The Old Bakery
High Street
Bloxham

Planning application 19/01705/OUT

I write to voice my strongest objection to the following application on the following grounds :

1. My family and I have lived at this address for over 50 years and our property sits on the west side of the A361 adjacent to the village shops that are a crucial and much wanted amenity for all village residents.

According to BL1 and BL2 (Bloxham Neighbourhood Plan), this application contravenes both points and according to the Cherwell Local Plan part 1:Policy Villages 2:
The 5 year housing supply, including Bloxham's share, has already been fulfilled.

According to NPPF parra 84 "any development must be sensitive to its surroundings and must not have an unacceptable impact on local roads" :
Traffic at the South Newington roundabout is at capacity and due to space constraints cannot be improved. Traffic through the village bottlenecks at the High Street greatly impacting accessibility for anyone wishing to drive to and use the shops and is becoming increasingly dangerous for pedestrians and cycle riders who already struggle, at risk, on narrow pavements. More houses and, consequently, 200+ more cars through the village will only make this situation worse. Congestion and queuing traffic from the roundabout, through the village and along the High Street will increase already high pollution levels and, in turn, lower air quality for all.

2. According to ESD10 - "development which would result in damage to or loss of biodiversity will not be permitted unless the benefits of development outweigh the harm it would cause to the site" :
This site, which would see the loss of historical "ridge and furrow" green belt and livestock rearing farmland, is proposed for placing a residential development adjacent to The Slade. This is a registered Nature Reserve and a Cherwell District Wildlife site. By its very nature, wildlife (both large/small fauna and flora) is attracted to the site from its immediate surroundings and successfully proliferates.   A housing development on the site proposed would simply destroy its purpose.

3. According to BL7 (Bloxham Neighbourhood Plan) - "development should not increase flood risk" and BL11 - "respect the local character and the historic and natural assets of the area" :
The site proposed is well known for considerable flooding at different times of the year. The historical "ridge and furrow" landscape was obviously created for a very real purpose - building on this land will not mitigate the flood risk or the considerable future threat and will only push huge amounts of surface water elsewhere causing others, both neighbouring properties, wildlife and the brook running through the reserve, significant harm.

4. According to NPPF 94 - "it is important that a sufficient choice of school places is available to meet the needs of existing and new communities" :
Bloxham Primary School is at capacity already and has no further possibility of expansion.

5. According to NPPF para 122 - "planning policies and decision should support development that makes efficient use and takes into account (c) the availability of infrastructure and services......." :
As above, the Primary School is full, the Dr's and Dentist's surgery is at capacity, the A361 is seriously congested, and the shopping facilities on the A361 face an increased lack of accessibility for everyone because of the problems congestion, and parking availability, causes.

Bloxham is an historic and beautiful village that warrants protection from further building developments. Opportunistic land acquirers and building developers who do not live here and whose only purpose is to generate huge wealth without regard for the landscape or the community they impact, pose a serious threat to the quality of life for all who have made this village their home.

For all of the reasons above, I trust this application will be refused.

Sincerely
Vanessa Stranks

Sent from my iPad