

# **GLADMAN DEVELOPMENTS LTD**

**LAND OFF SOUTH NEWINGTON ROAD,**

**BLOXHAM**

## **STATEMENT OF COMMUNITY INVOLVEMENT**

Please note that this Statement of Community Involvement (SCI) contains complete copies of all correspondence received during pre-application consultation. Some of the correspondence includes personal details such as names, addresses and email addresses and have been provided in an unaltered form to ensure full transparency. A fair Processing Notice was included on the consultation leaflets and website, which made clear to members of public providing this data that it would be forwarded to the LPA as part of an application. The Council will of course need to handle this information in line with its own data protection policies.



**August 2019**

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# 1 INTRODUCTION

## 1.1 Background

1.1.1 This Statement sets out the process of community engagement that has been undertaken by Gladman Developments Ltd, referred to herein as 'Gladman', to inform an outline planning application for residential development, open space and point of access at South Newington Road, Bloxham

## 1.2 Policy Background

1.2.1 This Chapter will consider relevant National and Local guidance with regards to community consultation.

1.2.2 The Cherwell District Council Statement of Community Involvement (adopted July 2016) is a statutory document which details how and when the Council will involve the community in the preparation of the planning policy documents that make up its Local Plan. It also provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals. The aim is to strengthen community involvement in planning over time and to achieve a widespread level of support for the policies that will shape development and the future use of land in Cherwell District. The consultation undertaken for this application has had regard to the guidance contained within this document.

### **The Localism Act (November 2011)**

1.2.3 In November 2011, the Localism Act received Royal Assent. This is the Government's method of devolving greater powers to Councils and neighbourhoods in order to give local communities more control over planning decisions.

1.2.4 Of particular relevance is paragraph 122 of the Localism Act which introduced a new requirement for developers to bring the proposal to the attention of majority stakeholders and people living within the vicinity of the development. The Act further states that developers should "have regard to any responses to the consultation" received.

1.2.5 Specifically, Section 61W dictates the requirement to carry out pre-application consultation where a person proposes to make an application for planning permission for the development of any land in England, and the proposed development is of a description specified in a Development Order.

1.2.6 Where section 61W applies, section 61X sets out there is a duty to take account of responses to consultation. Applicants should consider responses received before proposals are finalised and show how they have been taken into account when submitting the application.

- 1.2.7 At present there is no legislative requirement, notwithstanding this, Gladman maintains it is good practice to seek the views of the local community prior to the formal submission of the application.

### **National Planning Policy Framework**

- 1.2.8 In February 2019, the Government published the National Planning Policy Framework 2 (NPPF2) which replaced the NPPF published in March 2012. The Government's aim with the NPPF and NPPF2 is to simplify the planning system in the UK.

- 1.2.9 As Greg Clark MP wrote in the Forward to the NPPF:

**“People have been put off from getting involved because planning policy itself has become so elaborate and forbidding – the preserve of specialists, rather than people in communities...This National Planning Policy Framework changes that...we are allowing people and communities back into planning”.**

- 1.2.10 There is, therefore, a clear rationale from the Government to increase the amount of public consultation undertaken in the planning process.

- 1.2.11 The section on “pre-application engagement and frontloading” within the NPPF2 states how early engagement can “improve the efficiency and effectiveness of the planning application system for all parties” thus leading to “better coordination between public and private resources and improved outcomes for the community”.

- 1.2.12 Paragraph 40 further states that whilst a Local Planning Authority (LPA) “cannot require that a developer engages with them before submitting a planning application”, they should nevertheless “encourage take-up of any pre-application services they do offer”. Furthermore and where deemed to be beneficial, the LPA should “encourage any applicants who are not already required to do so by law to engage with the local community before submitting their applications”. This is to ensure that any potential issues are resolved as early in the planning process as possible.

### **Cherwell District Council Statement of Community Involvement (SCI)**

- 1.2.13 Cherwell District Council's Statement of Community Involvement (SCI) was formally adopted in 2016 and sets out the Council's approach to stakeholder engagement for planning applications within the District.

- 1.2.14 The SCI provides information on the Council's approach to engaging the wider community in the process of determining planning applications, particularly those involving major development proposals.

- 1.2.15 The SCI encourages community engagement when determining major development proposals. Table 6: stages of planning application of the SCI states:

**“Developers of larger sites will generally be expected to engage with local communities – residents and community associations and relevant interest groups and statutory consultees or service providers. The Council will expect developers, as part of their application to detail the pre-application consultation they have undertaken (in a statement of consultation) and how comments have been addressed in progressing a proposal – which could take the form of a ‘statement of community involvement’”**

### **1.3 Gladman’s Approach**

- 1.3.1 Having considered Cherwell District Council’s SCI, Gladman have completed a comprehensive programme of community engagement which is considered appropriate for the proposed development of this site and meets the terms of the SCI.
- 1.3.2 This report details the programme and the results of the consultation, meeting the requirement to submit such a document as part of a planning application.
- 1.3.3 As stipulated previously, Gladman have endeavoured to undertake and complete a full and comprehensive consultation exercise that complies fully with both National and Local policy guidance.

## **2 ENGAGEMENT WITH LOCAL COMMUNITY AND STAKEHOLDERS**

### **2.1 Engagement with the Local Community**

2.1.1 In order to seek to reach the widest number of residents and businesses in the area, Gladman undertook a twofold public engagement exercise. In the first instance, a press advert and leaflet drop, and secondly, a dedicated website. Further details of each are provided below.

### **2.2 Engagement with Local Ward Councillors and Bloxham Parish Council**

2.2.1 Gladman wrote to the Local Ward Councillors and Bloxham Parish Council with details of the proposed consultation, including copies of the consultation leaflet and Development Framework on 25<sup>th</sup> of July 2019.

