

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	Philip Towler
Address	Willow Lodge,10 Spindlers,Kidlington,OX5 2YP
Type of Comment	Objection
Type	neighbour
Comments	<p>I object in the strongest possible terms to this planning application, which I understand has been made by Bloombridge developers.</p> <p>They are proposing to build 340 houses on land which is part of the Oxford Green Belt. There is no adequate justification for such development on this huge area of land. Moreover, the land in question was NOT included for development in the Cherwell Local Plan 2042. (Indeed, I understand that a prior suggestion that the land be developed in an earlier draft of that plan was removed following representations from local residents.) Cherwell District Council has already approved the building of 4,400 new houses in the Kidlington Area (and that despite heavy local opposition, and on the basis of a discredited Oxford City Council housing needs assessment that was grossly overstated and is inconsistent with current UK Government methodology). Accordingly, if CDC were to approve this proposal to build a further 340 houses for which no need has been objectively demonstrated, that would be a scandalous dereliction of the Council's duty to its residents.</p> <p>The land in question is highly valued and heavily used as an open space by local residents including myself. I and other members of my family frequently (several times a week) walk along the margins of the fields which make up the land. It is a large area of countryside which contributes vastly to the well-being of local residents, both mentally and physically, as an open space for exercise and fresh air in a beautiful and tranquil environment. For many residents, including me and my family, it is a significant part of what makes Kidlington an attractive place to live. The fields and their margins not only include many species of native plants but are home to many birds and mammals, including many skylarks (which contribute to a wonderful soundscape in spring and summer) and deer, who often take refuge in winter and other times when the fields adjoining the River Cherwell are flooded.</p> <p>Indeed, the extent of flooding in recent years - including on the land in question - makes it clearly unsuitable for building development. For several weeks in the past few years, there has been extensive flooding of much of the land near to Cherwell. The land which is proposed for development was flooded and/or saturated for significant periods in the winter and spring. The land is clearly unsuitable for building houses; moreover, if any houses were to be built on this land, that would clearly cause increased run-off of water onto existing housing stock on The Moors (since the neighbouring fields are lower-lying still, and would not be able to absorb any more run-off).</p> <p>Moreover, the proposed development of this site would massively increase the traffic load of The Moors (which already has a 20 mph limit, and on which traffic-calming speed bumps have had to be installed to prevent it turning into a major thoroughfare), with resultant traffic chaos for local residents, especially (but not only) at peak times. In addition, the introduction of 340 new 2- and 3-bedroomed houses would surely add to the local population by at least 1000, greatly increasing the strain on other infrastructure such as local schools and GP surgeries.</p> <p>The developers' token attempt to curry favour by offering to include sports pitches in the development will be of no interest to the overwhelming majority of local residents. In any case, the surrounding area is already well supplied with sports pitches (e.g. Stratfield Brake, Kidlington Football Club, Orchard Recreation Ground), and I understand that more sports</p>

pitches are already planned for a site between the Oxford and Bicester Roads. Therefore this aspect of the proposal does not address a material local need. Also, the development would have a negative impact on the much loved St Mary's Fields nature reserve which is near the proposed site.

In conclusion, this proposed development is utterly unwarranted and clearly inappropriate, and should be summarily refused.

Yours faithfully,
Philip Towler

Received Date

13/07/2025 20:40:04

Attachments