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

Sent: Wednesday, October 9, 2019 9:39 AM

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 Mr & Mrs T Green

Address:

25 Brookside Way, Bloxham, Banbury, OX15 4HY

Comment type:

Objection

Comments:

As residents of Bloxham we strongly OBJECT to application 19/01705/OUT for the following reasons:

1) The Cherwell Local Plan part 1: Policy Villages 2 requires a total of 750 new homes to be delivered across the district in Category A villages such as Bloxham. Cherwell already has plans to deliver these homes and additionally has a full 5-year housing land supply. Therefore there is no requirement for any further building in Bloxham.

2) In the last 15 years Bloxham has seen a 50% growth with 3 new developments in last 5 years alone totalling well over 200 new houses. Therefore the village has already taken more than its share of the Category A requirement for the district.

3) The adopted Bloxham Neighbourhood Development Plan (BNDP) Policy BL1 has already committed to building an additional 85 houses. BNDP Policy BL2 states that any remaining new houses should be limited to infill and small developments within the current building line. The proposed development would be contrary to the BNDP creating a new estate of a further 95 houses located outside the existing village boundary.

4) The proposed development breaches the existing village boundary contravening the Bloxham Neighbourhood Development Plan. Granting permission would set a dangerous precedent for future expansion, both in Bloxham and also along the existing boundaries of other similar villages.

5) The Slade has Local Nature Reserve status and is also a Cherwell District Wildlife Site. Close proximity of the proposed development will have a detrimental effect by driving away the wildlife living there. In addition the local wildlife would no longer be supported and sustained by the surrounding land that the proposed development is to be built on.

6) The recreation ground is currently a rural open space with existing development along the north boundary, the A361 to the east and wide views across open countryside to the south and west. The houses from the proposed development would enclose it, in effect turning it into an urban park.

7) The site and adjacent recreation ground are on a flood plain and often have large areas of persistent lying water. Removing water from the site would overload the already at capacity local drainage system. As a result the area is totally unsuitable for a development of 95 new houses.

8) The A361 is subject to heavy volumes of constant traffic and the mini roundabout is often backed up causing delays. The village centre is regularly congested with extremely limited parking for the local shops. Two new recent developments in Adderbury have already put additional pressure on roads and a recently approved development of 40 houses in Milcombe means even more traffic travelling through the village. The proposed development is for 95 houses so likely to bring in another 150 to 200 cars further exacerbating this already significant problem. In addition the proposed development is on the other side of the recreation ground, beyond the existing boundary, so the village centre and shops would be almost a mile away. It is highly likely that new residents will tend to use their cars rather than walk this distance, again increasing congestion on the already at capacity road infrastructure.

9) We have children at Bloxham Primary School and know for a fact that it is already at full capacity and unable to expand further. It is struggling to accommodate current pupil numbers let alone any additional children from the proposed development. This would result in a significant number of children being unable to attend the primary school in their own village.

10) We note the application is for outline planning permission only with all matters reserved except for the means of access off the A361. As a result the site layout and illustrations in the brochure distributed by Gladman are merely a misleading "best case" scenario being promoted in an attempt to get the outline application approved. Should this be granted the developer would not be obliged to follow Gladman's suggestions and it is therefore highly likely the final detail of the development will differ from that shown in the brochure.

11) As evidenced above the application clearly contravenes the following Planning policies:

Bloxham Neighbourhood Development Plan - BL1, BL2, BL7 BL9, BL11 and BL12 Cherwell Local Plan Part 1 - Policy Villages 2, ESD10 and ESD13 National Planning Policy Framework - NPPF 84, NPPF 94, NPPF 108(c), NPPF 122 and NPPF 174

Therefore we strongly OBJECT to this application.

Case Officer:
Samantha Taylor

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