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

Sent: Tuesday, October 8, 2019 5:04 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 Mike Morris

Address:

Holly Tree Cottage, Unicorn Street, Bloxham, Banbury, OX15 4PX

Comment type:

Objection

Comments:

My profound objection to this application is based on the following planning issues:-

There is no demonstrable need for a development of this size under the Cherwell Local Plan targets, whereby the local authority already has a 5 year housing supply in place. In fact as Bloxham already has a made Neighbourhood Development Plan the housing supply requirement is reduced to 3 years by the Written Ministerial Statement of 2016, and this has been upheld in the law courts.

Bloxham's up-to-date NDP allows for the completion of an existing development but no more developments of this size.

Specifically this proposal is contrary to policies

BL2 - only minor developments within the existing built-up limits.

BL7 - development should not increase flood risk.

BL9 - additional traffic must be mitigated and not adversely affect the existing highway network; sufficient local primary school places.

BL11 - developments must respect local character and the historic and natural assets of the village.

BL12 - no detriment to the rural or heritage character of Bloxham, and preservation of key street scenes and views.

BL17 - protection of important recreation spaces including the Recreation Ground and the Slade Nature Reserve.

Bloxham has not been identified as a suitable village to accommodate Oxford's unmet need.

Cherwell Local Plan has already considered this site unsuitable for development under HELLA 247.

In addition, there are the following reasons for not agreeing this application, which are sound and reasonable to anyone other than a profiteering land speculator such as Gladman.

Existing and new housing stock already in place is not selling with over 50 properties for sale in the village.

The proposed development will be close to the Slade Nature Reserve which has a national designation, contrary to Gladman's information. This site is important for many species of bats, birds and other wildlife and will be undoubtedly harmed by this development.

The greenfield spaces that will be built upon under this application include a ridge and furrow field which also has medieval hedgerows.

The village primary school can take no further pupils, with the school hall, playground and playing field having insufficient space for needs.

Existing village services seriously overstretched - doctors, dentist, roads. The main road through the village already has serious congestion causing severe delays and creating pollution, which is a matter causing increasing health concerns throughout the country. The proposed access for this development is on a bend on the A361 which is already considered one of the most busy and dangerous roads in the county.

The nearby mini-roundabout is already proven to be over capacity by recent traffic surveys and Oxon County Council have stated that there is no means of improving this situation. This development would only make this worse with the likely 150-200 additional cars that would result.

Please see sense and reject this application.

Case Officer:
Samantha Taylor

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