2.2.2 The Parish Council declined our offer of a meeting to discuss the proposal.

2.2.3 A copy of the letters sent are included at **Appendix A**.

### **2.3 Engagement with the Member of Parliament for Banbury**

2.3.1 Additionally, Gladman have contacted Victoria Prentis MP for Banbury in regard to the application via letter on the 25<sup>th</sup> of July 2019

2.3.2 While Mrs Prentis did formally comment on the proposals at the pre-application stage, she has requested that Gladman keep her informed of the proposal. Gladman will continue to do so.

2.3.3 Copies of the correspondence can be viewed at **Appendix B**

### **2.4 Initial Consultation Leaflet**

2.4.1 Leaflets outlining the development principles together with details of our dedicated website and how to make comments were distributed on 25<sup>th</sup> July 2019 to approximately 650 households & businesses within the proximity of the site. On the basis that on average 2.4 people live in a household (local average taken from ONS), the leaflet was distributed to over 1,560 people.

2.4.2 The leaflet was also displayed on the dedicated website.

2.4.3 A copy of the leaflet is included at **Appendix C**.

### **2.5 Press Advert**

2.5.1 A press advert was published on the 1<sup>st</sup> of August 2019 advertising the public consultation of the proposed development in the Banbury Guardian.

2.5.2 A copy of the press advert is included in **Appendix D**.



## 2.6 Your-views Website

- 2.6.1 Gladman have a dedicated website for each of its projects containing details of the scheme, copies of the consultation boards, leaflet and other information about the scheme; it also allows visitors to the website to provide feedback via email or by post to Gladman.
- 2.6.2 The address for the Bloxham website, which is updated on a regular basis, is [www.your-views.co.uk/bloxham](http://www.your-views.co.uk/bloxham) and was operational from 22<sup>nd</sup> July 2019.
- 2.6.3 A series of Consultation / Information boards were displayed on the website providing background information of the scheme and identifying the factors which impacted on the draft proposals. Comment forms for members of the public were also available on the website.
- 2.6.4 Copies of the boards displayed on the website are included at **Appendix E**.
- 2.6.5 At present, 20 people have responded to the leaflet and website via email/comments form. Comments received were mixed with some level of support and constructive comments whilst other residents opposed the scheme. A summary of the comments made can be found in the next chapter.
- 2.6.6 All copies of the consultation leaflet feedback received are included at **Appendix F**.

## 2.7 Engagement with other Stakeholders

- 2.8 Gladman have both directly and through consultants, sought to proactively engage with other stakeholders during the pre-application stage including:
- School Admissions Team at Oxfordshire County Council
  - NHS Oxfordshire Clinical Commissioning Group
  - Strategic Housing Team at Cherwell District Council
- 2.8.1 Copies of correspondence with these parties which Gladman have contacted directly are enclosed within **Appendix G**.

### 3 CONSULTATION REVIEW

#### 3.1 Consultation Outcomes

3.1.1 Gladman is pleased that a number of people have engaged with the consultation process for the proposed site and provided comments during the pre-application process.

#### 3.2 Summary of Comments and Responses

3.2.1 Responses to matters which emerged from the various forms of community engagement are detailed in the table below, together with Gladman's response.

Issue: Highways	
Summary of Comments	Response
<p>Traffic</p> <ul style="list-style-type: none"> <li>• South Newington Road is not suitable for the numbers of cars associated with the proposed development.</li> <li>• There is a large amounts congestion through the village at peak times.</li> <li>• There is a lack of parking in the centre of the village</li> </ul>	<ul style="list-style-type: none"> <li>• <i>As part of the application Gladman have commissioned detailed research into the state of the local highway network.</i></li> <li>• <i>The work we have undertaken demonstrates that capacity does exist in the existing road system to accommodate traffic generated by the development. The findings of that research are outlined in the submitted Transport Assessment (TA).</i></li> <li>• <i>The proposed development is located within walking distance to Bloxham village centre in order to reduce the need for car travel.</i></li> </ul>
<p>Highways Safety</p> <ul style="list-style-type: none"> <li>• South Newington Roads is dangerous, and accidents frequently occur.</li> <li>• There are no pavements or cycling lanes for children to reach the school from the development.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>In order to ensure that pedestrians can travel along South Newington road safely, a number of traffic calming measures are proposed as part of the development.</i></li> <li>• <i>The submitted TA recognises that a small number of accidents have occurred in and around Bloxham over recent years, the number is not excessive, and incidents are scattered rather than located in one or two 'hotspots'. Overall reports considered that there will be no material impact on highways safety.</i></li> </ul>

<b>Issue: Facilities and Services</b>	
<b>Summary of Comments</b>	<b>Response</b>
<p>Local Facilities</p> <ul style="list-style-type: none"> <li>Development will bring increased patronage and support local facilities such as the local shops and public houses.</li> </ul>	<ul style="list-style-type: none"> <li><i>Gladman are pleased to see that residents of Bloxham recognised the benefits that increased patronage arising from development can bring to local services. Gladman have delivered a wide number of residential projects across the country and previous schemes have helped to contribute to the vitality of village services and communities.</i></li> </ul>
<p>Local services</p> <ul style="list-style-type: none"> <li>Local infrastructure can't cope with additional growth.</li> </ul>	<ul style="list-style-type: none"> <li><i>Bloxham is recognised by the Cherwell District Council local plan as a service village owing to the wide range of facilities and vibrant community offer. As such it is recognised as a sustainable settlement that can accommodate the growth proposed from this application.</i></li> <li><i>If during consultation with local stakeholders' monies are required to offset the needs arising as a result of development, a contribution will be provided in accordance with the CIL Regulations as necessary</i></li> </ul>
<p>School</p> <ul style="list-style-type: none"> <li>The Primary School is operating at capacity.</li> </ul>	<ul style="list-style-type: none"> <li><i>As part of the application process the Schools Admission Team at Oxfordshire County Council have been consulted. As a statutory consultee, they will be in a position to advise on the impact of the development and the additional need for school places it will generate. If a financial contribution is required to address this need, it can be agreed through a Section 106 agreement with the Council.</i></li> </ul>
<p>GP</p> <ul style="list-style-type: none"> <li>GP Surgery is overstretched.</li> </ul>	<ul style="list-style-type: none"> <li><i>As part of the application process the Clinical Commissioning Group have been consulted. As required under CIL Regulations, monies will be provided, to offset the needs of the new residents of the proposed site.</i></li> </ul>

