

From: CHRIS PACK
Sent: 11 July 2025 17:46
To: Planning <Planning@Cherwell-DC.gov.uk>
Subject: Planning Application 25/011346/OUT

To Cherwell District Council Planning Department

From: Chris Pack
13 Mead Way
Kidlington OX5 2BJ

Re: Planning Application **25/011346/OUT**

I wish to object to this outline planning application on material planning considerations and for the following reasons:

1. This is Green Belt land. It is agricultural land, leading to further fields, the Cherwell floodplain meadows, the Community Woodland, the River Cherwell and further countryside beyond. There is not a building in sight before the small villages of Hampton Poyle and Thrupp. Nor are there any roads or other structures.

The Government has made statements a number of times about how much importance they attach to Green Belt and their openness and permanence. This land has never been developed and has always been open countryside. The applicant claims that it is "Grey Belt" but it has not been previously developed so would not fit into that definition. If it was to be considered Grey Belt then all of the beautiful open countryside which lies beyond the limits of this application would also have to be considered. Which, of course would be totally wrong and a nonsense.

2. This is an important site for nature conservation. The fields are bounded by hedges and trees which support a variety of wildlife, particularly birds. The impact of climate change on wildlife, fauna and flora has been assessed by national conservation organisations. Their reports stress the importance of trees and hedgerows in forming natural corridors for the movement of wildlife enabling them to adapt to changing environmental conditions. Beyond this site further small fields, meadows and woodland run along the River Cherwell and are designated as a Conservation Target Area. The site is also close to the St Mary's Fields Nature Reserve. This reserve hosts good numbers of breeding birds including Owls, and many Warbler species in summer. Many different butterflies breed here including the very rare Brown Hairstreak. Clearly any development on

the proposed site would bring urban uses closer to these nature conservation areas and would be damaging to nature.

3. The land is important for people's health and well-being. This land provides one of the last remaining areas of unspoilt tranquil and open countryside on the doorstep of Kidlington which is hugely valued and used for recreation and relaxation by its residents. There are two public rights of way that cross or run along the edge of the site. These are much used by local residents (and others) for recreation and relaxation. There are also many informal paths around most of the field boundaries which have been extensively used for many years. The importance of access to peaceful open space for people's physical and mental health is widely recognised.

4. 5,000 houses and other developments are already in the pipeline for the Kidlington area. 4,400 houses were allocated on Green Belt land around Kidlington as recently as 2021. None have yet been built, but planning applications are well advanced and the eventual total is likely to be more than 5,000. Most of these homes will be available for people from Kidlington and quite clearly count towards local need despite not falling within the historic boundaries of Kidlington parish.

5. Infrastructure will already be stretched to, and possibly beyond, the limit by the already planned developments. The 4,400+ houses, and other development that is included in Cherwell's Plan (adopted in 2021) will have a major impact on a transport network which currently often operates at or over capacity. Congestion adversely affects both individual residents and businesses. The improvements included as part of Cherwell's Plan do not provide major increases in capacity and there seems to be an optimistic over-reliance on people shifting to public transport, cycling and walking. This further, unplanned for and speculative, development behind the Moors will only exacerbate pressures on the transport network without making any contribution to addressing them.

6. There are well publicised problems with sewerage and water supply capacity in the Oxford area. Absolutely essential upgrades to Thames Water's sewage processing capacity will only be complete by 2031, with an interim solution by 2027 allowing planned developments to go ahead. I cannot see how these works cope with a further unplanned development?

7. Flooding. The east end of the site is regularly under water in winter due to water table flooding as it lies only one metre above the normal level of the River Cherwell. There is also regular flooding elsewhere on the land. The development would create significant runoff and it appears that only a portion of this would be

dealt with through the existing piped drainage system in Kidlington. It is doubtful whether the drainage ponds and swales proposed on site to deal with the rainwater draining from the proposed development would be able to cope. As a result, many houses would be flooded.

8. Local roads would experience frequent traffic queues. Two accesses are proposed in the plan yet the Moors is a relatively narrow residential road. One of the accesses will be opposite Benmead Road. This is a well-used residential road which would experience an increase in traffic. There are a number of awkward bends on this road, one of which is near to the entrance to North Kidlington school which have led recently to a number of accidents. The planning application argues that there is sufficient visibility at this junction but this claim ignores local knowledge. Everyone round here knows that because of the proximity of two large residential homes a few yards from this junction that has led to a daily queue of traffic having to negotiate the continuous line of parked cars from the current junction to St. Mary's Close. This proposed access would lead to a nightmare of traffic congestion. Traffic would also increase on High Street and Mill Lane both of which are local residential roads. All of the sites already allocated as part of Cherwell's plan for 4,400+ homes have access directly onto major roads such as the A44, or the Banbury/Oxford and Bicester Roads. It is unacceptable to agree a development that only has access onto and via minor residential roads which already experience traffic problems.

8. Kidlington Parish Council have, for some years, supported the designation of this site as a Local Green Space. This would build upon the Parish Council's proposal for a "Green Ring" around Kidlington. These are positive proposals that has been made regularly to Cherwell Council since 2021 in response to its Local Plan consultations. There were a large number of responses from the public in support of our proposals. Cherwell Council has in fact supported the "Green Ring" concept in an early stage of consultation

9. The importance of this site as a Heritage site has been confirmed by the status of St. Mary's Church as a Grade 1 listed church. This means that harm to the view from and to the church has to be considered by Heritage England which is the statutory body which has to be consulted during the planning process. There is little doubt that this view would be harmed significantly by this development.