

19/01705/OUT

Land Adjoining And West Of Bloxham Recreation Ground 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.

Object to this application for the following reasons: -

1. Bloxham Parish Council has a “made” Neighbourhood Development Plan. A site had been identified within the plan and is being developed.
2. Following the recent approvals at Appeal Bloxham has taken 231 additional dwellings.
3. In the call for site submission for Local Plan part 2 this site was submitted as HELLA 247 and was considered unsuitable.
4. Bloxham was not considered as a suitable village to accommodate any of “Oxfords Unmet Need”.

“The site is considered to be unsuitable for development as it would likely to have a detrimental impact on the views of the village when approaching from the south east along South Newington Road. In the main, the site is removed from the built-up area, development on the site would be difficult to integrate well with the remainder of the village. There is a made neighbourhood-plan. With regard to assisting oxford with its unmet housing need, Bloxham lies outside Areas of Search A and B.”

5. Cherwell District Council is able to demonstrate a 5-year housing supply.
6. As Bloxham has a made Neighbourhood Development Plan it only needs to show a 3-year housing land supply.

“The Written Ministerial Statement (WMS) dated 12 December 2016 introduced the concept of a 3 year Housing Land Supply in areas with up-to-date Neighbourhood Plans was upheld by J Dove

[“Richborough Estates Ltd v Secretary of State for Housing, Communities And Local Government \[2018\] EWHC 33 \(Admin\) \(12 January 2018\).”](#)

The Written Ministerial Statement (WMS) dated 12 December 2016 introduced the concept of a 3 year Housing Land Supply in areas with up-to-date Neighbourhood Plans as follows: –

Relevant policies for the supply of housing in a neighbourhood plan, that is part of the development plan, should not be deemed to be ‘out-of-date’ under paragraph 49 of the National Planning Policy Framework where all of the following circumstances arise at the time the decision is made:

- *This written ministerial statement is less than 2 years old, or the neighbourhood plan has been part of the development plan for 2 years or less;*
- *the neighbourhood plan allocates sites for housing; and*
- *the local planning authority can demonstrate a three-year supply of deliverable housing sites.”*

There are concerns regarding the Reports submitted for this application.

Preliminary junction layout & traffic calming measures Layout.

This layout provided by Stirling Maynard is dated January 2017.

Oxfordshire County Council has implemented safety works to the A361 in this area that does not appear to be taken into account.

At the very least before consideration is given to this application should a valid up to date lay out be provided for this critical matter?

Development framework plan Option B.

The layout is dated December 2016.

This layout does not have sufficient detail, as the application is an Outline proposal.

This layout indicates the introduction of both a SUDS and landscaped pond.

Should this application be approved both would require specific details to be conditioned at an early stage to avoid problems that have occurred on other recent development sites in the village, not least how to ensure the safety of children and animals.

The 10m woodland buffer that is intended to be provided between the application site and the Slade Nature Reserve would need to be conditioned to be established prior to any build development.

To avoid any conflict of species, consultation between the Warden for the Slade and the Parish Council needs to occur.

The Slade Nature Reserve (registered with Natural England 26/03/18). This fact is not acknowledged in either the original report or the subsequent report dated April 2018.

Both the proposed woodland buffer and SUDS would need to be carefully located to avoid compromising the existing PROW.

DAS

1.1

“Deliver appropriate housing growth for Bloxham”.

- ✓ Bloxham has seen significant housing growth both of Market and Affordable.
- ✓ Since 2012 Bloxham has circa 231 houses approved/built.
- ✓ In the Bloxham Neighbour Development Plan (2015 -2031) made in 2016, 85 dwellings were identified as being appropriate for Bloxham. These are currently being built on the Milton Road.

2.2 Sustainable Construction

- ✓ CDC Policy ESD 3 Sustainable construction.
- ✓ As this is an Outline Application there are no definite indicators of how this will be achieved.
- ✓ At the very least this development needs to conform with current Government Policies to address Climate Change.

3.12 Access movements and facilities

“These bus stops served by several bus routes which provide services to a number of nearby towns and villages, including Chipping Norton, Hook Norton and Banbury.”

- ✓ The only bus services to access this route is the regular 488, with an intermittent 489 service.
- ✓ The 488 provides a roughly hourly service, at present Monday to Saturday.

- ✓ The last bus from Chipping Norton to Banbury passing through the village at 1908 (Mon-Fri) and 1859 (Sat), from Banbury the last bus is at 1905 (Mon -Fri) and 1750 (Sat).
- ✓ There is no Sunday or Bank Holiday Service.

5.8 Indicates that the developer views that

“The future maintenance and management can be secured for the long-term via a planning obligation using an appropriate public body or private management company”.

- ✓ In the unlikely event that this application is approved then following recent problems of assignment, it would be of benefit for clarity to clearly specify the preferred option in any S106 Agreement.
- ✓ It is understood that CDC preferred option would be for either CDC or the Parish Council to handle the management function with the appropriate funding.

The Traffic Assessment by Stirling Maynard indicates: -

“v) There are no material traffic impacts associated with the proposal

vi) There are no road safety issues associated with the development.

Overall therefore it is concluded that there are no material transport issues associated with the application”.

Mr Weeks should recall the Appeal for the Barford Road Development where his report for that Appeal stated: -

- ✓ *vii) The nearby mini roundabout is operating at about its theoretical capacity, although the impact of the development traffic is small. (reference for the Barford Road traffic)*
- ✓ *In 2016 his ARCADY figures showed that the South Newington arm of the mini roundabout would reach .993*
- ✓ *ix) The County Council have requested contributions to mitigate the impact on the adjacent infrastructure (including the roundabout) and for public transport support. These contributions have been agreed by the appellant.*
- ✓ *Subsequently Oxfordshire County Council agreed that there was not any mitigation that could improve the mini-roundabout.*

Oxfordshire County Council’s objection to a proposed development on the Tadmarton Road in 2017 was as follows: -

Objection for the following reasons:

*The development is expected to contribute a significant amount of traffic to the mini roundabout junction of the A361 and Barford Road, **which is forecast to operate well over capacity** in the assessment year, contributing to a severe cumulative impact and in itself causing a severe impact in terms of delay per vehicle.*

.. and it should be noted that mitigation solutions have previously been sought at this junction, but none found feasible due to the physical constraints of the site. Therefore, it is doubtful that the impact could be mitigated by increasing the capacity of the junction. The TA suggests that the impact could be mitigated by the improvement to bus frequency, but any increase in public transport modal share is unlikely to make a sufficient difference to the traffic impact.

Oxfordshire County Council also objected to the proposed development 17/02502/OUT on the Tadmarton Road on Education Provision grounds.

Objection for the following reasons:

Lack of primary school capacity, without a feasible solution to mitigate the impact of this proposed development.

This application is Contrary to Policies in the Bloxham Neighbourhood Plan, Cherwell District Councils Local Plan Part 1 and the NPPF, in the main BL2, BL12, ESD1, ESD15, Para 12, Para 14.

Regards,

Jenny and David Yates