<b>Issue: Environment and Ecology</b>	
<b>Summary of Comments</b>	<b>Response</b>
<p>Landscape</p> <ul style="list-style-type: none"> <li>Development of the site would result in the enclosure of the recreation ground and result in claustrophobic view on a beautiful spot in the village.</li> </ul>	<ul style="list-style-type: none"> <li><i>A comprehensive Landscape and Visual Impact Assessment (LVIA) has been submitted as part of the application. The scheme will be designed in an appropriate and sensitive manner which respects the wider landscape and local character and setting of the Bloxham.</i></li> </ul>
<p>Loss of Greenfield</p> <ul style="list-style-type: none"> <li>Open countryside being replaced by built development.</li> </ul>	<ul style="list-style-type: none"> <li><i>There is an insufficient amount of brownfield land available to accommodate the scale of housing need in Cherwell. Unfortunately, this will inevitably lead to some loss of greenfield land. The Site is not covered by any statutory or non-statutory designations for landscape character or quality. Cherwell district council will consider the balance of such issues during the determination of the application.</i></li> </ul>
<p>Flood Risk</p> <ul style="list-style-type: none"> <li>Flooding often occurs at times of heavy rainfall in the village, and development of this greenfield site will exasperate the problem.</li> </ul>	<ul style="list-style-type: none"> <li><i>As part of the preparation of the application, Gladman have commissioned a comprehensive flood risk assessment (FRA)</i></li> <li><i>The proposed surface water drainage strategy has been devised to ensure no more water runs off the site post development than is currently the case.</i></li> </ul>

<b>Issue: Planning Policy</b>	
<b>Summary of Comments</b>	<b>Response</b>
<p>Planning Policy</p> <ul style="list-style-type: none"> <li>Development is not in conformity with the Bloxham Neighbourhood plan</li> </ul>	<ul style="list-style-type: none"> <li><i>Bloxham neighbourhood plan makes provision for sustainable development, which is typically, but <u>not exclusively</u> small in scale.</i></li> <li><i>The Bloxham Neighbourhood plan does not place a limit or a cap on the amount of new development to be delivered.</i></li> <li><i>The proposals are considered to be in conformity with the strategic policies of the adopted Cherwell Local Plan, which, as stated in the</i></li> </ul>

	<p><i>Framework, are not superseded by the policies contained within the Neighbourhood Plan.</i></p> <ul style="list-style-type: none"> <li>• <i>The Design and Access statement submitted in support of the application demonstrates how the scheme will respond to the context and local character of Bloxham as required by the local plan.</i></li> </ul>
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<b>Issue: Miscellaneous</b>	
<b>Summary of Comments</b>	<b>Response</b>
<p>Number of dwellings</p> <ul style="list-style-type: none"> <li>• Bloxham has seen too much development over recent years.</li> </ul>	<ul style="list-style-type: none"> <li>• <i>Nationally there is an accepted housing crisis as a result of historic under delivery in market and affordable homes. Oxfordshire as a whole is one of the least affordable areas of England. Development is needed in order to ensure local young people can continue to live in Bloxham.</i></li> <li>• <i>Bloxham is a sustainable settlement that has a range of services and facilities that are capable of accommodating growth proposed from this application.</i></li> </ul>

## **4 POTENTIAL FOR COMMUNITY BENEFITS**

- 4.1.1 Throughout the consultation process, Gladman encouraged suggestions as to how the local community could benefit from the proposed development.
- 4.1.2 Significant community benefits will be provided, including public open space, affordable housing, landscaping, public footpath improvements and ecological enhancements.
- 4.1.3 Potential suggestions for community benefits must be tested against Government rules which limit what those seeking planning permission can offer (which exist to ensure development cannot 'buy' consents). However, the applicant will discuss any ideas put forward by residents and the Parish Council throughout the planning process.
- 4.1.4 Implementation of the agreed community benefits will be guaranteed through their inclusion within a Section 106 Agreement / or a Unilateral Undertaking.

## **5 SUMMARY**

- 5.1.1 Gladman have consulted the local community of Bloxham prior to the application being submitted. It is considered that the scope of the community consultation has met with, and gone beyond, the recommendations of Local and National planning policies.
- 5.1.2 Gladman have taken true accountability of the views expressed by those who were consulted and has engaged with the local community in a variety of different ways to ensure that their opinions have been considered within the evolution of the scheme put forward within this application.
- 5.1.3 This SCI provides a response to the key matters that have been raised. Most of the comments made relate to traffic matters, the need for housing and the capacity of local services that have already been considered.

## **Appendix A**

### Letters to Bloxham Ward Councillors and Parish Council

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**By Email only**

25 July 2019

Dear Councillor McHugh,

**Proposed Residential Development  
Land at South Newington Road, Bloxham.**

***Introduction***

I write to advise you that Gladman Development Ltd are proposing to submit an outline planning application for residential development of up to 95 quality family homes and associated open space on the site above.

Gladman are currently at the pre-application stage and are commencing a public consultation on our proposals. Sent alongside this letter is a digital copy of the consultation leaflet that will be distributed to local residents and sent to Bloxham Parish Council.

The site is located on the south eastern edge of Bloxham adjacent to existing development.

