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**Sent:** 14 January 2026 08:24

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**Subject:** REJECT : 25/01346/OUT North Of The Moors Kidlington

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Dear Planning Committee,

CPRE Oxfordshire urge you to REJECT the planning application 25/01346/OUT North Of The Moors Kidlington which is being scrutinised at your planning committee on Thursday January 15th.

CPRE Oxfordshire are dismayed that this application has been recommended for approval by the officer. It is clear from the 93-page report you have received that there is a huge level of opposition to this site and a great level of subjectivity in the conclusions and planning balance recommendations which have been presented.

CPRE Oxfordshire contest the conclusion reached. Even given the latest definition of Grey Belt in the recently published NPPF revision consultation currently running, this remains a GREEN BELT site and does NOT meet the definition of Grey Belt land.

In order for land to be considered Grey Belt it must not contribute strongly on factors a, b or d of the 5 purposes of the Green Belt:

- a) to check the unrestricted sprawl of large built-up areas;
- b) to prevent neighbouring towns merging into one another;
- c) to assist in safeguarding the countryside from encroachment;
- d) to preserve the setting and special character of historic towns; and
- e) to assist in urban regeneration, by encouraging the recycling of derelict and other urban land 9.18. Policy ESD14 of the CLP

CPRE contest Kidlington is a “ Large built-up area” and this site DOES CONTRIBUTE STRONGLY to preventing unrestricted sprawl in this area. Whilst Kidlington is classified a category A village in the LDP, it has been proven at the appeal cases cited within the officer’s report that Kidlington should be considered a “built up area”.

In addition, on para 155 of the NPPF Dec 2025 a site should be discounted if “The development would utilise Grey Belt land and would not fundamentally undermine the purposes (taken together) of the remaining Green Belt across the area of the plan”. We argue the development of this site very strongly undermines the purposes taken together ( especially purpose c) and should be discounted on this basis.

It is highly subjective if this is Grey Belt land by policy definition and the officers report makes this clear, presenting argument and counter argument, eventually reaching a conclusion we disagree with.

CPRE Oxfordshire urge the planning committee to “ be the voice of common sense” for the constituents you represent and vote to reject this application. This open countryside Green belt site should be protected, and it is not the intention of the Grey Belt policy definition to build on land such as this :



CPRE Oxfordshire acknowledge that the planning committee are faced with a shortfall in the 5-year housing supply and that there is an unmet housing need in the district, but this site has been withdrawn from the current draft Local Plan following the due consultation process as it is unsuitable. This is not the right site to build the new homes the district needs; there are other sites already approved and proposed which can meet the housing need.

We urge you to **REJECT THIS APPLICATION**

Regards

**Lisa Warne** | Director  
Mon - Thur