

Dear sirs,

### **Objections to Proposed Gladman Development 19/01705/OUT**

I wish to express my objections to the above reference development plan as proposed by Gladman on the following grounds.

The location falls outside of the built-up limits of the village and is too large. As such it does not conform to the Bloxham Neighbourhood Development Plan (especially sections BL1, BL2, BL7, BL9, BL11, and BL12) and the Cherwell Local Plan policies (sections ESD10 and ESD13). It also contravenes the National Policy Planning Framework (Paras 94, 108©, 122 and 174).

A development of some 95 new homes on the site will exceed the Cherwell 5 year housing supply requirement. This includes the total of 750 specified for all sustainable villages like Bloxham.

There are houses for sale in Bloxham, some on the recent housing developments, showing that the current supply is adequate.

There have been six new housing developments in the last few years and another is not required.

The main road, A361, is over capacity and the addition of 150+ cars will make matters worse. At peak hours the congestion in the centre, local to the shops, causes queues in both directions stretching back to the site entrance.

The roundabout at the junction of the Barford road is deemed as inadequate for present traffic volume and extra cars will make matters worse. Also, there is inadequate parking facilities in the village at present, especially local to the shops, and extra vehicles waiting there to pass through will only add to the poor air quality experienced at peak times.

The location of the proposed entrance to the site it is on a fast stretch of the South Newington Road (A361) where there have been accidents in the recent past. The creation of another T junction can only add to the likelihood of more. No notices of speed restrictions, or other traffic calming methods, is going to influence driver's behaviour.

Regarding education in the village it should be noted that the Junior school is at present at its maximum capacity and cannot be enlarged. There are families that are having to send their children to other village schools, and this imposes a burden on other communities, and adds to the traffic in the area.

The location of the development will impact on two local amenities. The recreation ground will become an enclosed area converting it from a public open rural space into an urban park, and the location, adjacent to the Slade Nature Reserve, will impact on the diversity and quantity of the wildlife that it is designated to protect. The Slade is a registered Nature Reserve, and a Cherwell District Wildlife Site. The building of houses so close to its location can only have a detrimental effect.

At present the site is known to become waterlogged and the building of houses and roads will only increase the amount of water that will accumulate, and it will require the use of pumps to deal with any excess.

I trust that you will take my objections into consideration when assessing this application.

Yours faithfully,

W L Richardson

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