We would very much value the involvement of the Bloxham Parish Council in developing our proposals, including if there are any community facilities that the site could help deliver for the benefits of existing and new residents of Bloxham.

***The Proposed Scheme***

The Site is approximately 6.00 hectares in size and could accommodate approximately 95 high quality family homes of which up to 35% would be affordable homes suitable for local people. Below is a list of the significant benefits this development will bring to the community:

- A mix of 1, 2, 3, 4/5 bedroom properties, including 35% affordable housing, allowing for a range of homes for older residents of the community to downsize but remain in the area and larger homes for growing families.
- New residential development will help ease the housing affordability gap within the area, providing housing within the next 5 years.
- Approximately £600,000 contribution to the local area through the New Homes Bonus Scheme over a 4 year period once completed.
- New resident population will increase spending in local shops, helping to maintain local businesses and services and providing extra patronage for local buses to assist in the future viability and retention of services.
- The location of the Site allows residents to undertake journeys on foot and by cycle, for a variety of purposes, including employment, leisure, shopping and school.

- Around 54% of the site will be provided as public open space both formal and informal with the implementation of a trim trail.

### **Consultation**

The Consultation Leaflet will be distributed to over 650 households and business in Bloxham in the next few days. In addition to the leaflet we also have a dedicated website containing further information about our proposals, at <http://www.your-views.co.uk/bloxham/> Both the leaflet and the website set out ways in which the local community can respond to us with any comments or queries that they may have.

Alternatively the leaflet provides details of how paper copies can be provided.

We have requested, on a without prejudice basis, to privately meet with the Parish Council to explore how this development proposal can be formulated to respond positively to the needs of the community you and the Parish Council represent. In the past, we have found a private meeting to be a more productive way to engage with the community and address local concerns than a public meeting.

Should this meeting be arranged, we would welcome your attendance and that of the other Ward Councillors.

If you require anything further please do not hesitate to contact me.

Yours sincerely,

### **Samuel Pugh**

Graduate Planner  
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25 July 2019

Dear Councillor Heath,

## **Proposed Residential Development Land at South Newington Road, Bloxham.**

### *Introduction*

I write to advise you that Gladman Development Ltd are proposing to submit an outline planning application for residential development of up to 95 quality family homes and associated open space on the site above.

Gladman are currently at the pre-application stage and are commencing a public consultation on our proposals. Sent alongside this letter is a digital copy of the consultation leaflet that will be distributed to local residents and sent to Bloxham Parish Council.

The site is located on the south eastern edge of Bloxham adjacent to existing development.

We would very much value the involvement of the Bloxham Parish Council in developing our proposals, including if there are any community facilities that the site could help deliver for benefits of existing and new residents of Bloxham.

### *The Proposed Scheme*

The Site is approximately 6.00 hectares in size and could accommodate approximately 95 high quality family homes of which up to 35% would be affordable homes suitable for local people. Below is a list of the significant benefits this development will bring to the community:

- A mix of 1, 2, 3, 4/5 bedroom properties, including 35% affordable housing, allowing for a range of homes for older residents of the community to downsize but remain in the area and larger homes for growing families.
- New residential development will help ease the housing affordability gap within the area, providing housing within the next 5 years.
- Approximately £600,000 contribution to the local area through the New Homes Bonus Scheme over a 4 year period once completed.
- New resident population will increase spending in local shops, helping to maintain local businesses and services and providing extra patronage for local buses to assist in the future viability and retention of services.
- The location of the Site allows residents to undertake journeys on foot and by cycle, for a variety of purposes, including employment, leisure, shopping and school.
- Around 54% of the site will be provided as public open space both formal and informal with the implementation of a trim trail.

## **Consultation**

The Consultation Leaflet will be distributed to over 650 households and business in Bloxham in the next few days. In addition to the leaflet we also have a dedicated website containing further information about our proposals, at <http://www.your-views.co.uk/bloxham/> Both the leaflet and the website set out ways in which the local community can respond to us with any comments or queries that they may have.

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Should this meeting be arranged, we would welcome your attendance and that of the other Ward Councillors.

If you require anything further please do not hesitate to contact me.

Yours sincerely,

**Samuel Pugh**

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25 July 2019

Dear Councillor Bishop,

**Proposed Residential Development  
Land at South Newington Road, Bloxham.**

***Introduction***

I write to advise you that Gladman Development Ltd are proposing to submit an outline planning application for residential development of up to 95 quality family homes and associated open space on the site above.

Gladman are currently at the pre-application stage and are commencing a public consultation on our proposals. Sent alongside this letter is a digital copy of the consultation leaflet that will be distributed to local residents and sent to Bloxham Parish Council.

The site is located on the south eastern edge of Bloxham adjacent to existing development.

We would very much value the involvement of the Bloxham Parish Council in developing our proposals, including if there are any community facilities that the site could help deliver for benefits of existing and new residents of Bloxham.

***The Proposed Scheme***

The Site is approximately 6.00 hectares in size and could accommodate approximately 95 high quality family homes of which up to 35% would be affordable homes suitable for local people. Below is a list of the significant benefits this development will bring to the community:

- A mix of 1, 2, 3, 4/5 bedroom properties, including 35% affordable housing, allowing for a range of homes for older residents of the community to downsize but remain in the area and larger homes for growing families.
- New residential development will help ease the housing affordability gap within the area, providing housing within the next 5 years.
- Approximately £600,000 contribution to the local area through the New Homes Bonus Scheme over a 4 year period once completed.
- New resident population will increase spending in local shops, helping to maintain local businesses and services and providing extra patronage for local buses to assist in the future viability and retention of services.
- The location of the Site allows residents to undertake journeys on foot and by cycle, for a variety of purposes, including employment, leisure, shopping and school.
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If you require anything further, please do not hesitate to contact me.

