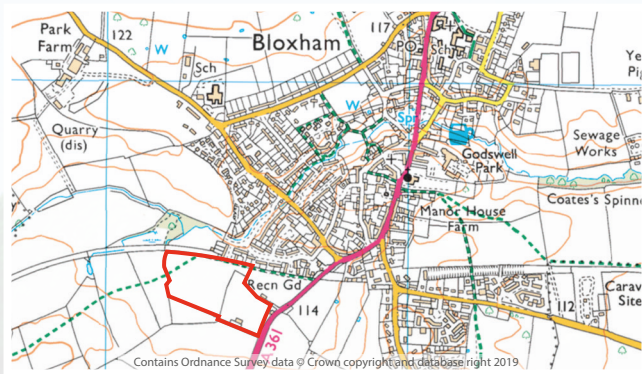

PUBLIC CONSULTATION

LAND AT SOUTH NEWINGTON ROAD, BLOXHAM

Gladman Developments is proposing a residential development of approximately 95 new homes plus public open space with recreational facilities.

This is an opportunity to have your say. Your views are important to us and will be considered as we progress our plans for the site.



For further details on our proposals, visit our website or write to us:

www.your-views.co.uk/bloxham

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

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Appendix E

Consultation Boards

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INTRODUCTION

Gladman Developments Ltd have successfully invested in communities throughout the UK over the past 30 years, developing high quality and sustainable residential, commercial and industrial schemes. These boards illustrate our emerging outline proposals for a new residential development on the Site located on land at South Newington Road, Bloxham.

The purpose of the public consultation process is to outline the details of the draft scheme and seek comments from the local community which will be considered before the outline planning application is lodged with Cherwell District Council.

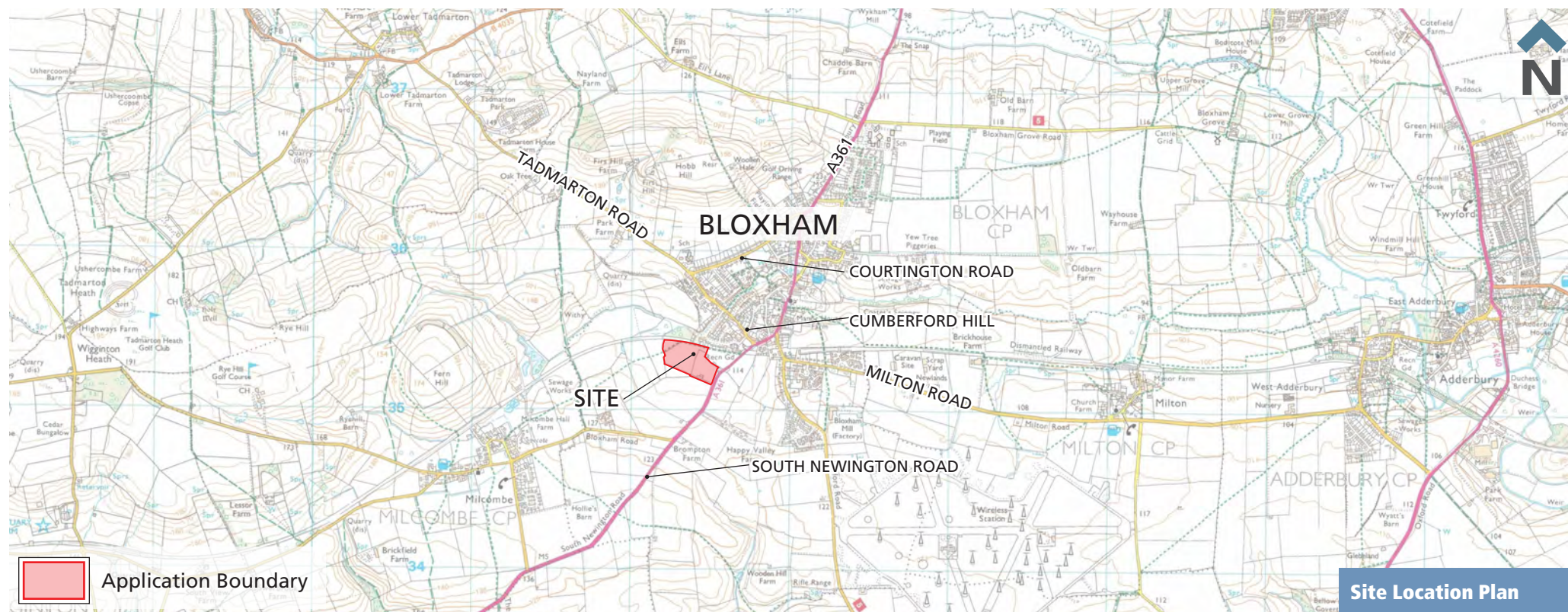
The Site

The Site is located on the south western edge of Bloxham, immediately to the west of South Newington Road and to the south and west of the South Newington Road Recreation Ground. It presently occupies two pastoral fields.

The Application

Gladman Developments Ltd intends to submit an outline application for up to 95 new dwellings to Cherwell District Council. This application will establish the principles of development and determine the access arrangements. All other details would form part of subsequent detailed applications if outline planning approval is granted. The outline proposals currently indicate the following:

- Up to 95 new homes of varying sizes, types and tenures.
- A new vehicular access point off South Newington Road.
- New traffic calming measures on South Newington Road.
- New areas of public open space incorporating existing trees and hedgerows, together with new landscaping and a new community pond.
- A new trim trail running through an area of parkland located within the western part of the Site.
- Sustainable Drainage Systems (SuDS) in the form of a new attenuation basin and pond designed to manage flood risk and provide habitats for wildlife.



The Need for Housing

Every Council is required by Government to boost significantly the supply of housing and to make planning decisions in light of the presumption in favour of sustainable development.

The Council has a demonstrable need for more housing and additional deliverable sites are required in order to meet this demand and maintain a five year housing supply as required by National Policy.

