

**From:** Moira McCormick  
**Sent:** 03 October 2019 09:06  
**To:** Samantha Taylor  
**Subject:** Application 19/01705/OUT Gladman

Dear Samantha

I would like to voice my very strong objections to the proposal by Gladman for almost 100 new houses in Bloxham.

The first objection that springs to mind is the severe traffic congestion in the village which is reaching a tipping point. It is hard to imagine just how the emergency services could get through at peak period times. This development will add to this congestion. Our roads do not have the capacity for the amount of extra vehicles that this development will give rise to.

Where are the statistics that show more housing is needed? If indeed this is true then why are the developers of other housing projects struggling to sell even having slashed their prices?

The supposed "benefits" that this development will bring to the village are both risible and spurious. Particularly laughable is their claim that as more people work from home, the local economy will enjoy an increase which could be in excess of £3.3 million!

Just what research has been carried out to ascertain the percentage of residents of Bloxham who work from home and where are the **facts** to support the claim that this development will contribute to such a large increase in the local economy?

The claim that local businesses will gain more custom that will ensure their future viability is utter nonsense. There will be no increased custom. Firstly because the traffic congestion is so bad that it is **already** almost impossible to park and use the facilities and secondly because the distance between the village shops and the development is too great to carry shopping.

This is a major development. This development is outside of the built up boundary of the village and is therefore not compliant with the approved Neighbourhood Plan. Bloxham is a VILLAGE. Its residents want it to remain a village. By allowing more and more developments, the character of the village will be destroyed. If the development goes ahead and the boundary of the village is extended then a precedent could be set, allowing other developers to regard the fields on the opposite side of the road as being suitable for "infill" and will be likely to apply for the land to be re-categorised.

Furthermore Gladman claim that this development will increase the range of bio diversity. Where are the facts that support this claim and conclusion that land covered by buildings and tarmac provides a vastly greater range of wildlife and flora than any farmed fields? Hedgerows and fields are full of flora and fauna. Domestic suburban gardens are more likely to be covered by artificial turf and patios than providing a home for wildlife.

To conclude: this development is not viable. It does not comply with the Neighbourhood Plan; it will bring increased pressure on services; the measures Gladman proposes to take to ameliorate the pressure on roads and services are spurious and will not solve unsolvable problems; the current traffic problems will be multiplied; the development will damage the

character of the village and it has not been proven that there is an actual need for these houses.

I hope that the application will be rejected.

Moira McCormick

10 Collins Drive  
Bloxham  
OX15 4FR