

Kingswood House
Barford Road
Bloxham
Banbury
OX15 4EZ

Ms Samantha Taylor
Case Officer
Cherwell District Council
Planning Dept

By e-mail

4th October 2019

Dear Ms Taylor,

Objection to Planning Application 19/01705/OUT

We are writing to object to the above application by Gladman to build 95 houses adjacent to the A361 on the western edge of the village of Bloxham.

Our objection considers two principal questions, namely "Is it needed" and "Is it suitable".

Is it needed? Cherwell District Council already has plans to fully meet its 5-year housing needs. Of this the 750 houses from Class A villages like Bloxham have also already been accounted for (Cherwell Local Plan part1: Policy Villages 2). Very significant development in Bloxham over the past three years has counted towards this. Having already made its principal contribution to this housing need, the Neighbourhood Development Plan (NDP) states in BL2 that, "*the following sustainable development will also be permitted: conversion, infilling and minor development within existing built up limits provided that such additional developments are small in scale typically, but not exclusively, five dwellings or fewer*". The proposed development is neither small, nor within existing built up limits, yet Gladman misquotes the NDP to justify approval. Another example of the lack of need is that builders of existing Bloxham developments have experienced (and are still experiencing) some difficulty in selling houses owing to the glut of developments in adjacent villages and in Banbury. To summarise, a development of this size and in this location is not needed.

Is it suitable? There are myriad reasons why this particular development is not suitable. The development contravenes a number of aspects of the NDP and National Planning Policy Framework (NPPF). BL9 of the NDP and NPPF para 84 require that developments do not have an unacceptable impact on local roads. The A361 through Bloxham is already dangerously congested; the part of the road where access to the new development is proposed has been the subject of a number of recent serious accidents and OCC, in the context of previous housing applications, has opined that there are no feasible options to increase the capacity of the South Newington Road roundabout.

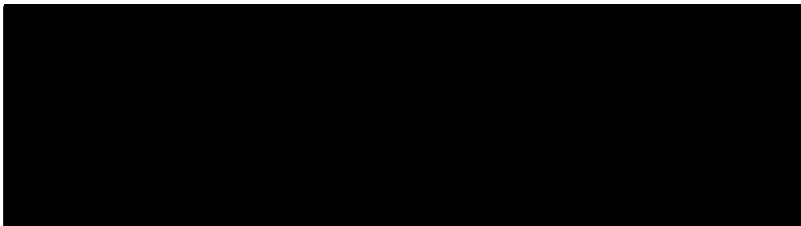
BL9(d), NPPF 94 and NPPF para 122 talk about the need for available school places and services. The Primary School is full with no practical options for expansion and the services in Bloxham are already operating at capacity.

ESD 10, ESD13 and NPPF para 174 relate to impact on the countryside and loss of biodiversity. The proposed development, by enclosing the recreation ground turns it in character from rural space to an urban park. The Slade Nature Reserve, which relies on adjacent fields and countryside to support its biodiversity will be seriously impacted.

There are many other specific objections which could be cited, but I think those above demonstrate that this application is in no way a suitable, sustainable proposal designed to meet a clear housing need. It is a blatant attempt by a determined housing promoter to foist another development onto Bloxham and further destroy its rural character. Sustainable development of a scale and character that is appropriate should be supported, but this application is not of that sort. If one reads the Gladman submissions to CDC entitled "Statements of Community Involvement" it is clear that Gladman neither respects nor sees any need to adhere to the NDP. Any concerns about overload of local facilities are, in their mind, able to be bought off with financial contributions such as S106 monies.

This is a wholly inappropriate and unneeded housing proposal, which we urge the Planning Committee to reject.

Yours sincerely,

A large black rectangular redaction box covering the signature area of the letter.

Jonathan and Rosalind Carlton