A Sustainable Location

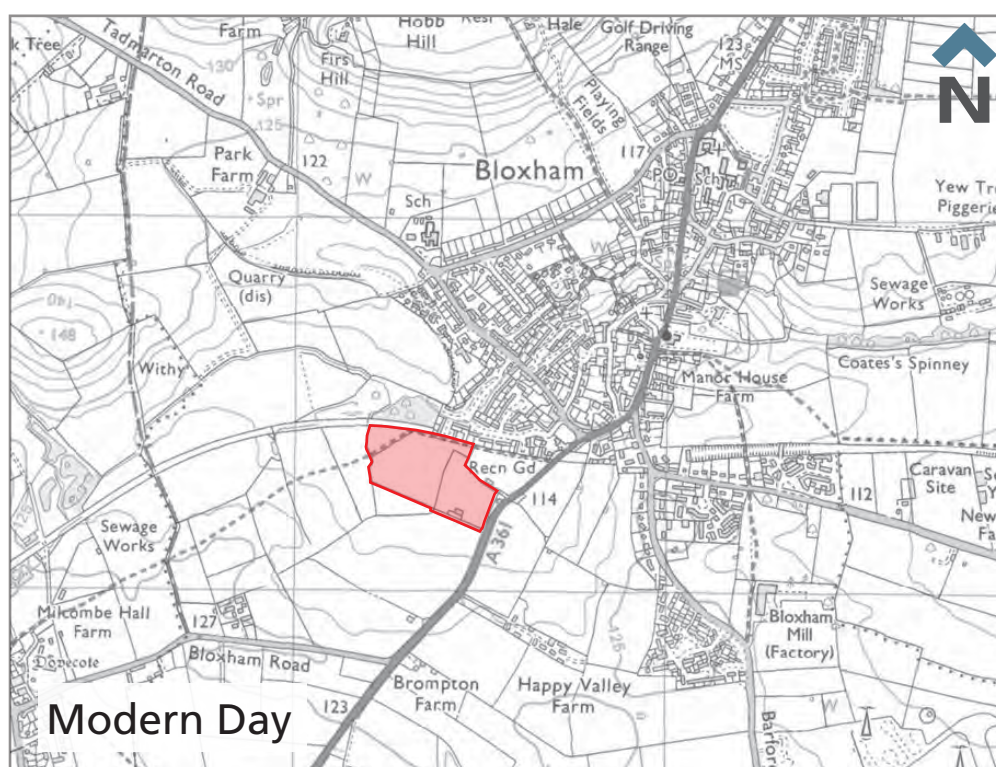
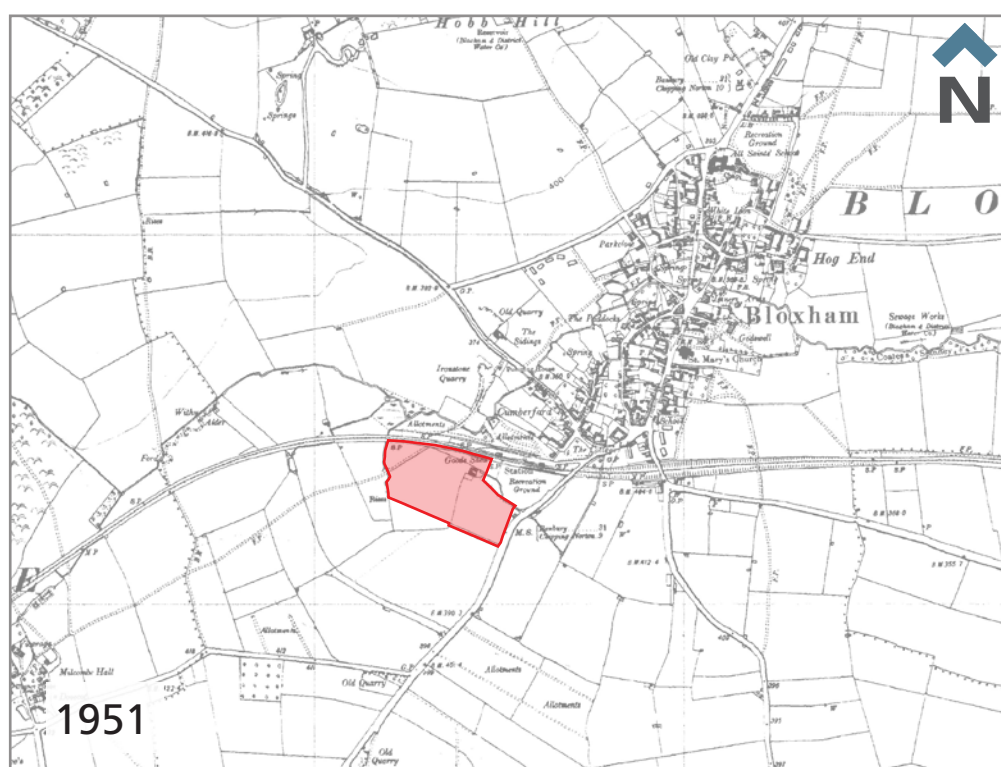
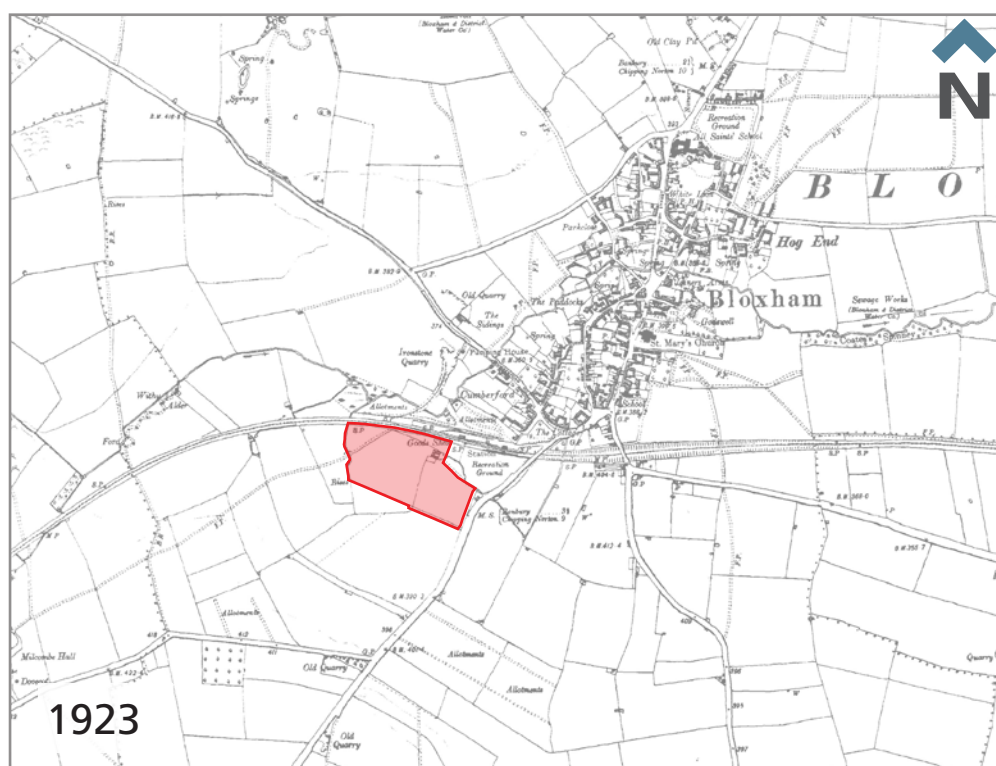
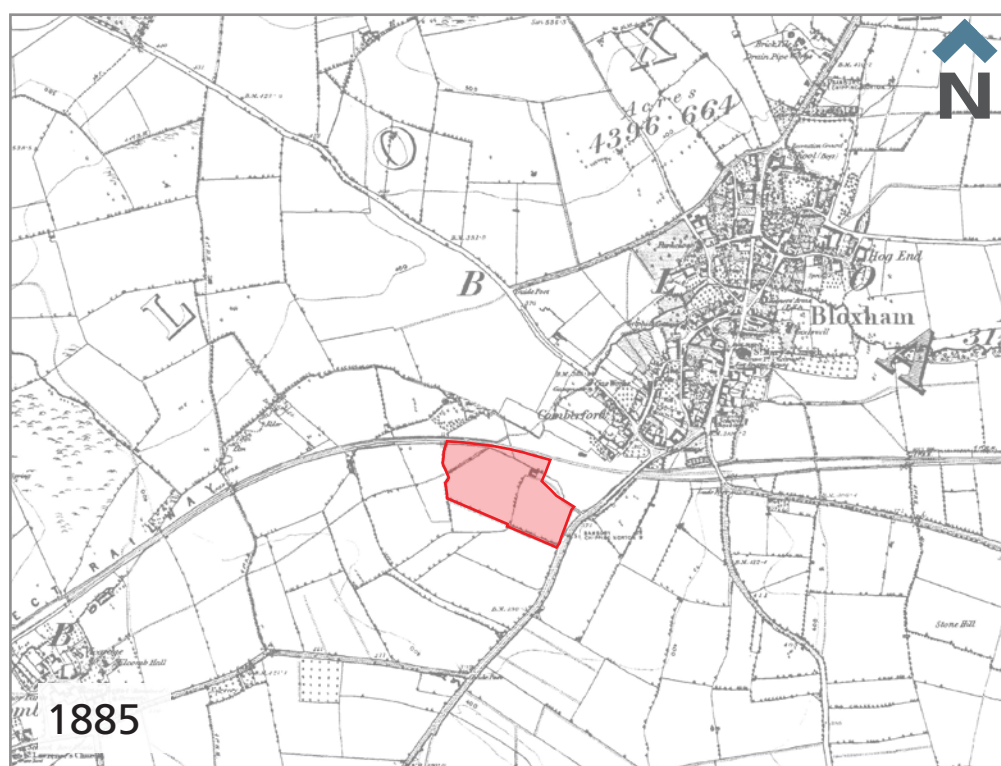
The Site is located in a sustainable location with convenient access to the public transport network. The nearest bus stops are located approximately 300 metres away from the eastern part of the Site on South Newington Road and Courtington Hill. These bus stops are served by two regular services to a number of nearby towns and villages, including Chipping Norton, Hook Norton and Banbury, with the service to the centre of Banbury taking less than 15 minutes. Train services from Banbury operate to Birmingham Moor Street and London Marylebone, which are both less than an hour away.

HISTORIC MAPS

The following historic maps show how Bloxham has grown over the last 132 years. The 1885 map shows how Bloxham had originally developed along the main thoroughfare of High Street and Church Street with a number smaller scale streets radiating from the main route to both the east and west. As a consequence, the village had a nucleated form with the Banbury to Cheltenham railway line marking the southern extent of the settlement.

The 1923 and 1951 maps show how Bloxham remained relatively unchanged over the course of the next half Century or so. Change did occur, however, with passenger services being withdrawn from the rail line, which consequently saw the closure of the village's railway station.

The modern day map of Bloxham shows how the village has experienced a high level of growth since the middle of the 20th Century with the construction of a number residential developments to all sides of the historic village core, including to the south of the former railway line along Milton Road and Barton Road.



The Site comprises two pastoral fields (referred to as Areas A and B) divided by a mature, low cut hedgerow which runs in a north to south direction.

Area A, which comprises the western field, is roughly rectangular in shape with a small extension to the north eastern corner which wraps around the north western corner of Area B. Area A is bound to the north by the former Banbury to Cheltenham railway line, which is lined by a tree belt to the western section and a mix of fencing and hedgerows associated with the properties on Hyde Grove and Colesbourne Road to the eastern section. For the most part the eastern boundary of Area A is bound by the mature hedgerow which marks the boundary with Area B. The majority of the southern boundary of Area A is bound by a neatly clipped hedgerow, with the south western corner of the Site and the full length of the western boundary being bound by a narrow strip of woodland and a ditch.