Yours sincerely,

**Samuel Pugh**

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**T: 01260 288800**

**F: 01260 288801**

**[www.gladman.co.uk](http://www.gladman.co.uk)**

25 July 2019

Dear Sirs,

## **Proposed Residential Development Land at South Newington Road, Bloxham.**

### *Introduction*

I write to advise you that Gladman Development Ltd are proposing to submit an outline planning application for residential development of up to 95 quality family homes and associated open space on the site above.

Gladman are currently at the pre-application stage and are commencing a public consultation on our proposals.

The site is located on the south western edge of Bloxham adjacent to existing development.

We would very much value the involvement of the Bloxham Parish Council in developing our proposals, including if there are any community facilities that the site could help deliver for benefits of existing and new residents of Bloxham.

### *The Proposed Scheme*

The Site is approximately 6.00 hectares in size and could accommodate approximately 95 high quality family homes of which up to 35% would be affordable homes suitable for local people. Below is a list of the significant benefits this development will bring to the community:

- A mix of 1, 2, 3, 4/5 bedroom properties, including 35% affordable housing, allowing for a range of homes for older residents of the community to downsize but remain in the area and larger homes for growing families.
- New residential development will help ease the housing affordability gap within the area, providing housing within the next 5 years.
- Approximately £600,000 contribution to the local area through the New Homes Bonus Scheme over a 6 year period once completed.
- New resident population will increase spending in local shops, helping to maintain local businesses and services and providing extra patronage for local buses to assist in the future viability and retention of services.
- The location of the Site allows residents to undertake journeys on foot and by cycle, for a variety of purposes, including employment, leisure, shopping and school.
- Around 54% of the site will be provided as public open space both formal and informal with the implementation of a trim trail.

## **Consultation**

The Consultation Leaflet will be distributed to over 650 households and business in Bloxham in the next few days. In addition to the leaflet we also have a dedicated website containing further information about our proposals, at <http://www.your-views.co.uk/bloxham/>. Both the leaflet and the website set out ways in which the local community can respond to us with any comments or queries that they may have.

Alternatively, the leaflet provides details of how paper copies can be provided.

We recognise that new development can affect communities in a number of different ways and would welcome any comments or questions the Parish Council may have, to explore how such a development can be formulated to respond positively to the needs of the community you represent.

We believe engaging with stakeholders at an early stage in the planning process helps us understand any issues and aspirations within the community and allows us to provide development proposals that respond to community needs.

**We would be pleased to meet with the Parish Council in a private meeting to discuss our proposals. We have previously found this to be a productive way in the hearing the local community's concerns and aspirations about new development.**

We look forward to hearing from the Parish Council on any comments or questions you may have surrounding the proposed development.

If you require anything further, please do not hesitate to contact me.

Yours sincerely,

**Samuel Pugh**

Graduate Planner  
Gladman Developments  
s.pugh@gladman.co.uk  
DD: 01260 288 937



## BLOXHAM PARISH COUNCIL

**Clerk & Responsible Financial Officer**  
**Theresa Goss**  
**3 Tanners Close**  
**Middleton Cheney**  
**Banbury, OX17 2GD**

**(01295) 710965**  
**bloxhampc@aol.com**  
**www.bloxhamparishcouncil.co.uk**

Mr S Pugh  
Gladman Development Ltd  
Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire, CW12 1AB

10 August 2019

Dear Mr Pugh

### **Proposed Residential Development - Land at South Newington Road, Bloxham.**

Thank you for your letter dated 25 July 2019 offering to discuss your proposal for 95 dwellings on South Newington Road, Bloxham with Bloxham Parish Council, as part of your consultation with the Parish.

However, having discussed and thought through your idea, the Parish Council feels that a private meeting would probably be a waste of your time.

The reasons for this are:

- the site in question is not included in the Cherwell Local Plan 2015-2031;
- Cherwell District Council has a full 5-year Housing Land Supply; and
- Bloxham has an approved Neighbourhood Development Plan and following a number of major developments over the last four years, the Plan expresses the will of the village to limit further developments in Bloxham, to infilling and minor developments, within existing built-up limits.

Your proposed development is therefore not needed by the District and not wanted by the village.

So once again, thank you for your offer to meet, but given the above, there really doesn't seem to be any point.

Yours sincerely



Theresa Goss  
Clerk and Responsible Financial Officer to Bloxham Parish Council

## **Appendix B**

### Letter Sent to the Member of Parliament for Banbury

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Victoria Prentis MP  
House of Commons  
London  
SW1A 0AA  
[victoria.prentis.mp@parliament.uk](mailto:victoria.prentis.mp@parliament.uk)  
**By e-mail only**

Gladman House, Alexandria Way  
Congleton Business Park  
Congleton, Cheshire  
CW12 1LB

**T: 01260 288800**

**[www.gladman.co.uk](http://www.gladman.co.uk)**

25 July 2019

Dear Mrs Warburton

**Proposed Residential Development on Land at South Newington Road, Bloxham**

**“Outline planning application for the erection of up to 95 dwellings with public open space, landscaping and sustainable drainage system (SuDS) and vehicular access point from South Newington Road. All matters reserved except for means of access.”**

I am writing to inform you that Gladman Developments are currently undertaking pre-application consultation, on a site within your consistency.

The development proposes up to 95 homes on the southern edge of Bloxham at South Newington Road, adjacent to existing development. The proposed housing will include various types and tenures in order to meet the needs of the area. The proposed green infrastructure on site would deliver functional well-designed spaces that will enhance biodiversity and landscape character as well as providing play and recreation opportunities, with further links into the wider area.

You will be aware of the Government’s clearly stated priority to see a step change in housing delivery and to begin to tackle the country’s housing crisis. Bloxham is a sustainable settlement and we consider this site is an appropriate location for the creation of new houses to enable families to grow and thrive in the village. 35% of the new homes would be affordable helping address the authorities accepted need for housing for those struggling to find suitable accommodation. No viability argument is advanced, and the scheme would provide all necessary planning obligations to fund enhancements to local service provision.

