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

Sent: Tuesday, October 8, 2019 10:53 PM

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 N Quinney

Address:

12 Colesbourne Road, Bloxham, Banbury, OX15 4TB

Comment type:

Objection

Comments:

I strongly object to the planning application 19/01705/OUT for all of the following reasons:

Bloxham has endured a large number of housing developments in recent years which has seen the village double its size in 15 years. This has brought the village to gridlock with the main road through the centre of the village at breaking point. The Bloxham Neighbourhood Development Plan states that: BL9. "All development shall where appropriate Ensure that the impact of any additional traffic likely to be generated by the development has been satisfactorily mitigated and will not adversely affect the highway network." Adding another 150+ cars will further exacerbate the problems the village is facing. A by-pass would be more appropriate than a further development.

Another problem area on the roads in the village is the South Newington Roundabout just down the road from the proposed development. Oxfordshire County Council has already stated that this roundabout is at capacity and there is no feasible way to increase capacity. Any traffic entering the village from the new development would cause further congestion and difficulties at this roundabout. The National Planning Policy Framework states that :NPPF 108(c) "In assessing sites that may be allowed for development in plans, or specific applications for development, it should be ensured that : any significant impacts from the development on the transport network (in terms of capacity and congestion), or on highway safety, can be cost effectively mitigated to an acceptable degree."

NPPF para 84... "it will be important to ensure development is sensitive to its surroundings, does not have an unacceptable impact on local roads"

Finally concerning the roads and traffic issues surrounding this proposed development is the junction to the proposed development itself. The A361 as a whole is a notoriously dangerous stretch of road and the point where the junction is proposed is a particularly dangerous area where there have been three major crashes this year. To build any amount of houses with a junction onto this stretch of road is irresponsible - let alone a large development of 95 houses!

My next area of concern is flooding. I have lived in Bloxham for 40 years and have seen the recreation ground (that the proposed development would be surrounding) flooded to the extent that people have enjoyed canoeing across the field! There is evidence of this in village photographs. The surrounding streets have also flooded many times. Adding more houses to the fields surrounding the recreation ground can only increase the risk of flooding for current houses in the

area. In the Neighbourhood Plan it sensibly states that: BL7 "Development should not increase flood risk."

The proposed development site is one of the few open spaces left in Bloxham where you can feel that you are in the countryside. A place where children, dog walkers etc come for fresh air away from the busy centre of the village. The proposal removes the rural feel of the area and turns the recreation ground into an urban park. Not only spoiling the last bit of tranquility for the people of the village but also building directly alongside the Slade Nature Reserve which is a registered nature reserve and Cherwell District Wildlife site. This rare wet woodland area depends on the open space around it to support its network of wildlife. A large development such as the one proposed can only cause damage to this natural area for wildlife which is looked after by a Volunteer Warden and other volunteers in the community. Any development on this site would contravene the following points in the Neighborhood Development Plan and the National Planning Policy Framework:

BL11. "All development shall be encouraged to respect the local character of Bloxham and its rural feel (f) Preserve existing areas of open Space and take every available opportunity to create new open space to help retain rural character; (l) Take opportunities to protect and wherever possible enhance biodiversity and habitats."

ESD10. "Development which would result in damage or loss of biodiversity will not be permitted unless the benefits clearly outweigh the harm it would cause to the site."

ESD13. "Proposals will not be permitted if they would: cause undue visual intrusion into the open countryside...be inconsistent with local character...impact on areas judged to have a high level of tranquility."

The services in Bloxham in particular the Primary School are at their limit. The Primary School hall has no room for expansion and the school hall is already too small for pupil numbers. Children of Bloxham will not be able to go to their local primary school if numbers continue to rise.

NPPF 108 : "It is important that a sufficient choice of school places is available to meet the needs of existing and new communities. "

Bloxham has had its fair share of new housing developments and this development contravenes the Bloxham Neighbourhood Plan on many levels. The proposed development is outside of the built up limits of the village and is larger than Bloxham can cope with. Any future developments according to the plan should be on a very small scale in small areas within the village limits.

Cherwell already has a 5 year housing supply and this includes the specified 750 houses in sustainable villages like Bloxham. There are also plenty of houses for sale in Bloxham currently of all price ranges - there is no demand for more.

This only beneficiaries from this development would be the land promoters - Gladman and the eventual developers of the land. Losing beautiful countryside dear to the residents of Bloxham and creating further chaos to the village all just for financial gain to a few. Leaving Bloxham with potential flooding, traffic chaos, no school places, noise, pollution, destruction of rural space and wildlife habitat.

Enough is enough.

Case Officer:
Samantha Taylor

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