

From:

Sent: Wednesday, October 9, 2019 3:41 PM **To:** Planning <Planning@Cherwell-DC.gov.uk> **Subject:**

Re: Planning application 19/01705/OUT objection

My postal address is

35 Cumberford close

Bloxham

OX15 4 HN

Regards Gloria Lester - Stevens

From:

Sent: 08 October 2019 13:46

To: Samantha Taylor

Subject: Planning application 19/01705/OUT objection

Good Afternoon

Please find attached my objection to planning application 19/01705/OUT. Gladman

regards Gloria

Objection to planning application 19/01705/OUT

Bloxham has a Neighbourhood plan and this application contravenes this.

BL1 The developed of 85 houses on Milton road were supported subject to the other policies in the plan are adhered to.

BL2 sustainable development will also be permitted p[rovided it is conversions, infilling and minor development of 5 dwellings or less. Provided these developments are within the existing built up area.

BL7 any development should not increase risk of flooding. This site includes a flood area onto the recreation ground. Gladman write they will put in measures to reduce this, they are only land acquirers, and they do not develop land and cannot guarantee what will be built.

BL11 All development shall respect and encourage respect the local and historic character including natural assets. Take all opportunity to protect and where possible enhance biodiversity and habitats. This entrance at present shows our beautiful church spire, green fields. This would disappear with the development of houses and surround our recreation ground turning it from rural recreation area to an urban park.

BL12 says all development should demonstrate that it does not result in harm to the rural or heritage character of the village. This would have impact on the open character of the 5 amenity spaces named in our neighbourhood plan. This development would by enclosing the recreation ground remove the open and rural nature of the space and impacts on the views from the local PROWS.

Cherwell local plan part1 Policy Villages 2 specifies a total of 750 homes will be delivered in category villages Bloxham being one of those in category A. Cherwell has plans in place covering all 750. It also has a full 5 year housing land supply fulfilling its requirements to support the government house-building.

ESD10 Development which would result in damage to or loss of biodiversity will not be permitted unless the benefits clearly outweigh the harm it would cause to the site. The proposal places a residential development adjacent to the registered nature reserve, The Slade, which is also a Cherwell wildlife site.

ESD13 Proposals will not be permitted if they would cause undue visual intrusion into open countryside, be inconsistent with local character, impact on areas judged to have a high level of tranquillity. The recreation ground is currently an open space with rural views, forming a boundary between the edge of the village and open countryside, a peaceful and relaxing place for all villagers.

NPPF84 it is important for developments be sensitive to the surroundings, does not have an impact on local roads. Traffic is at capacity on the South Newington road A361 with no way of increasing its capacity according to OCC. Placing a junction would increase the risk/actual accidents. We have had 3 this year in that stretch of road.

NPPF94 It is important sufficient school places are available to meet the needs of existing and new communities. The primary school is full and has no room to expand. The last few developments have funded development in neighbouring villages for children from here.

NPPF122 Planning policies and decisions should support development that makes use of land, taking into account the availability and capacity of infrastructure and services both existing and proposed as well as their further improvements. As already stated A361 is already congested and OCC says there is no way to reduce/improve the situation. The primary school is full the services are full.

We also need to remember that Bloxham is a satellite village for South Newington and Milcombe the villagers in these villages also need to access our services. Milcombe will be having a further 40 houses built in the very near future adding to the school places, traffic, and need for Doctors etc.

NPPF 174 to protect and enhance biodiversity and geodiversity. Safeguard components of local wildlife rich habitats and wider ecological network. This development is adjacent to the Slade a registered nature reserve a Cherwell wildlife area, these areas need the surrounding environment to be able to sustain and develop. A residential development here would remove/destroy the surrounding ecological network so essential for the survival and development of this very important site.