We are aware that planning applications often raise concerns from local residents. Whilst planning is a matter devolved to Councils, as a local MP I understand you will often be contacted by constituents on planning matters. The main purpose of this letter is therefore to ensure you are aware of this development.

I enclosure a copy of the Consultation Leaflet, this leaflet which gives further information on the proposal, additionally there is a dedicated website containing further information about the proposals at <http://www.your-views.co.uk/bloxham/>

Yours sincerely,

**Samuel Pugh**  
**Graduate Planner**  
Gladman Developments Ltd  
[s.pugh@gladman.co.uk](mailto:s.pugh@gladman.co.uk)

## Samuel Pugh

---

**From:** Victoria Prentis MP <victoria.prentis.mp@parliament.uk>  
**Sent:** 05 August 2019 14:06  
**To:** Samuel Pugh  
**Cc:** Rachael Evans  
**Subject:** Re: Proposed Residential Development (Case Ref: VP22316)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dear Samuel,

Thank you for your email.

I have forwarded the information received to my District and County Council colleagues for information.

Please keep me informed on the proposed development.

Best wishes,

Victoria Prentis MP  
Member of Parliament for North Oxfordshire

House of Commons, London, SW1A 0AA | 020 7219 8756  
Orchard House, Hopcraft Lane, Deddington, OX15 0TD | 01869 233 685

victoria.prentis.mp@parliament.uk | www.victoriaprentis.com  
www.facebook.com/victoriaprentis | Twitter: @VictoriaPrentis | Instagram: @victoria\_prentis

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From: Samuel Pugh  
Sent: 25 July 2019 09:37  
To: PRENTIS, Victoria  
Cc: Rachael Evans , Adam Day  
Subject: Proposed Residential Development

[cid:image001.jpg@01D542CC.91BBC020]  
Dear Mrs Prentis

Please see attached a letter and associated leaflet in regard to a residential development within your constituency.

Many Thanks,  
Samuel Pugh  
Sam Pugh - Graduate Planner | s.pugh@gladman.co.uk | DDI: 01260 288 937

Gladman Developments Limited | Company Registration No. 03341567 | Gladman House | Alexandria Way |  
Congleton | Cheshire | CW12 1LB  
T: 01260 288 800  
www.gladmanland.co.ukhttp://www.gladmanland.co.uk

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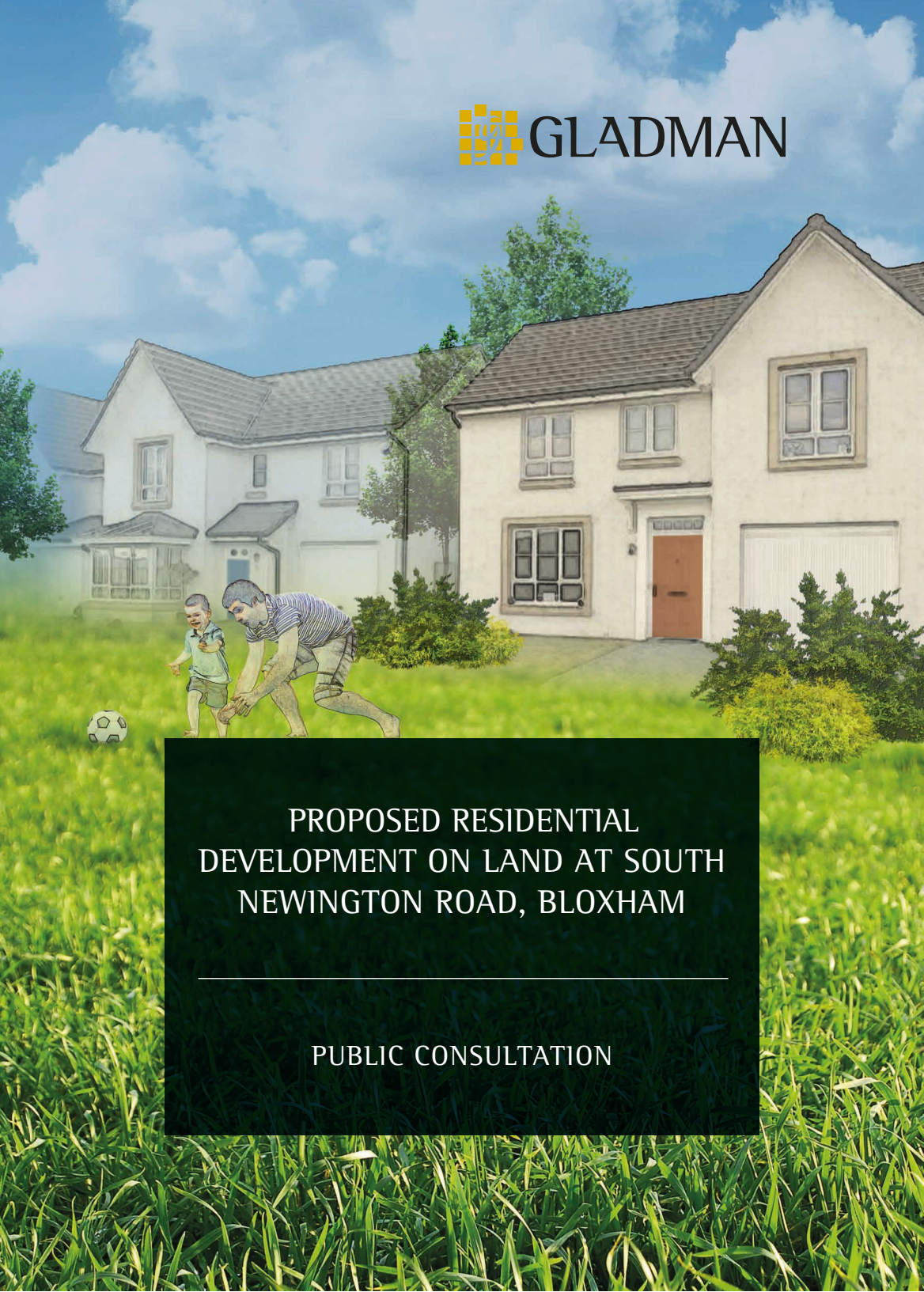
# **Appendix C**