Area B comprises a roughly rectangular pastoral field, with a barn located within the Site adjacent to the southern boundary. There is a small extension to the north eastern corner of Area B which comprises the northernmost property of a pair of semi-detached houses.

A field access track runs along the length of the southern boundary of Area B, lined on each side by neatly clipped hedgerows. The western boundary of Area B is defined by the mature hedgerow which divides it from Area A, with the hedgerow continuing to also define the westernmost section of Area B's northern boundary. The remaining section of the northern



boundary of Area B is defined by a post and wire fence, which separates it from the adjacent Recreation Ground. The northern section of the eastern boundary of Area B is bound by a garden fence, a wall and a stretch of domestic hedgerow associated with the pair of semi-detached houses. As a consequence of the location of the semi-detached houses, only a small section of the eastern boundary of Area B lies directly adjacent to South Newington Road, with this section defined in the most part by an unmanaged hedgerow.

Area A is crossed by a public footpath which runs from South Newington Road through the northern part of the adjacent Recreation Ground and then heads south westwards through the Site and to the adjacent countryside beyond.

Poplar trees along Bloxham Recreation Ground western boundary



View from north western corner of Area A looking southeast

Barn within Area B



View of Area A from the entrance to The Slade Nature Reserve

Houses on northern edge of Area A



View from the south eastern corner of Area A looking northwest

04 EXISTING LOCAL CHARACTER

VISUAL ENVIRONMENT

The topography of the landscape around Bloxham is undulating with fairly steep sided hills falling to numerous streams. Hobb Hill to the northwest of the village, which has a spot height of 166m Above Ordnance Datum ('AOD') plays a strong part in the setting of the village, while close by other hills reach heights of between 148m and 174m AOD, with valleys typically at 120m AOD. The disused railway embankment at the north western edge of the Site forms a distinct feature within the local landform.

The Site is relatively flat, lying at approximately 116m AOD, falling gently by up to 5m from roughly the centre of Area A to the corners.

The Site is partially visible from the immediate area, both from public vantage points and from some residential properties. These views include those from the portion of the public footpath which crosses the Site, the houses which border the Site to the north and in the immediate vicinity on South Newington Road. There is also a view from the highest part of the public footpath on Hobb Hill, while views from other high points around the village, and from most of the other public footpaths are prevented by the undulating landscape, and the trees within it. Where views of the Site are possible, the new houses will be seen in the context of the rest of the village.



Map showing Site boundary and photo locations

Although the Site has a pleasant character, its eastern side is influenced by its proximity to the existing houses and the Recreation Ground. These urbanising factors affect the character of the Site's landscape. However, the character of the western part of the Site is influenced by the adjoining mature tree belts and woodland within The Slade Nature Reserve, and has a higher landscape quality and value. The development proposals therefore aim to include as much open space as possible within this western part of the Site. This will enhance the recreational value of the footpath through the Site by allowing for additional community facilities to be located here, and will add to the existing public open space on the south western side of the village.



Woodland within The Slade Nature Reserve

Hobb Hill

View from south eastern corner of Area B looking northwest

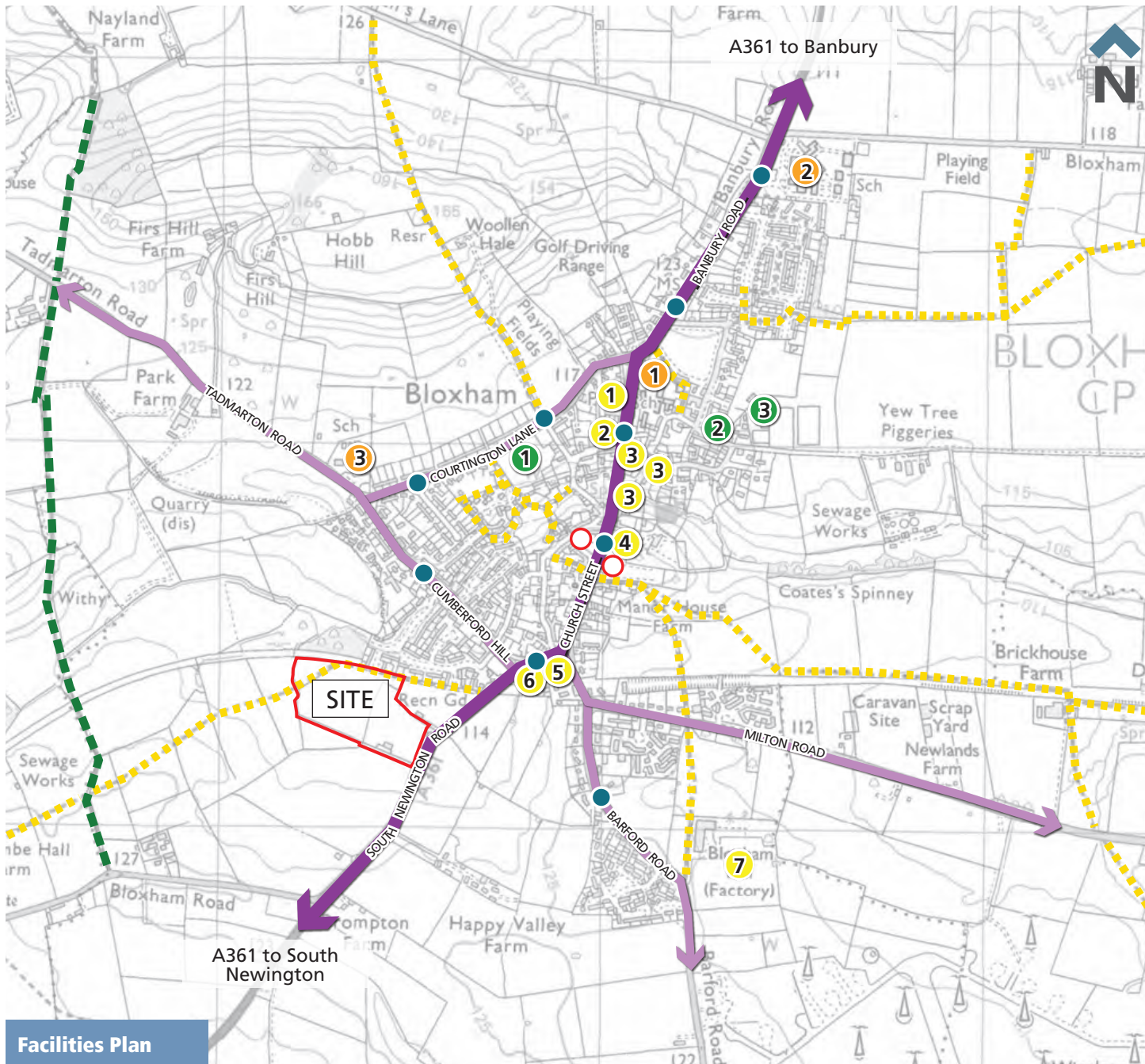
LOCAL BUILDING STYLES

The historic core of Bloxham is predominantly built from the local ironstone and displays a wide range of domestic architectural detailing. Due to the undisturbed nature of large areas of its vernacular architecture, particularly that from the 16th and 17th Centuries, the historic core of the village is designated as a Conservation Area. Building detailing within the village includes the use of ground floor bay windows, stone work detailing above doors and windows and the use of chimneys to add articulation and interest to the roofscape.



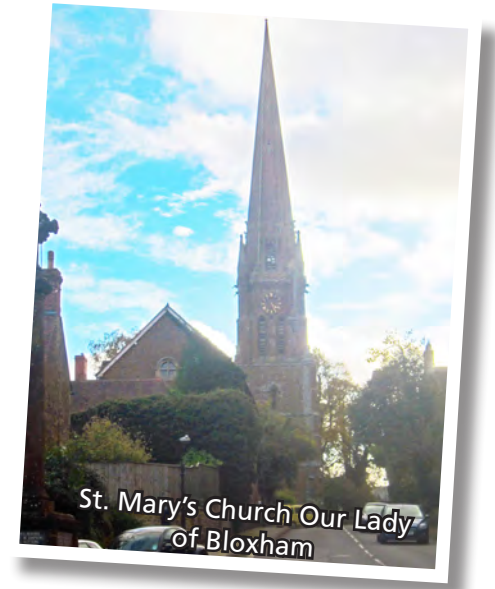
LOCAL FACILITIES

Bloxham supports a range of local services and facilities, which include three pubs, a GP surgery, a dental practice, a veterinary surgery, a petrol filling station, two churches, a number of local shops and a post office, a hairdressers, and a fish and chip takeaway. The village also benefits from having a village hall, playing fields and a bowls club. Bloxham is home to three schools; Bloxham C of E Primary School, the Warriner School and Bloxham School. South Newington Road Recreation Ground is located immediately to the north of the Site and includes a sports pavilion and a children's play area.



