

9 January 2015

Mr Paul Ihringer
Planning
Cherwell District Council
Bodicote
Banbury
Oxon OX15 4AA

By email

Dear Mr Ihringer

**RE: Outline application for technology park, Langford Lane, Kidlington,
Planning Ref: 14/02067/OUT**

CPRE Bicester is writing to object to this proposal on the following grounds:

1. It constitutes inappropriate development in the Oxford Green Belt, which will inevitably lead to a detrimental impact on its “openness”, contrary to the NPPF’s Green Belt policy. Para B523 of the Cherwell Local Plan submission document correctly confirms the importance of the Green Belt’s openness and permanence.
2. We can see no ‘exceptional circumstances’ that would justify the development. Unemployment rates in the vicinity are low and the Northern Gateway Area Action Plan has already been submitted for examination by Oxford City Council, which aims to create 8,000 jobs at a nearby site.
3. For an exceptional circumstance to exist the development must BOTH be necessary AND incapable of being located elsewhere. The Cherwell Employment Land Review indicates that whilst employment land is needed, if it is not provided in one place in the market area it will be provided in another. Therefore it cannot be an exceptional circumstance for Kidlington/the Green Belt.
4. The application is premature. Cherwell Local Plan has proposed a limited review of the Green Belt in the Kidlington area for industrial purposes and potentially to meet ‘local housing need’.

CPRE opposed this review at the recent Examination in Public, on the grounds outlined in point 3 above.

Whilst we await the Inspector's conclusions, it seems clear that he will either:

- a) Agree that a review is inappropriate, in which case this application should also be viewed as inappropriate.
- or
- b) Agree that a review should take place, in which case the review should not be pre-empted by determining this individual application in isolation.

We therefore consider the application should be refused.

Yours sincerely

Helen Marshall,
Director, CPRE Oxfordshire

On behalf of
CPRE Bicester District

Cc Bruce Tremayne, Chairman, CPRE Bicester