

From: Donna Duncombe
Sent: 03 October 2019 18:31
To: Samantha Taylor
Subject: Ref. Planning/Display: 19/01705/OUT

I wish to make the following comments concerning the Gladman proposal for 95 houses off the A361 at Bloxham.

- 1) This proposal is contrary to the BL2 policy as it is not small scale or minor, five dwellings or fewer. Also this development is outside the built up limits of the village.
- 2) Cherwell Local Plan part 1 policy for development in villages specifies a total of 750 homes to be built, including Bloxham village. Cherwell has already approved plans for the 750 homes and has a full 5 year housing supply which meets its requirements to support government house-building.
- 3) There are currently a range of about 50 homes for sale in Bloxham village. Current and previous new developments in Bloxham have failed to sell their homes to private owners. This demonstrates that further homes in this location are not needed.
- 4) BL7 states that development should not increase flood risk. This land is currently farmland which allows, and the ridge and furrow area encourages, natural soak away for rain water. Any building work destroys this possibility and places further stress on the waste water disposal and nearby Sor Brook. Only this week on 1st October we experienced a flash flood in Brookside Way and Cumberford Hill where the street became a river once more with fast-flowing water flowing up to kerb level. I understand Thames Water has stated that the infrastructure for sewerage and waste water is at capacity in the village - in other words would be straining to cope with further homes.
- 5) Ref. BL12 (II) & (III), if the recreation ground is enclosed with housing it would change the character of the village and in particular the access and nature of the public right of way within the Parish i.e. the route across the fields to Milcombe.
- 6) NPPF 94: Regarding the availability of school places for the residents it should be noted that Bloxham Primary School is at full capacity and there is no scope for expansion. It is unfair to expect to bus primary school children to another locality. Gladman suggest making a monetary offering to mitigate this but that doesn't solve the issue when there is no space to build further classrooms.
- 7) NPPF para 84 (c) OCC has stated that the South Newington roundabout is very congested and quite dangerous currently without adding further traffic from a development that would need to access it. It would also be difficult to build a safe junction from the site onto the A361, a major road carrying many lorries.
- 8) NPPF para 174. The Slade is a registered Nature reserve and Cherwell District Wildlife Site adjacent to the proposed land but which currently has advantage of the proposed farmland to support its wildlife.

Yours sincerely

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