Facilities Plan

- | | | |
|-------------------------------|------------------------------------------|----------------------------|
| Site Boundary | Bloxham Cricket Club & Playin Fields | Bloxham Post Office |
| Main vehicular route (A361) | Bloxham BOWLS Club | Co-operative Supermarket |
| Secondary vehicular routes | Jubilee Park & Bloxham Football Club | Public House |
| Existing bridleway | Bloxham School | Bloxham Surgery |
| Existing Public Rights of Way | The Warriner School | Bloxham Veterinary Surgery |
| Existing bus stops | Bloxham Church of England Primary School | Petrol Station |
| Places of Worship | | Bloxham Business Centre |

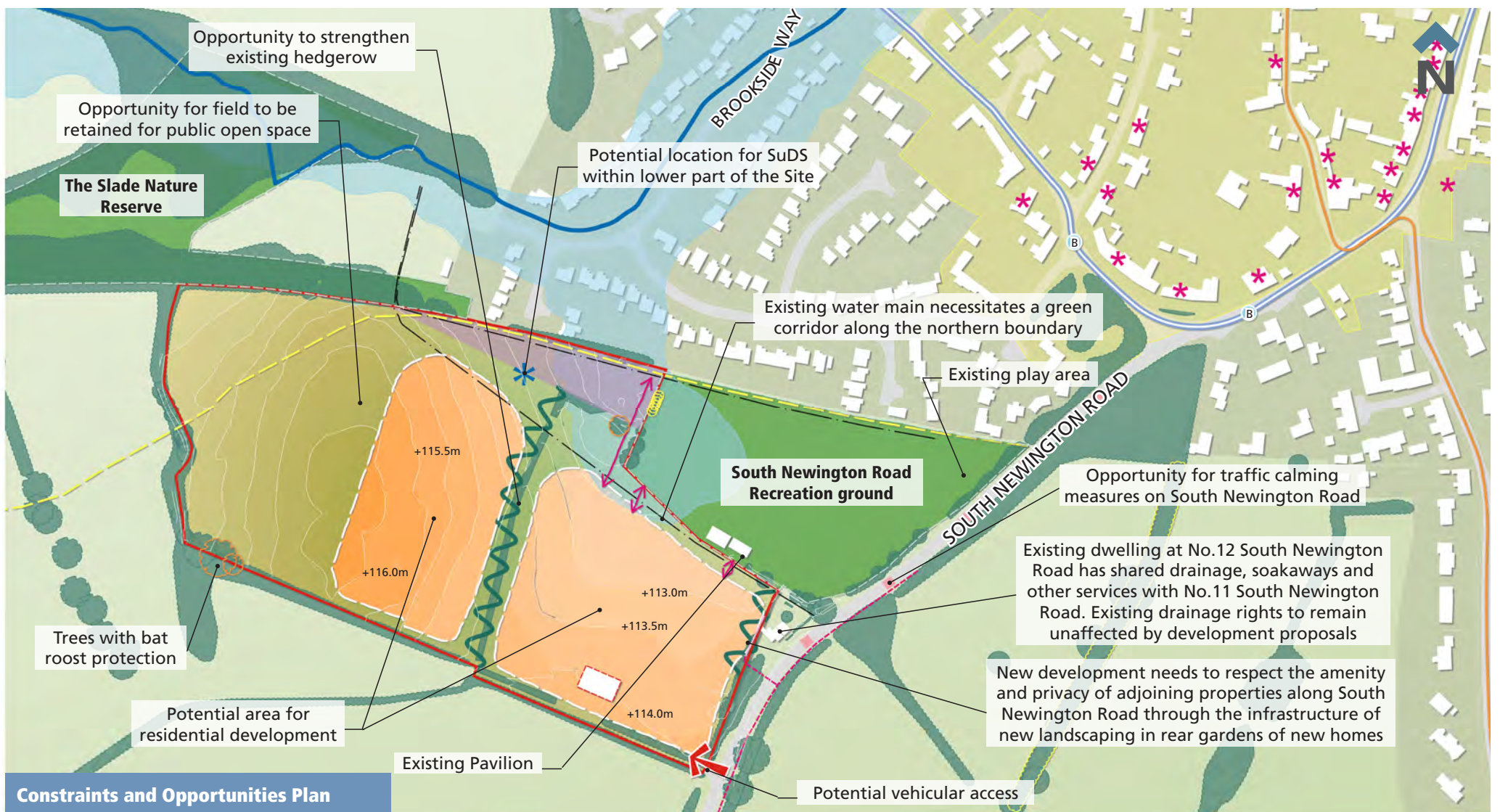


KEY CONSIDERATIONS

We have undertaken a thorough assessment of the Site and its surroundings in order to identify the features which should be protected, retained and enhanced as part of the development proposals. These considerations provide the opportunities and constraints for development and have been used to inform the preparation of the Development Framework Plan.

The opportunity exists to create a logical, yet carefully considered extension of Bloxham by locating a new residential development area that does not go any further west than the existing settlement edge directly to the north of the Site. This approach presents the opportunity for a large new area of public open space to be provided within the western part of the Site where a number of recreational benefits could be achieved for existing and new residents alike.

In locating the proposed new residential development, careful consideration has to be given to the areas of the Site that are liable to flood, the presence of two existing underground water mains and the need to maximise the retention of the Site's existing landscape features.























	Site boundary		Trees with TPO's (Tree Preservation orders)		Potential developable area
	Existing bus route and stops		Trees with bat roost potential		Potential open space
	Long distance cycle route 5/West Midlands Cycle Route		Extent of Flood Zone		Potential vehicular access point
	Existing green space (*Adopted Local Plan Policies Map July 2015)		Existing public footpaths		Opportunity to strengthen existing vegetation
	Conservation Area		Underground water mains (3m easement either side of pipeline)		Opportunity to remove building with the Site
	Listed buildings		Electric low voltage overhead cable		Potential pedestrian links to existing public footpath and recreation ground
	Existing watercourse		Electric HV 11kv underground cable		Opportunity for traffic calming measures on South Newington Road
Constraints			Legal right of access from Hyde Grove to recreation Area		Potential location for sustainable drainage features (SuDS)
	Contours				
	Existing vegetation				

The assessment of the Site and its setting has helped to inform the preparation of the Development Framework Plan. The outline proposals provide for up to 95 new homes, including a mix of house types, sizes and tenures. A number of design principles have influenced the development proposals for the Site. These principles are:

- The new homes will consist of a mix of detached, semi-detached and terraced homes, limited to 2 storeys in height.
- The development will be set within an attractive framework of open spaces, which include the provision of a new park in the western part of the Site. The new park will contain new landscaping, a trim trail and a new community pond.
- The new community pond will be a focal point for the new park and presents the opportunity to provide a valuable new wildlife resource.
- Vehicular access to the development will be from South Newington Road. The loss of a small section of the existing hedgerow will be mitigated with new hedgerow planting within the Site's new open spaces.
- A new detention basin located within the northern part of the Site will be provided as an integral part of the development's green infrastructure. The basin will store water during periods of heavy or persistent rainfall in order to maintain run-off not only from the Site, but also the recreation ground and wider area to present day conditions. The attenuation basin will be designed to create an attractive new landscape feature which complements the ecological objectives of the development's wider areas of public open space.



 Site Boundary	 Existing bus stop	 Proposed public open space to include new landscaping and SuDS features
 Proposed residential area	 Long distance cycle route 5/West Midlands Cycle Route	 Tree's with tree Preservation orders (TPOs)
 Proposed vehicular access point	 Existing public footpaths	 Proposed new structural vegetation
 Proposed main street through development	 Conservation Area	 Existing vegetation
 Potential pedestrian links to existing footpath and recreation ground	 Underground water mains (3m easement either side of pipeline)	 Potential location for sustainable drainage feature (SuDS)
 Proposed recreational routes	 Proposed farm access	 Existing water course
 Proposed TRIM trail training stations	 Proposed traffic calming measures on South Newington Road	

YOUR VIEWS

Your comments and suggestions will be taken into account when formulating the final planning application submission. All comments and feedback will be provided to the Local Planning Authority as part of the planning application.

Once a planning application has been submitted you will also be able to make further representations to Cherwell District Council, who will take these into account before making their decisions on the planning application.

You can keep up to date on progress using our dedicated website which provides further information and includes an online feedback form for making comments.

THANK YOU FOR TAKING TIME TO VIEW OUR PROPOSALS.

How do I comment?

