

From: Sophie Floate
Sent: 09 October 2019 09:58
To: Samantha Taylor
Subject: 19/01705/OUT

Dear Ms Taylor,

We wish to OBJECT to the above planning application for the following reasons:

Firstly, the main reason for our objection is the unsuitable location of this planning application, on a field in a rural area of Bloxham popular with residents to walk and use for recreation purposes. It is a core part of the rural nature of what has become a very developed village with more than its fair share of new developments.

Please consider the following and reject this proposal:

- In the Bloxham Neighbourhood Development plan (BNDP) there was already a commitment to build 85 houses including affordable housing (Policy BL1) and beyond that BL2 specifies remaining new houses should be limited to infill and small developments within the current building line. The proposed site is outside the Bloxham built-up limit. In addition, quite a number of the new houses on the South Newington Road opposite the Primary School have not been sold.
- Infrastructure is struggling in Bloxham, with many areas being at over-capacity e.g. the Primary School, the dentist, the doctors' surgery, the road systems, the parking at the shops. There are so many incorrect assumptions in the Gladman proposal, e.g. that the village is well served by public transport – the reality is some of the bus services have been cut in the last few months, it is not a realistic way of travelling to other areas for many people who do therefore rely on car use, hence the roads, specifically the mini roundabout at the Church Street/Barford Road/South Newington (which is already at over capacity, & has been for some years and traffic consultants have already said there are no improvements that could be made for it) are already congested.
- Many pavements in the village are not suitable for buggies or wheelchairs, being too narrow, therefore walking everywhere within the village is not an option as Gladman appear to suggest
- The particular area which Gladman are proposing is highly unsuitable for building on, as already documented by CDC; it includes a flood area that spreads onto the Rec (BNDP BL7), which has often flooded in this corner and it is not at all clear that this can be mitigated without affecting adjacent areas; it is very close the Slade Nature Reserve which local volunteers have spent years getting to the wonderful haven for nature it is today, and is actively used by residents and the Primary School for teaching and education. There can be no doubt that a housing development so close would have a detrimental effect on wildlife
- Referring to the Local Plan BNDP BL11(c): Currently the entrance to the village from South Newington shows the Church spire with the green fields leading to the Rec on the left. The proposal removes the rural nature by overlaying it with housing.
- NPPF para 84, speed coming into Bloxham from South Newington will make the new junction dangerous, and putting 30mph roundels on the road is not going to help. (Other impacts include the Slade and the flooding on the Rec previously mentioned)
- NPPF 108(c): A361 traffic through Bloxham already causes significant delays and heavy congestion. The new development proposes to join the A361 directly, creating a very dangerous junction given speeds in that area. The proposed mitigation of drawing dragons

teeth and 30 mph roundels is totally insufficient in terms of mitigation. There have been at least 2 serious accidents recently.

- Though Gladman like to suggest the housing will be of a sympathetic nature and layout, since they will not be building them, there is no way they can state that that will be the case.

Please take these points into consideration and turn down this completely unsuitable application.

Yours sincerely,

Sophie & Simon Floate

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