

From: Andrew Price
Sent: 07 October 2019 09:11
To: Samantha Taylor
Subject: 19/01705/OUT

Dear Samantha

I wished to register my objections to the above which I have grouped under the headings of various planning policies and inserted and highlighted comments in red which reflect my objections.

I would add this is an enormous scheme which would substantially degrade the rural amenity of Bloxham and come on top of very extensive new build development on former agricultural land to the fringes of Bloxham during the last 15 years.

Infrastructure (ie roads, sewerage, surface water drainage) are already at or above capacity and this development would place massive additional strain on the infrastructure.

Local services (primary school and GP services) are already full and these development would further strain them.

It will lead to a further loss of biodiversity, natural habitat and buffer zone to absorb floods in our village.

CDC has identified considerable areas for new housing, of particular note the Banbury Canal Side regeneration. Developers should be targeting new developments in these areas.

BL7 *Development should not increase flood risk.*

The site includes a flood area that spreads onto the Rec, which has often flooded in that corner.

The village has experience a number of serious flooding incidents. This has been caused by the interaction of two factors:

- 1) The existing sewers and surface stormwater drainage were designed for a much smaller village and are already showing they cannot cope in times of severe rainfall.
- 2) Climate change is leading to increasing incidents of severe rainfall, this trend is only like to accelerate in future.

In the 15 years we have lived in Bloxham we have seen 2 severe floods causing widespread damage to houses (including several near neighbours of ours in Little Bridge Road see picture) and several more minor floods (such as flooding of High street).

New developments will considerably exacerbate this issue by increasing flows into sewerage and surface water drainage systems as well as reducing the areas of unbuilt on nature or farmland areas which act as natural buffers and sponges to these extreme rainfall events.



BL9 All development shall where appropriate: ...(c) 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; (d) For new housing developments, ensure that a sufficient supply of local primary school places is available to meet the needs of existing and new residents

Traffic volumes are already causing issues on the A361 through Bloxham with standing traffic causing significant delays and air borne pollution during rush hours 08h00 to 09h00 and 16h30 to 17h30. Adding another 150+ cars will exacerbate the problem further. In addition the junction directly onto the A361 at a particularly dangerous area where there have been three major crashes this year makes the road even more dangerous. Also, the Bloxham Primary School is full, and cannot be expanded further.

Transitting through the village at rush hour can easily take 20mins or more. Further I believe this volume of stationary traffic is causing an air pollution hot spot along the High Street at rush hours. My office is in Treadwell House, on the corner of the High Street (A361) and Stone Hill and I have concerns that this level of air pollution could lead to long term damage to the health of people working in the building.

BL11 All development shall be encouraged to respect the local character and the historic and natural assets of the area...

It should: ...(c) Make a positive contribution to the 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; ...(i) Take opportunities to protect and wherever possible enhance biodiversity and habitats.

Currently the entrance to the village from South Newington shows the Church spire with the green fields leading to the Rec on the left. The proposal removes the rural nature by overlaying it with housing. In addition, surrounding the Recreation ground with housing turns it from a rural open space into an urban park. Also, placing a residential development adjacent to a registered Nature Reserve (also a Cherwell District Wildlife Site) will cause harm to the wildlife and have a heavy impact on the inhabitants in this rare wet woodland area.

BL12 (b) All development shall demonstrate that it does not result in harm to the rural or heritage character of the village. This will include consideration of the impact of the development on: (II) The open character of the five amenity green spaces named and identified on Map 3. (III) The key features of the views from, and the tranquility of, public rights of way within the Parish.

With regard to (II) and (III), enclosing the Rec with housing removes the open, rural nature of the space and impacts the views from the local PROWs.

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

The proposal places a residential development adjacent to the registered Slade nature reserve and wildlife 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 tranquillity.

The Rec is currently an open space with rural views, forming the boundary between the edge of the village and the open countryside. Surrounding it with houses makes it nothing more than another urban park.

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

Traffic is at capacity at the South Newington roundabout with no feasible way to increase it according to OCC. In addition, speed coming into Bloxham from South Newington will make the new junction dangerous, and putting 30mph roundels on the road is not going to help.

NPPF 94: It is important that a sufficient choice of school places is available to meet the needs of existing and new communities.

The Bloxham Primary School is at capacity and there is no scope for expansion.

NPPF 108(c): In assessing sites that may be allocated for development in plans, or specific applications for development, it should be ensured that: ... c) 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.

OCC has already stated that there are no feasible ways to increase capacity of the South Newington roundabout, which is at capacity. Dragons teeth and a 30mph roundel are unlikely to mitigate the dangerous T junction onto the A361.

NPPF para 122: Planning policies and decisions should support development that makes efficient use of land, taking into account: ... (c) the availability and

capacity of infrastructure and services – both existing and proposed – as well as their potential for further improvement

The primary school is full, the services are full and the A361 through Bloxham is very congested.

NPPF para 174: To protect and enhance biodiversity and geodiversity, plans should:

a) Identify, map and safeguard components of local wildlife-rich habitats and wider ecological networks, including the hierarchy of international, national and locally designated sites of importance for biodiversity⁵⁶; wildlife corridors and stepping stones that connect them; and areas identified by national and local partnerships for habitat management, enhancement, restoration or creation⁵⁷; and

b) promote the conservation, restoration and enhancement of priority habitats, ecological networks and the protection and recovery of priority species; and identify and pursue opportunities for securing measurable net gains for biodiversity.

The Slade, a Cherwell District Wildlife Site and registered Nature Reserve, will be subject to adjacent residential occupation to the detriment of local and rare wildlife-rich habitats.

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