Comments can be sent via:

www.YourViews.co.uk/bloxham

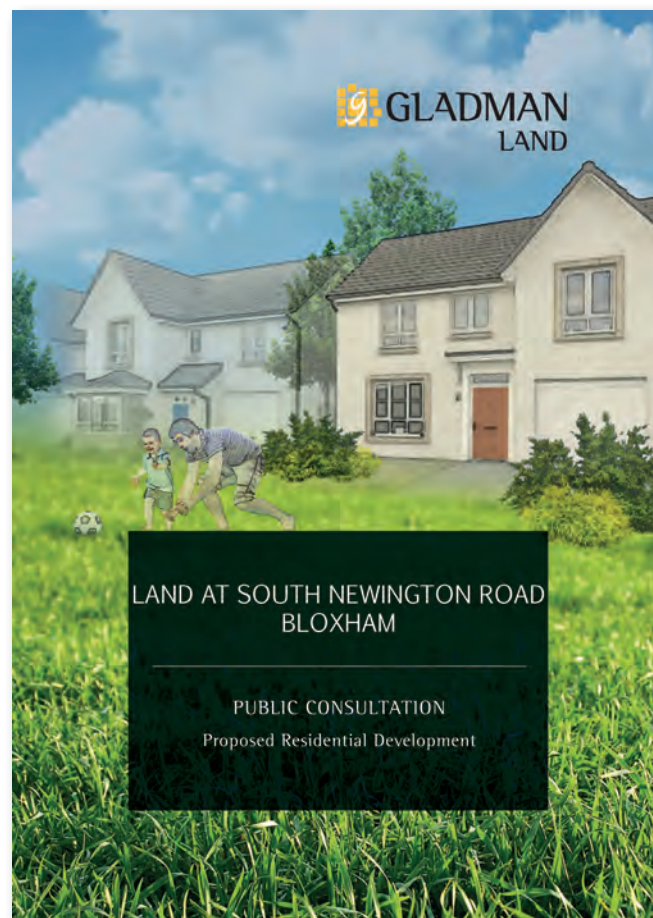
You can respond by email:

comments@your-views.co.uk

(Using Bloxham as the subject line)

Or by post:

Your Views - Bloxham
Gladman Developments Ltd.
Gladman House
Alexandria Way
Congleton
CW12 1LB



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 F

Consultation Feedback

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Samuel Pugh

From: Russell clark [REDACTED]
Sent: 28 July 2019 23:57
To: YourViews; [REDACTED]
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Sun, 28 Jul 2019 23:57:17 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I think the main worry is about the impact on an already well subscribed primary school. Warrener is expanding and has land to make the mess art changes but Bloxham primary would loose valuable space in expansion was needed.

Also increased traffic through the high street in Bloxham would make the gridlock at rush hour even worse.

That being said the local facility's would be boosted. Pubs need people and this would hopefully provide setter catchment for them and the local shops.

Are there any other comments you would like us to consider?: Investment in pre existing local amenities such as the jubilee park and hall. Also maybe some in the rec ground nearby instead of the small basic rec grounds put into all these new estates.

Prefix:: Mr

Your name: Russell clark

Your email: [REDACTED]

Address: 25 Collins drive bloxham

Postcode: Ox154fr

Samuel Pugh

From: Rod Harvey [REDACTED]
Sent: 02 August 2019 15:56
To: YourViews; [REDACTED]
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Fri, 02 Aug 2019 15:55:30 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Bloxham has continued to have building work over the last 5 years. It was deemed that no more building of 'estates' would happen for some years. Your proposed development would could ruin the character of the village while estate development would overwhelm it. The protection of Bloxham's visual, historic and archaeological qualities is also supported by many groups.

The proposed siting of the development is particularly ill-considered: it is very close to an Nature reserve and ancient woodland. The site in question is used by many villagers and tourists for recreation and walking dogs, and building here would both diminish the striking view of the surrounding area. It is also part of a floodplain and the new development would only risk other areas greater flooding.

Would you like to suggest any changes to improve the proposals?: This is not a question for someone who rejects the proposal for the planned build.

Are there any other comments you would like us to consider?: I will strongly support and continue to reject this build plan as do the pressure group from in and around Bloxham.

Prefix:: Mr

Your name: Rod Harvey

Your email: [REDACTED]

Address: Bloxham

Postcode: ox154nz

Samuel Pugh

From: Ray Guzenda [REDACTED]
Sent: 29 July 2019 13:34
To: YourViews; [REDACTED]
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Mon, 29 Jul 2019 13:33:37 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham>

Are there any other comments you would like us to consider?: I have not placed any comments into the above two boxes as I believe that this proposal is not viable in a small village such as Bloxham and submit my object to this plan. It's certainly important to build new housing and accommodate families with a place to live. Unfortunately when proposals are made to build (especially in small villages) there is little real consideration for the current infrastructure, this includes schools, shops and roadways. We have already had four major housing developments within the past 10 years (including one which you were involved with). Each time it was noted that traffic and congestion would be looked into and resolved but nothing has ever been done to ease the pressure of busy traffic on the A361 at the mini roundabout and especially the shops in the village centre where traffic is at a standstill at peak times. Traffic calming measures along the A361 near your proposed development would only increase traffic waiting times and continued congestion, especially with residents joining from the proposed new estate. I would also determine that these residents would add to the cars parking outside the Bloxham Coop and adding to the standstill problems as cars try to get past, including large lorries and HGVs that use this main route each day to get to Banbury and the M40 and Chipping Norton and the Cotswolds. Traffic is just one of the issues that I wish to highlight at this stage, but my main point is to present my objection to your plan/proposal.

Prefix: Mr

Your name: Ray Guzenda

Your email: [REDACTED]

Address: 44 Gascogine Way, Bloxham

Postcode: OX15 4TL

Samuel Pugh

From: PETER MCARDLE [REDACTED]
Sent: 29 July 2019 21:02
To: YourViews
Subject: Bloxham

Good evening,

I refer to your proposal for a development in Bloxham. There are other reasons for opposing the development, which I (and probably many others) will articulate to the Local Authority at the appropriate time, but the traffic/environmental issues are going to be significant factors. The A361, through Bloxham, has parking and traffic levels that are already way above a safe level and the fumes from blocked traffic are awful. This is also the case at the small island where the Barford Road joins the A361. The benefits of extra trade to the local shops/businesses is mentioned in your consultation document but it is already almost impossible to park in the vicinity. If a space can be found then the proximity of large articulated vehicles passing is frightening. As previously mentioned, the area is frequently blocked by traffic flow and the pollution is terrible - It is probably common sense to say that a hundred extra families will only make the situation far worse.

Probably enough said for now but I suggest that someone from your planning staff should stand outside of the shops, particularly during busy/peak times. School term time obviously adds massively to the problem.

Peter McArdle.

Sent from my iPad

Samuel Pugh

From: Mr & Mrs Lee [REDACTED]
Sent: 27 July 2019 20:34
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham

Date of Submission: Sat, 27 Jul 2019 20:34:13 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Yes respect those whom have & continue to have worked hard in life to purchase the homes we have in the locations we have based on what was around us at the time!! We didn't and wouldn't have bought where we are on the basis of your so called development being there, in fact we would have avoided bloxham all together had we known these developments were going to be planned!!!! It's unfair to then destroy the investments we work hard for. You put social properties amidst these developments and wonder why our houses get broken into, why children become unsafe and why the beautiful rural villages people choose to buy in become nothing but experimental towns, you are destroying the community & it's unfair!! Reflect on how you might feel you aren't t even in Oxfordshire, is this proposed plan outside your window that's currently rural fields, can guarantee not!

Would you like to suggest any changes to improve the proposals?: Yes build elsewhere bloxham has been expanded enough!! There have been too many already. It's about time you listened to feedback not just skip through the consultation process. What about the houses already on the edge looking out to beautiful pastures because they chose to and paid to? We don't want houses built there it's terrible.

Are there any other comments you would like us to consider?: We purchased our home two years ago based on being in a quiet street on the very edge of bloxham looking out over country views and fields. Our street will be impacted upon by your proposal, no longer having open views but putting us in the middle of further developments!!! It's horrendous! Our quiet street will become a through access for your proposed new homes. Ours are all private owned properties, I don't want to live by shared ownership and the social housing thrown in which it will be as all new developments do. I paid high amounts for my property based on the location, quietness and nature of the immediate residential area and country views. You are destroying that and making bloxham into no longer a beautiful village but a massive estate... it's disgusting!!

Your name: Mr & Mrs Lee

Your email: [REDACTED]

Address: 2 colesbourne rd

Postcode: ox15 4TB

Samuel Pugh

From: Linda King [REDACTED]
Sent: 27 July 2019 18:14
To: YourViews
Subject: Proposed development on South Newington Road, Bloxham

The amount of traffic, much of it heavy goods vehicles, already causing chaos to the village as it uses the A361, and the accompanying pollution already blighting the children of our village, makes it absolutely impossible to contemplate the result of a further hundred houses – that's a minimum of 200 more cars, 200 more school places needed, hospital beds etc.

Bloxham has taken the hit for every property developer on the planet; time to hit on somewhere else!
Or are you going to use all that profit on providing a by-pass? No?
I didn't think so!

And neither will Oxfordshire County Council, nor the government, nor anyone else, so all you would bring to our village is more traffic, more pollution, more overcrowding and more mess.

Best wishes
Linda King

Samuel Pugh

From: Karen Hart [REDACTED]
Sent: 27 July 2019 20:22
To: YourViews
Subject: Bloxham Development

It is wholly unacceptable to build on this site. The traffic increase on that particular stretch of road through Bloxham Main Street would be unfair to residents and unsafe for children.

