

F.A.O. Samantha Taylor
Planning Department
Cherwell District Council

Dear Samantha,

6 October 2019

Objection to Gladman Application No. 19/01705/OUT

We wish to object most strongly to this outline application for 95 houses on this greenfield area which is outside the village boundary. It conflicts with CDC's local housing plan and Bloxham's NDP.

As long term residents we believe that as a Category A village Bloxham has more than fulfilled its share of new housing, especially with the 220 further houses on Barford Road (Bovis), Milton Road southside (Miller Homes) and Tadmarton Road (Miller Homes). We seem to recall that Gladman originated the Bovis site.

Interestingly having scanned Gladman's website it includes the following core aspect of their strategy, "We normally only target local authorities whose planning is in relative disarray and.....either have no up-to-date local plan or, temporarily, they do not have a five year supply of consented building plots." This does not apply to CDC or Bloxham and this organisation specialises in evading the rules and relentlessly bulldoze their way via expensive property lawyers which local councils can't match.

There are many specific reasons for resisting this application (BL, ESD and NPPF policies) all of which are relevant however we would highlight a few;

BL9 c and d, traffic is already heavy on the A361 with access to this site close to an accident blackspot. The primary school is full and cannot be expanded further. With the 220 houses mentioned above (not all yet sold) some children are having to be bussed or taken to other primary schools.

BL11, adverse effect upon the next door recreation ground which is prone to flooding plus the nearby Slade nature reserve. Locals enjoy the semi-rural

setting of "The Rec" and this highly intrusive development would spoil it completely. It would also conflict with ESD13.

NPPF para 122, Bloxham's facilities are overstretched already and the A361 through Bloxham is extremely congested and increasingly dangerous due to a constant stream of HGVs and sheer weight of other traffic.

If this application gets approved it will undermine the ethos & considerable effort which has gone into Bloxham's Neighbourhood Plan as well as making a mockery of "localism". Furthermore it proves that the NPPF framework needs to be reviewed by central government as it's not fit for purpose.

Yours sincerely,

Robert & Katherine Aplin

Orchard Cottage, Cumberford