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From: planning@cherwell-dc.gov.uk <planning@cherwell-dc.gov.uk>

Sent: Thursday, October 3, 2019 10:58 AM

To: Planning <Planning@Cherwell-DC.gov.uk>

Subject: New comments for application 19/01705/OUT

New comments have been received for application 19/01705/OUT at site address: Land Adjoining And West Of Bloxham Recreation Ground South Newington Road Bloxham

from John Groves f

Address:

Keremma,Barford Road,Bloxham,Banbury,OX15 4EZ

Comment type:

Objection

Comments:

1. The Neighbourhood Plan (BL1) agreed development of 85 houses and Policy BL2 required such further development as may occur to be within the existing built-up limits and small in scale. This proposal contravenes that.

2. There is no demonstrable need for an estate of this size in terms of meeting the Cherwell Local Plan targets. Estates currently being constructed have ground to a halt as there are so many houses on the market they are not selling.

3. There is no demonstrated need for additional affordable housing in Bloxham and vanishingly few of the 80 affordable homes built over the last few years have gone to people with a strong village connection as such need has been met several times over.

4,Connectivity within the village is poor. The High Street is categorised a traffic hot-spot by sat-nav systems and the mini-roundabout is patently beyond its capacity as agreed at the previous Bloxham-Gladman appeal. Attempts to find designs to alleviate this by Oxfordshire Highways were eventually abandoned. Additionally there have been numerous RTAs at or near the proposed junction including a horrendous one in 2013 resulting in serious injury right at the proposed junction. The proposal is therefore contrary to Policy BL9

Additionally - the revised NPPF emphasizes the importance of low-carbon travel (i.e. Walking and cycling.) The Sustrans report produced as part of the Neighbourhood Plan stated clearly the A361 was not safe to cycle on and the pavements from the SW of the village (where the proposed estate would be sited) would require those accessing village services on foot to make multiple crossings of the busy A361 and even then to be using horrendously narrow pavements where HGV mirrors pose a frequent and real risk. Note - the A361 from Chipping Norton to Banbury (via Bloxham) has been accepted to be one of the 8 most dangerous stretches of road in the country!

5. Recent estates developers have chosen to prefer their standard calculations to taking on-board local knowledge of flooding - and - surprise, surprise, brand new houses have consequently flooded. The South Newington Road end of the recreation ground adjacent to the proposed development frequently floods and concreting over adjacent fields can only make things worse in a village which the National Geological Survey categorises as built on almost totally impermeable sub-soil. The proposal is therefore likely to worsen flood-risk within the village contrary to BL7

6. The previous Gladman-Bloxham appeal agreed money for new primary school places but the school was found to be incapable of expansion and so the money went to another six miles away. The Neighbourhood Plan emphasizes the importance of adequate school places \*within the village\* and Oxfordshire Education comments upon the BNDP stated "The County Council's current position on primary school capacity in Bloxham is that Bloxham Primary School has been expanded to the full extent of its site capacity, and further population growth in the village is likely to mean that not all children who live within the catchment will be able to secure a place at the school.....On these grounds, the county council School Planning team would support the Neighbourhood Plan's policy on housing need, that only small scale further housing growth takes place in Bloxham" As part of considerations of community cohesiveness the BNDP emphasized the importance of primary places within the village. The proposed development therefore contravenes Policy BL9

7. The recreation ground is an important aspect of the southern Gateway to the village providing a soft-edge that preserves the rural character. This estate would provide a hard-edge damaging both the gateway and the rural feel of the recreation park itself. The proposal is therefore contrary to BL9.

8. The proposed development also endangers the viability of the Slade - a designated nature reserve adjoining the proposed area. Animals that live in the slade rely for their survival on being able to access a wider area around it. To build this close to it would be totally irresponsible.

To summarise - there is no demonstrable need for this development which in any case fails to comply with the Neighbourhood Plan on multiple counts.

Case Officer:  
Samantha Taylor

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