cope with additional traffic from a development of this size. The planned access points are wholly inappropriate for a narrow residential road already suffering congestion and safety issues near a primary school.Sewerage and Water Supply Issues: Oxfordshire's water infrastructure is already under strain. Thames Water's upgrades will not be fully operational until 2031, with interim measures expected by 2027-and even those are meant only to accommodate currently planned growth, not unplanned, speculative proposals like this one.Flood Risk: Large parts of the site flood regularly due to their low-lying nature and proximity to the River Cherwell. Consultant reports fail to address the groundwater flooding that has long

affected this land. Proposed drainage ponds and swales offer little reassurance and could exacerbate flooding in nearby residential areas.

8. Unsuitable Access Routes:

All previously allocated development sites in Cherwell's Local Plan benefit from direct access to major roads such as the A44 and the Banbury/Oxford Road. In contrast, this proposal relies solely on minor residential streets, creating a wholly inappropriate and dangerous traffic situation.

9. Candidate for Local Green Space Designation:

The community, through Kidlington Development Watch and with strong backing from Kidlington Parish Council, has consistently called for this land to be designated as a Local Green Space. This aligns with Cherwell's own "Green Ring" initiative, which recognises the land's long-term value to the community and the environment.

For all these reasons, I urge Cherwell District Council to refuse Planning Application 25/01346/OUT. It conflicts with multiple policies in the Cherwell Local Plan (2011-2031) and the NPPF. It contravenes both the spirit and the letter of local and national planning policy, and it jeopardises the natural, social, and infrastructural fabric of Kidlington.

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Attachments