It is already under pressure through Bloxham with no safe pavement or cycle lanes for our children to get to school, and by increasing the amount of people and cars will most certainly exacerbate the current situation.

The recreation ground next to this site is a great open space used by all, whether walking dogs, playing football or just getting out. 95 houses will cause enclosure and claustrophobic views on a beautiful spot in our village.

I am not in favour of this proposal.

Kind regards
Mrs K Hart

Sent from my iPhone

Samuel Pugh

From: Jenny Byrd [REDACTED]
Sent: 28 July 2019 09:56
To: YourViews
Subject: OBJECTION to planning at Bloxham

This is a formal objection to planning for more houses to be built by the recreation ground in Bloxham. We chose to live in a village - not a town!!!

Also:-

How could Bloxham Benefit? Gladman believe extra population will provide an opportunity to improve the range and quality of local services. This rather ignores the constraints at work. The primary school has no room to expand further. The Warriner School is already having to expand and struggling to offer a way of doing so without further increasing the school-run traffic chaos on the A361. Trade at the High St shops is limited by parking rather than population and we know from the data used by major retailers this new development is well beyond the distance most people are willing to walk with shopping. We have already had very many 'affordable' new homes in the past few years only a tiny minority of which went to people with a strong village connection.

Why Bloxham? Gladman argue this is a suitable and sustainable location for new development. The recent Neighbourhood Plan documentation challenged such assumptions on a whole range of measures including traffic, retail, parking and schools. That plan was accepted and approved by Government Planning Inspectors.



Accident 150m from proposed access road

Will our roads cope? We've all seen developer traffic reports worthy of consideration for the Man Booker prize for fiction! The recent Gladman (Bovis) Estate on the Barford Road was approved on the condition that solutions to the traffic congestion at the mini-roundabout were sought. Three years later clearly no solution has been forthcoming: that's because there *is no solution*. Gladman are now suggesting building 95 new homes within a few hundred metres of this roundabout. As a comedian once said "It's Déjà vu all over again!"

Will our local services be able to cope? As previously mentioned it asserts that increased population equates to a boost to the local economy: either a naive or deliberately misleading statement that pays little heed to the realities of life in a village that has already almost doubled in size in recent years.



Bloxham Recreation Ground – previous floods

Will it increase the risk of flooding? Developers do have a responsibility to mitigate any increased risk. Residents will know that the adjacent slade nature reserve and the recreation ground flood rather more often than one would like – but Gladman correctly state the proposed site is not amongst the higher flood risk areas of the village. Given our increasingly extreme weather the question is – will proposed attenuation basins *guarantee* that the inevitable increased surface water run-off won't overwhelm an already struggling water network?

Does it comply with Local Planning Law? It is a *major development outside of the built-up boundary of the village* and so is certainly not compliant with the Neighbourhood Plan.

Also by extending the boundary down the South Newington Road it sets a potential precedent meaning that the fields on the opposite side of that road running up to the back of the Barford Road and the Bloxham Park Estate – for which planning permission has previously been considered – would likely be re-considered for categorisation as infill status.

J Byrd

Samuel Pugh

From: Ian Hampton [REDACTED]
Sent: 28 July 2019 08:56
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Sun, 28 Jul 2019 08:55:50 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Look elsewhere.

Would you like to suggest any changes to improve the proposals?: Look elsewhere.

Are there any other comments you would like us to consider?: This proposal seems to contradict everything that was agreed in the Neighbourhood Plan. Our primary school is at capacity and is physically unable to expand further, the facilities and road network within the small village are already stretched and constrained by the limits of listed buildings. This is the last thing that Bloxham needs and we will do everything in our power to object to any further development on this scale.

Your name: Ian Hampton

Your email: [REDACTED]

Address: 2 Gascoigne Way

Postcode: OX15 4TL

Samuel Pugh

From: Graham Eccles [REDACTED]
Sent: 29 July 2019 09:58
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Mon, 29 Jul 2019 09:57:40 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I disagree with this development for the following reasons

- 1)It is a major development outside of the built-up boundary of the village. This is not in accordance with the local plan which has been approved
- 2)The local services cannot cope the Bloxham School is struggling to expand and the Warriner school is already over subscribed and having to expand
- 3) Bloxham has expanded significantly over the last 10 years and therefore this is enough to drive additional local services with the issue for local businesses being lack of parking not footfall
- 4) Traffic is getting worse and worse and this out of village development will only make this worse

Your name: Graham Eccles

Your email: [REDACTED]

Address: The Croft
Little Bridge Lane
Bloxham

Postcode: OX15 4PS

Samuel Pugh

From: Gerard Flynn [REDACTED]
Sent: 30 July 2019 15:09
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Tue, 30 Jul 2019 15:08:52 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: I say no to this proposal to build on this Green belt land. There has already been significant erosion of the green belt around Bloxham, due to recent housing developments. I have not objected before, as I felt that a reasonable quantity of new houses should be built to accommodate the growing numbers of people living in this area. I believe that any further developments in Bloxham would significantly change the character of the village and add further pressure on local services. Traffic is already chaotic and this development will add more vehicles, regardless of “traffic calming” measures.

Are there any other comments you would like us to consider?: Develop brownfield sites, there are a number in the Banbury area.

Your name: Gerard Flynn

Your email [REDACTED]

Address: Home Farm cottage, Barford Road, Bloxham.

Postcode: OX15 4EZ

Samuel Pugh

From: donaghy [REDACTED]
Sent: 27 July 2019 17:27
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham

Date of Submission: Sat, 27 Jul 2019 17:27:14 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: ridiculous place for a development which impacts on not only Bloxham but Milcombe. This dangerous road with a bend and humped back bridge is notorious for accidents already.

Anyone who tries to go towards Banbury from Chipping Norton will know that this is already over congested. I already have to sit from before the proposed entrance in queuing traffic to get through the mini roundabout . In the evening I have sat in traffic as far back as Bloxham school to get through the village.

Would you like to suggest any changes to improve the proposals?: don't build it

Prefix:: Mr & Mrs

Your name: donaghy

Your email: [REDACTED]

Address: 18 new rd

milcombe

oxon

Postcode: Ox154rj

Samuel Pugh

From: Clive and Patsy Millward [REDACTED]
Sent: 30 July 2019 15:51
To: YourViews
Subject: BLOXHAM
Attachments: PC130002.JPG; 014.JPG; 015.JPG

We have received your document re proposed residential development, etc. Firstly, a good point is the access from the A361 and NOT Hyde Grove. The latter would have caused extreme concerns re the safety of residents, especially children and the old, with the increased traffic volumes.

Our concern is the flooding that occurs in heavy rainfall situations which is added to by the fact that there are a number of springs in the land proposed for usage and land surrounding that. We recognize that you have taken some steps to alleviate this becoming a real problem but the volume of water may well exceed what the proposed holding pond could accommodate. I have many pictures from over 20 years ago showing flooding that can occur and have attached some of the most recent ones. You can see that the amount of water must be many hundreds of gallons. The pictures were all taken from the end of our garden which will overlook the new pond area.

Finally for now, what fencing will be put in place at the end of residents gardens? We look forward to your response.

Regards
Mr & Mrs C Millward

Sent from [Mail](#) for Windows 10

Samuel Pugh

From: clifton841 [REDACTED]
Sent: 27 July 2019 17:12
To: YourViews
Subject: Planning near the recreation ground

This must be stopped.

I thought that building on green field sites was a no no? Like you say, there is no adequate infrastructure to support it and no, it will not help Bloxham in anyway.

Please do all you can to stop it. Quote the local plan back at them. Doesnt Bloxham have a community plan? When I was on Milcombe PC, I realised that if you cant give a reason for not building on a plot of land, then it becomes "fair game" for anything. You must ring fence every inch.

Mary Clifton, 2 Newcombe Close, Milcombe

Sent from Samsung tablet.

Samuel Pugh

From: Clare Wood [REDACTED]
Sent: 31 July 2019 13:18
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Wed, 31 Jul 2019 13:18:05 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: 1) we have had too much housebuilding in Bloxham - Bloxham is a rural village, and the new houses are turning it into a town
2) this development is not part of the Bloxham village plan
3) it is outside the current village boundary, and would set a complete precedent on this. a mass of follow-on building could then follow - all the way behind this devt to Milcombe, on the other side of the A361 to the Barford Road
4) Schools are full up, and road approach along the A361 into Bloxham very congested already. we do not want more traffic
5) despite reference to traffic calming, the exit onto the main road is dangerous - it is one of the most dangerous A roads in the country
6) the area you want to build on is an area of beauty, with a whole selection of wild-life, and one of Bloxham's main dog-walking routes. You would take this all away

Would you like to suggest any changes to improve the proposals?: No - WE DO NOT WANT THIS DEVT

Prefix:: Mrs
Your name: Clare Wood
Your email: [REDACTED]
Address: Stonegate
4 hartshill close
Postcode: OX154QH

Samuel Pugh

From: Alison Bentley [REDACTED]
Sent: 27 July 2019 18
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham

Date of Submission: Sat, 27 Jul 2019 18:25:55 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/bloxham>

Looking at the plans, do you have any comments that will help us shape our masterplan?: This proposal is taking the housing development outside of the current built-up boundary and so is NOT compliant with the Neighbourhood plan which has been agreed by the Government Planning Inspector.