## Consultation Leaflet

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**PROPOSED RESIDENTIAL  
DEVELOPMENT ON LAND AT SOUTH  
NEWINGTON ROAD, BLOXHAM**

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**PUBLIC CONSULTATION**

## YOUR VIEW MATTERS TO US

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Thank you for taking the time to read this information leaflet regarding a proposed residential development at Bloxham. This consultation offers you the opportunity to let us know your views and thoughts as we continue to form our proposals. What you have to say means a great deal to us and can influence and shape the future of your community.

We appreciate that people who live within the immediate vicinity of our housing proposals may be concerned about matters such as increased levels of road traffic, loss of views and many other topics. In order to help address these concerns, we have put together a 'your questions answered' section within this leaflet and further information can be found on our dedicated website; the address can be found at the back of this leaflet.

## WHO ARE GLADMAN?

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Gladman is a family-run business with over 30 years of experience within the land and development industry. We are the most successful land promoter in the UK, obtaining planning permission on over 90% of the sites we promote.

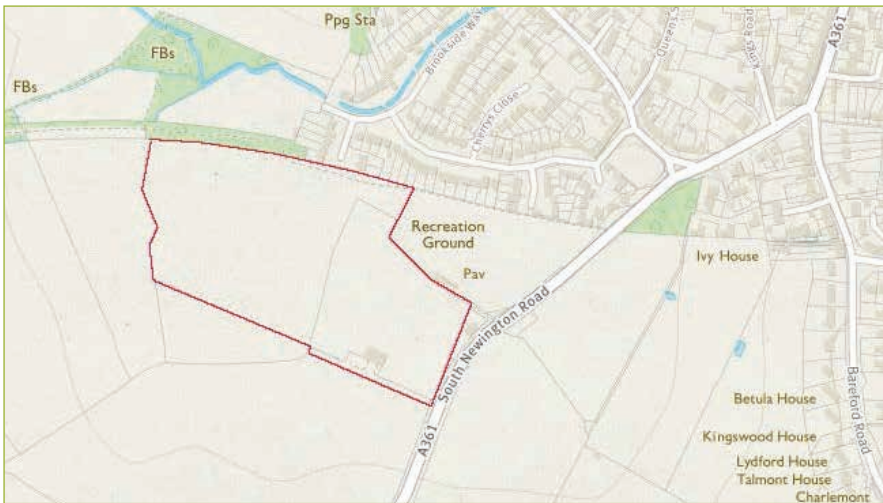


ILLUSTRATIVE PURPOSES ONLY

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## LOCATION PLAN

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Contains Ordnance Survey data © Crown copyright and database right 2019

## OUR APPROACH

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Gladman recognises its responsibility to respect the character of the village and needs of the existing community, as well as providing housing for new and existing residents. We are also fully committed to delivering additional benefits to Bloxham wherever possible.

Your comments and contributions will be received without prejudice to your rights to comment on the planning application. By having your say, you will have helped shape the development's design and, where appropriate, off-site improvements if planning permission is granted.

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# OUR DEVELOPMENT PROPOSAL

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A residential development to include:

- Up to 95 new homes of varying sizes, types and tenures (including up to 35% affordable housing);
- A single access off South Newington Road with traffic calming measures into the village;
- New publicly accessible greenspace in the form of woodland & hedgerows and play areas , TRIM trails and footpaths;
- We will provide a sustainable drainage solution to manage surface water run off, such as attenuation basins or ponds and / or through the use of permeable surfaces.

## AERIAL VIEW

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Image © 2019 Getmapping plc © 2019 Google

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ILLUSTRATIVE PURPOSES ONLY

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## HOW COULD BLOXHAM BENEFIT?

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The proposed development has the potential to deliver the following benefits:

- A high quality landscape setting which will be of benefit to both existing and future residents of Bloxham;
- Landscaped pond providing habitat and community benefits;
- New public open space, with footpaths and TRIM trails for residents to enjoy;
- Potential contributions towards enhancement of the existing play area;
- 35% affordable housing to help those wanting to get onto the property ladder within your community;
- New high quality housing;
- Potential contribution to existing public facilities within Bloxham and;
- Increased customers and spending to support local businesses.

We believe that a development should provide an opportunity to improve the range and quality of services that are available in Bloxham. We would be very interested to hear your views on any additional services or improvements that would be of value to your community.

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# PROPOSED DEVELOPMENT FRAMEWORK

The indicative Development Framework Plan below shows how the site could be developed and incorporates the constraints and opportunities identified through our initial assessments.







# ILLUSTRATIVE PURPOSES ONLY






-  Site Boundary
-  Proposed residential area
-  Proposed vehicular access point
-  Proposed main street through development
-  Potential pedestrian links to existing public footpath and recreation ground
-  Proposed pedestrian routes
-  Proposed TRIM trail training stations
-  Existing bus stops
-  Long distance cycle route 5 /West Midlands Cycle Route
-  Existing public footpaths
-  Conservation Area
-  Underground water mains (3m easement either side of pipeline)
-  Proposed farm access
-  Proposed traffic calming measures on South Newington Road

**Open space provision**

-  Proposed public open space (to include new landscaping, SuDS feature and foul pump station)
-  Trees with Tree Preservation Orders
-  Proposed new structural vegetation
-  Existing vegetation

**Flooding and drainage**

-  Potential location for sustainable drainage features (SuDS)
-  Existing watercourse





# YOUR QUESTIONS ANSWERED...

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## Why Bloxham?

