

From: Nick Rayner
Sent: 08 October 2019 17:26
To: Samantha Taylor
Subject: Gladman Development 19/01705/OUT

Good Afternoon Ms Taylor

I am writing to you to object in the most strenuous terms to the potential 95 house Gladman Development being proposed for Bloxham village.

I am sure you are likely inundated with comments so I will endeavour to keep these short but sharp.

- Bloxham has seen massive amounts of speculative housing and developments in the last 5 years or so, and all of them have adversely impacted the services and quality of life provided for the village.e.g., Water pressure, traffic, congestion, internet speeds, etc
- And yet our village is still being called "sustainable" - not if you live here it isn't.
- Further development is contrary to our Village neighbourhood Plan and the CDC housing plan which I believe is adequate to meet the obligations set by the government.
- Traffic is beyond being heavy. ICC Highways acknowledged prior to the last major development that there was nothing they could do to ease or improve the flows in particular around the mini roundabout at the Milcombe end of the village. I believe this also increases the risk of lung and breathing difficulties for the old and young alike from the traffic fumes.
- The proposed field is ridge and furrow and is bounded (Im told) on one side by a medieval hedge and boundary. (LIBOR chart)
- Parking in our village shops is incredibly difficult with many older people having to go into Banbury as they cannot walk to the shops here and cannot park due to the congestion and competition for spaces.
- The proposed development will effectively take a rural recreation ground and enclose it.
- The proposed building plot is outside of the village boundary and contrary to every location and positional requirement contained in our Bloxham NDP.
- The Primary school is full with no potential to expand.
- The Warriner school is about to grow again with the addition of the 6th Form centre - putting further pressure on the village traffic flows and parking. and the recently approved SEN will add further to this miasma of snail paced and polluting traffic congesting the village.
- Houses on the other new developments remain unsold as there is patently no demand. Second phases of approved developments are not yet going ahead, why? because there is no demand for this type of housing development. In fact there are currently over 30 houses for sale in Bloxham.
- Gladman must not be allowed to sideline the Bloxham NDP. The recent Court of Appeal ruling in fact prevented the developer (Gladman) trying to do just that. NDPs are part of the Localism Act and initiatives like it are there to engage the local communities and cannot be ignored or swept aside.
- The development seems to contravene a number of the specific requirements contained in the NPPF
- Additionally in the Gladman circular sent to (only) some of the homes in the village makes commitments about the potential development that the final developer (not Gladman the land promoter) may or may not include in their detailed application
- The proposed entry and exit onto the A361 is an appalling proposition. The road is acknowledged as one of the most dangerous in the country with OCC only recently discussing reducing speed limits still further.
- I believe the traffic modelling reflecting the volumes is based on the directional flows from 2011, and whilst this is updated with volumes the flows themselves will have changed **significantly** since then due to the speculative and agreed developments that have been build in the last 5 years. Not just in and around Bloxham but also in the other feeder villages

on the A36. Whilst I'm sure this is on the radar of CDC planning it needs to be given significant weight in your decision making process as Highways believe this is acceptable. I suggest no one from Highways lives in the village and tries to get out into Banbury or Oxford in the mornings or evenings.

- This is not a "sustainable development" in my opinion as defined by the NPPF.

So in summary, this Land Promoter proposed development is completely speculative, ill thought through and opportunistic and contrary to the CDC housing and Bloxham ND Plans.

I urge you to unconditionally reject this application.

Nick Rayner.
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