Would you like to suggest any changes to improve the proposals?: There are no changes that can be made to the plan other than to not go ahead with it!

Are there any other comments you would like us to consider?: The roads are unable to cope as it is with the additional traffic from the existing sites being built, this will be putting a bigger strain on the mini roundabout at Barford Road junction. The schools are unable to cope with the additional children already moving into the village with no where to expand to at the Primary school and the Warriner without causing a big traffic/safety problem on school-run. The infrastructure can not cope with the additional residents ie doctors, dentists appointments becoming few and far; shops have limited parking spaces giving cause for problems with inappropriate parking causing blockages on the A361 leading to tailbacks through the village causing impatient manoeuvres which cause accidents. As well as this because of the distance from the shops the parking will be stretched even more in the fact that people will not be prepared to walk the distance to the shops and so will drive, adding further to the implications of my previous sentence. Water and electricity supplies are also stretched to capacity with their ineffective and crumbling lines and pipework regularly causing power cuts and water shortage through burst mains. Broadband and mobile facilities are also providing a slow and poor service/reception. We have a fairly high problem with flooding in the village which again developments are causing a bigger problem by taking away drainage and not replacing with suitable alternatives. Water needs somewhere to drain away into otherwise it becomes a high risk surface water this then needs to be pumped away by the fire brigade putting a bigger strain on their resources. I have lived in Bloxham for 20 years and the facilities have not grown with the village at all. So unless you are a fairy godmother with a magic wand and a never ending cash supply the above points will not be resolved.

Prefix:: Mrs

Your name: Alison Bentley

Your email: [REDACTED]

Address: 4 Greens Garth
Bloxham

Postcode: OX15 4NR

Samuel Pugh

From: Adrian & Dawn Burton [REDACTED]
Sent: 31 July 2019 18:02
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham
Date of Submission: Wed, 31 Jul 2019 18:02:28 +0100
Your server: www.your-views.co.uk
URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Please don't build on this land

Would you like to suggest any changes to improve the proposals?: No simply withdraw the plans

Are there any other comments you would like us to consider?: We have lived in and around Bloxham for the last 30 years and we have seen Bloxham Blitzed with housing developments over the last 5 years. Whilst we understand there is a need for new houses Bloxham has had more than most and it needs to stop. We are saddened that the lovely countryside and wildlife we have enjoyed while living here is now being decimated. Your comments about enhancing the environment do not make sense because you are taking away our fields and reducing the wildlife habitat and no matter what you say that is fact.

Traffic congestion has increased significantly and this development will add to that. Your suggestion to add traffic calming will just reduce the flow and make matters worse. We only have a small GP surgery which is now stretched and we are having to wait longer for an appointment which again was not the case a few years ago. I am afraid we do not believe that you will be funding doctors and schools as part of this project which needs to be halted.

Prefix:: Mr & Mrs
Your name: Adrian & Dawn Burton
Your email: [REDACTED]
Address: 18 Cherrys close, Bloxham
Postcode: OX154TD

Samuel Pugh

From: S Clayton [REDACTED]
Sent: 04 August
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham

Date of Submission: Sun, 04 Aug 2019 21:40:16 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: Don't build here. Bloxham cannot function with any further increase in traffic or residents. Our infrastructure is not strong enough, we have a lack of public transport links and any additional traffic will cause huge impacts on existing resident. In addition, how will our limited shops and schools cope with an influx of new residents? This development is totally counter to our neighbourhood plan, you are ignoring the local residents

Would you like to suggest any changes to improve the proposals?: As above. Do not build here

Are there any other comments you would like us to consider?: Please take into account our Neighbourhood plan which makes Bloxham residents views clear. We have had. More than our fair share of building here and promises made and broken by developers. It needs to stop.this new development will impact directly on an already blocked up road with no solution proposed.

Your name: S Clayton

Your email: [REDACTED]

Samuel Pugh

From: Peter & Susie Piddock [REDACTED]
Sent: 03 August 2019 20:02
To: YourViews; test@pearsontreehouse.co.uk
Subject: Comments - Bloxham

Bloxham

Form Name: Bloxham

Date of Submission: Sat, 03 Aug 2019 20:02:16 +0100

Your server: www.your-views.co.uk

URL of page containing form: <http://www.your-views.co.uk/bloxham/>

Looking at the plans, do you have any comments that will help us shape our masterplan?: No. The plan is unacceptable to Bloxham residents and does not comply with the agreed Bloxham Plan. It should be withdrawn immediately.

Would you like to suggest any changes to improve the proposals?: Cancel the project

Are there any other comments you would like us to consider?: Bloxham primary and secondary schools are already at full capacity. Local businesses in the village can't benefit because parking spaces are already optimised. Traffic through the village is already at an unacceptable level. Village infrastructure such as the surgery and dentist are at capacity.too.

We can see no upside whatsoever to your proposal -particularly as large numbers of new homes are already scheduled for construction in the Banbury area. Your proposal reeks of speculative greed.

Prefix:: Mr & Mrs

Your name: Peter & Susie Piddock

Your email [REDACTED]

Samuel Pugh

From: Neil Halliwell [REDACTED]
Sent: 05 August 20
To: YourViews
Subject: BLOXHAM

We have just received your leaflet concerning your proposed residential development on land adjacent to South Newington Road in Bloxham.

In our opinion, Bloxham has already 'done its bit' in terms of providing new housing development within the village boundaries and we fundamentally object to any further housing development within the village, including your proposal.

We have read your leaflet thoroughly and, based on our local knowledge and experience of village services and traffic, rather than that provided by 'studies' and 'analysis' and 'expert opinion', do not accept any of the arguments you put forward to support your proposal.

Why Bloxham?

Why indeed. This village has already 'done its bit' in terms of providing space for new housing development and new proposals of this nature are neither required nor welcomed

Will our roads be able to cope?

Traffic through the village is already extremely heavy and any new developments will only add to the volume of traffic. Enough is enough. Traffic calming and a new access road to the site will only contribute further to the problem

What kind of housing will be provided?

Bloxham does not need any further three, four or five bed-roomed houses. What it needs is more single story bungalows where older people who wish to stay in the village can 'downsize' to, thereby freeing up their existing three, four and five bed-roomed properties to newcomers who are looking for properties of that size.

Will our local services be able to cope?

Boosting the local economy? Filling station and pubs, maybe. Village shops....debatable to say the least. Apart from anything else, the village centre struggles for parking space as it is and increased on the road parking in the centre of the village will only add to the traffic queues through the village at peak times.

Will it increase the risk of flooding?

Despite your so called reassurances, more concrete and tarmac means more run off water which has to dissipate somewhere. The simplest solution is not to build on the site in the first place as nature has done a more than adequate job of looking after these areas.

What would this mean for the local economy?

Significant increase in local spending? What? When most of the people will use their cars to travel to the larger town based supermarkets for their shopping, thereby adding to the traffic problems?

Reduction in commuter levels to surrounding employment areas? Please tell me you are having a joke. Even with the the questionable 'increase in the number of people working from home', the majority of people likely to live in these properties will without question be commuting to and from their place of employment by car.

Will our services be able to cope?

Local services are already under heavy pressure with the village population at its current level. No new developments putting even further pressure on these services is either necessary or welcome. ' Financial contributions ' where there is deemed to be a need or which are ' subject to planning permission ' are cheap words as there is no guarantee that you will either carry out these ' contributions ' or that they could actually be put in place in reality. Enough is enough.

What impact will it have on our environment?

Quite simply.....a negative one. No one in their right minds seriously believes that new houses, concrete and tarmac ever did anything significantly positive for flora and fauna. Nature has looked after this area extremely well over the decades and doesn't need a new housing development to ' improve ' on what it's been doing itself for centuries. It isn't broken, so it doesn't need fixing.

As you may have gathered, we have no enthusiasm for your proposed development and guarantee that we will object to the proposal at every appropriate level.

Yours sincerely

Neil & Eileen Halliwell

Sent from my iPad

Appendix G

Engagement with Other Stakeholders

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School Admissions Team
County Hall
New Road
Oxford
OX1 1ND
admissions.schools@oxfordshire.gov.uk

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB
T: 01260 288800
F: 01260 288801
www.gladman.co.uk

By e-mail only

25 July 2019

Dear Sir/Madam,

Land at South Newington Road, Bloxham

Gladman Developments Ltd are considering a development proposal on a site at Bloxham. The indicative proposal is for up to 95 dwellings*, a proportion of which would be affordable.