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The proposed site is a suitable and sustainable location for new development. We believe that new homes will enhance the village and support its existing services and facilities. You could use this consultation as a means to shape how the proposal will progress and influence the growth of Bloxham.

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## Will our roads be able to cope?

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There are sometimes concerns associated with an increase in traffic as a result of a proposed development. Our specialist highways consultants work with your local highways authority to ensure that the development can be accommodated, taking into account any proposed improvements.

Access to the site is proposed off South Newington Road. This is considered a safe and appropriate location to access the site and will be discussed with the local highways authority.

Traffic calming measures on South Newington Road will also be introduced on entrance to the village.

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## What kind of housing will be provided?

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The proposed development will be a mix of sizes, catering for all members of the community. Alongside market housing, the development will also provide up to 35% affordable homes, which will allow those such as first time buyers greater scope to remain in the area. The range of affordable homes, as defined by government, is expected to be shared ownership, discounted open market and rented homes. The exact mix of house sizes and tenures will be agreed in negotiation with your local authority housing team.

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# YOUR QUESTIONS ANSWERED...

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## Will our local services be able to cope?

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Local businesses such as shops, the Post Office and public houses are likely to benefit from the additional custom that the development will generate; therefore, boosting the local economy and ensuring the future viability of these services.

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## Will it increase the risk of flooding?

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We conduct in-depth research into the risk of flooding and mitigate any risk that is identified. The proposed developable area lies entirely within flood zone 1, the lowest category of risk. The North East corner of the site adjacent to the recreation ground is identified as being within Flood Zone 2 and 3 areas which is identified as a medium to high risk. There is no built development proposed in this location.



Our surface water strategy is to ensure that no more water runs off the site post development than currently is the case. This will be achieved through creating basins on site to hold surface water run-off, before controlling the release of this water into the existing water network.



## What would this mean for the local economy?

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After some preliminary research, taking into account the increase in people working from home, the proposed development could lead to a significant boost in local spending and a potential reduction in commuter levels to surrounding employment areas. There is an indication that the gross spending power of the new residents could be in excess of £3.3million each year, a proportion of which will be spent in the locality.

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## YOUR QUESTIONS ANSWERED...

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### Will our services be able to cope?

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Often people are concerned that the proposed new development will put pressure on the local services. As a result, financial contributions will be made where there is a need to increase capacity in these services, such as the local schools and GP surgery.

The need for and quantum of such contributions will be ascertained as the proposals progress through the application process. For example, if it is deemed the school does not already have sufficient capacity and planning permission is granted, a contribution will be paid to the local education authority to ensure that sufficient school places are made available through the provision of new classrooms.

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### What impact will it have on our environment?

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We aim to enhance the environment as part of our proposal.

Green infrastructure, comprising of new publicly accessible greenspace, TRIM trails and recreational paths are proposed.



The land we are proposing to build homes upon is currently agricultural land and is therefore home to very few species of plants or animals. It is accepted by wildlife experts that suburban gardens, balancing ponds and green spaces on new developments provide a home to a vastly greater range of wildlife and flora than any farmed field. Therefore the range of biodiversity will be greatly increased by our proposals.

A specialist ecology consultant has been appointed to survey the proposed site for protected species. Their initial investigations have found that there are no protected species on-site. To ensure that we have comprehensively evaluated the site for ecology and wildlife, additional surveys will take place prior to the determination of the planning application. Whilst the additional surveys may identify that there are protected species on-site, the development proposals will provide adequate mitigation, and wherever possible enhancement, to ensure these species are protected.

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## WHAT HAPPENS NEXT?

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We are in the early stages of preparing a planning application for Bloxham and this consultation is part of that process. We will carefully consider your responses and use these to finalise our proposals.

A range of assessments and reports on matters such as ecology, heritage, flooding, highways and landscape will further help shape our proposals.

There will be a further opportunity for you to make formal representations to the District Council once an application has been submitted and before a decision on the proposal is made.

## YOUR VIEWS ARE IMPORTANT TO US

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You can keep up to date on our progress using our dedicated website which includes an online feedback form for making comments:

Submit your comments and find out more on our website:  
[www.your-views.co.uk/bloxham](http://www.your-views.co.uk/bloxham)

Alternatively, contact us by email: [comments@your-views.co.uk](mailto:comments@your-views.co.uk)  
(please use "Bloxham" as the subject line)

Or, write to us:

Your Views; Bloxham  
Gladman House,  
Alexandria Way,  
Congleton,  
Cheshire,  
CW12 1LB

Please note that all of the information we are providing to you in this document and on our website is in draft form and will be refined and updated as part of the entire consultation exercise. Not only will our proposals be shaped by your responses, we also cannot be as knowledgeable as local people who have lived and often grown up in Bloxham, so if we have made errors or omissions in our work to date we will be grateful for help in correcting these.

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[www.your-views.co.uk/bloxham](http://www.your-views.co.uk/bloxham)

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[www.gladmanland.co.uk](http://www.gladmanland.co.uk)

01260 288800

*Gladman consider all correspondence received and our response to the issues raised will be set out in a Statement of Community Involvement (SCI). As part of a planning application, Gladman submit to the Local Planning Authority a complete copy of all correspondence received (including any details such as your name, address and email where you have provided them). This ensures all your comments are available to the Council during the consideration of an application and shows who we have consulted. As the SCI forms part of the formal application documents, the Council may publish it online, subject to their own Data Protection policies. Should the application be the subject of an appeal, the same information will be forwarded to the Planning Inspectorate. If further consultation is carried out as part of the planning process, Gladman may use your details to make you aware of this and to ask for your views, but will not use this information for any other purpose.*

## **Appendix D**

### Press Advert

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