As part of the background research for this proposal, I would be most grateful if you would provide the following information:

1. What is the current capacity of the schools found within the catchment area that would serve development in Bloxham, namely:
 - Bloxham Church of England School.
 - The Warriner School.
2. Whether there is presently a surplus or deficit situation in these schools?
3. The existing on roll pupil statistics and projections for enrolment within the next five years for these establishments.
4. Are there plans for the expansion of schools in Bloxham?

If you require any further information or would like to discuss the requests we have made, please do not hesitate to contact me.

Yours sincerely,

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

*Please note that these proposals are indicative at this time and the proposed housing numbers are likely to be subject to change.

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NHS Oxford CCG
Jubilees House,
5510 John Smith Drive,
Oxford Business Park South
Oxford
OX24 2LH
Oxon.gpc@nhs.net

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

T: 01260 288800

F: 01260 288801

www.gladman.co.uk

25 July 2019

Dear Sir/Madam

Re: Proposed residential development on Land at South Newington Road.

Gladman Developments are one of the UK's largest land developers specialising in strategic land for residential use. We are now promoting the above site for a residential development that could potentially deliver up to 95 new homes. I enclose our consultation leaflet outlining the proposals, which is being delivered to approximately 650 homes within Bloxham, as part of our pre-application, public consultation process.

The site is approximately 6.00 Hectares in size, and we envisage developing high quality family houses of which approximately 35% would be affordable properties.

We recognise that new development can affect communities in a number of different ways and understand that you may have concerns, given the potential increase in patient numbers that a new development may generate. However, we believe that your surgeries may have capacity for additional patients, but we would greatly appreciate your confirmation of this and any constructive comments you may have.

Engaging with stakeholders early in the planning process helps us to better understand the concerns and aspirations of the community and allows us to incorporate solutions in the proposals rather than as an afterthought.

Thank you for your time and we look forward to hearing from you.

Yours faithfully,

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

Samuel Pugh

From: CAMPBELL, Fergus (NHS OXFORDSHIRE CCG) [REDACTED]
Sent: 25 July 2019 13:39
To: Samuel Pugh
Subject: RE: Proposed Housing Development

Dear Sam,

Thanks for your quick response and detail of the proposed residential development at Bloxham.

NHS Oxfordshire CCG welcome the comment “financial contributions will be made where there is a need to increase capacity in these services, such as the local schools and GP surgery.”

Our current assessment is that such a development is likely to require extra capacity in primary medical care to serve the increased population. Our agreed policy is to seek developer contributions for health infrastructure of £360 per person for new housing developments requiring extra provision.

$95 \times 2.4 \text{ people} \times \text{£}360 = \text{£}82,080.$

I would be happy to discuss this further with you,

Fergus

Fergus Campbell | Locality Co-ordinator – North, West & South East | NHS Oxfordshire Clinical Commissioning Group

Jubilee House 5510 John Smith Drive Oxford Business Park South Oxford OX4 2LH | Tel: 01865 336828 | Mobile: 07798 693940

Email: fergus.campbell@nhs.net | Web: www.oxfordshireccg.nhs.uk

From: Samuel Pugh [mailto:S.Pugh@gladman.co.uk]
Sent: 25 July 2019 13:11
To: CAMPBELL, Fergus (NHS OXFORDSHIRE CCG)
Subject: RE: Proposed Housing Development

Dear Fergus,

Thank you for replying to my query, and please accept my apologies for failure to attach the consultation leaflet. I attach it here. If there's any further information you require, that will assist you in informing our proposals, please do not hesitate to contact me.

Many thanks,
Sam

From: CAMPBELL, Fergus (NHS OXFORDSHIRE CCG) [REDACTED]
Sent: 25 July 2019 12:14
To: Samuel Pugh <S.Pugh@gladman.co.uk>
Subject: RE: Proposed Housing Development

Dear Samuel,

Thanks for your letter- you mention a consultation leaflet about the proposed development but this wasn't enclosed.

OCCG would like to comment on this development when you have provided more details.

Thanks,

Fergus

Fergus Campbell | Locality Co-ordinator – North, West & South East| NHS Oxfordshire Clinical Commissioning Group

Jubilee House 5510 John Smith Drive Oxford Business Park South Oxford OX4 2LH | Tel: 01865 336828 | Mobile: 07798 693940

Email: fergus.campbell@nhs.net | Web: www.oxfordshireccg.nhs.uk

From: Samuel Pugh [<mailto:S.Pugh@gladman.co.uk>]

Sent: 25 July 2019 09:26

To: GPC, Oxon (NHS OXFORDSHIRE CCG)

Cc: Rachael Evans; Adam Day

Subject: Proposed Housing Development



Dear Sir/Madam

Please see attached a letter in relation to a proposed residential development in Bloxham, Banbury.

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.uk

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FAO Affordable Housing Officer
Bodicote House
Bodicote
Banbury
Oxfordshire
OX15 4AA
Strategic.housing@cherwell-dc.gov.uk

Gladman House, Alexandria Way
Congleton Business Park
Congleton, Cheshire
CW12 1LB
T: 01260 288800
F: 01260 288801
www.gladman.co.uk

25 July 2019

Dear Sir/Madam

Cherwell District Council Housing Needs

Gladman Development Limited (Gladman) are considering an outline planning application within Cherwell District Council. In order to help inform our proposals, I would be grateful if you would provide the following information:

- What is the overall level housing need in the District?
- How many of these households are in significant need?
- How many households are listed on the Council's register for affordable housing with Bloxham as their preferred location?
- How many of these households have a current local connection to the Bloxham area (i.e. are living within the settlement)?
- What type, mix and size of affordable housing is required in Bloxham?
- Would off-site contributions towards affordable housing (either in whole or part) be more beneficial?

I trust you have sufficient information to respond to my request. However, if you do require any additional information please do not hesitate to contact me.

Yours sincerely,

Samuel Pugh

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

Samuel Pugh

From: Strategic Housing Planning Consults <Strategic.HousingPlanning2@Cherwell-DC.gov.uk>
Sent: 01 August 2019 10:24
To: Samuel Pugh
Cc: Rachael Evans; Adam Day
Subject: RE: Proposed Residential Development

Hello Samuel,

Thank you for your enquiry. Allow me to address each of your points in order.

1. There are currently 1,052 households on the Cherwell District Council housing register.
2. Of these 1,052 households, 82 of these households are deemed to be in "urgent" need (referred to as Band 1) and 343 are deemed to be in "significant" need (referred to as Band 2).
3. Cherwell District Council does not use a 'preferred location' system on its Choice Based Letting housing register - applicants who qualify to join can apply to bid on appropriately sized properties anywhere within our district.
4. Of the 1,052 households, 17 of these meet at least one of the criteria to be classified as having a verified village connection to Bloxham. It should be noted that there are other possible reasons for a village connection to be established along with residence – there is also employment and the residence of a close relative.

Being a majority rural district, 1 in every 2 new build social housing lets in villages (and 1 in every 3 upon subsequent re-lets) is assigned as a 'preference' to applicants who have a village connection that that particular village.

5. Without knowing any details of proposed development, we would be looking at a general mix of:

If the site is of ≥ 11 units (or of a density which could accommodate ≥ 11 units – i.e ≤ 30 dph, as per Local Plan Part 1, Policy BSC2) then 35% of the site would be allocated to affordable units (in compliance with Local Plan Part 1, Policy BSC3). Of this 35% affordable units on the site, we would need a 70/30 split between the rented units and Shared Ownership units - which is also in line with Local Plan Part 1, Policy BSC3 again. With regard to the 70 split of the rented units, we have a need for units let at Social Rent levels as opposed to Affordable Rent levels.

Regarding the sizes, we would be looking at something similar to:

- 1 bed, 2 person Maisonettes - 30%
- 2 bed, 4 person Houses - 45%
- 3 bed, 5 person Houses - 20%
- 4 bed, 6 person Houses- 5%

This blends the findings of the most recent county-wide Strategic Housing Market Assessment, with our own district-specific levels of housing need data to create a mix that best benefits our community.

6. Generally we would always want the actual affordable unit provided instead of a commuted sum, but it might be possible that in certain rare, unprescribed scenarios we may ask for this on occasion.

I hope these responses satisfy your enquiry, but if you require any further information – please do not hesitate to come back to us again.

Kind regards,

Alex

Alex Rouse *BSc(Hons), HNDip(Dist), CIHCM*
Strategic Housing Facilitator
01295 221895

From: Samuel Pugh <S.Pugh@gladman.co.uk>
Sent: 25 July 2019 09:33
To: Strategic Housing Planning Consults <Strategic.HousingPlanning2@Cherwell-DC.gov.uk>
Cc: Rachael Evans <R.Evans@gladman.co.uk>; Adam Day <A.Day@gladman.co.uk>
Subject: Proposed Residential Development



Dear Sir/Madam

Please see attached a letter in relation to a proposed residential development in Bloxham, Banbury.

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

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