

Cherwell District Council
Planning Department
Bodicote House
White Post Road
Bodicote
OX15 4AA

07 June 2021



For the attention of: Wayne Campbell, Planning Officer

Dear Mr Campbell

I am writing to object to the planning application -

Reference - 21/01505/F

A two storey extension to Stone Hill House, Stone Hill, Bloxham, OX15 4PT

I am a near neighbour and live on Stone Hill.

I wish to object to the aforementioned application on the following grounds:

1. The harm caused to the character and appearance of the Conservation Area. Does not comply with the **Bloxham Neighbourhood Plan, Item BL10.**
2. Harm caused to the character and setting of listed buildings (Ashwell House, Ashwell Cottage and Stone Hill House itself).
3. The design and materials proposed are not in keeping with the appearance of Stone Hill House or the surrounding houses. Does not comply with the **Bloxham Neighbourhood Plan, Item BL11.**
4. Harm caused to the views up and down Stone Hill.
5. Lack of parking. Due to the narrowness of Stone Hill, there is an existing parking and access problem. The proposed development site currently provides the only off-street parking available to School staff and service vehicles. The street is regularly blocked by service vehicles and by pupils being collected and dropped off. The reference to 'Access' in the **Planning Design and Access Statement** is misleading and inaccurate. See **Page 11, Access 4.1.** To remove this off-street parking would not comply with the **Bloxham Neighbourhood Plan, Policies on Parking, Item BL5.**
6. Access to the proposed development site is at the narrowest part of Stone Hill. Kerb to kerb 4.05m

7. Highway safety. The current levels of congestion mean pedestrians regularly have to walk in the road. If emergency vehicles need access to Stone Hill, there are times when this is impossible. There has been no Traffic Study to ascertain the impact on this already congested street.
8. Traffic. The proposed increase in student numbers and resultant traffic would be unsustainable.
9. Impact on neighbours . Noise and disruption during and after the construction phase.
10. Change of use from current use (amenity space) to C2 (residential institutions – Residential care homes, hospitals, nursing homes, boarding schools, residential colleges and training centres). This will undoubtedly have a negative impact on the surrounding residential neighbours and interfere with the quiet enjoyment of their properties.

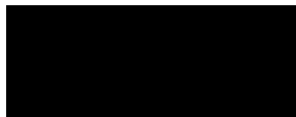
The narrowness of Stone Hill and the nearness of neighbouring dwellings, make this a particularly difficult site to develop. The noise, traffic and on-going inconvenience to neighbours would be considerable.

In the Bloxham School Master Plan, the School themselves acknowledge the unsuitability of this site for development.

“Constraint: Stone Hill, Stone Hill Cottage and curtilage are an important group, prominent within the town. Quality garden spaces and associated walls limit development opportunities”

I urge the Council to reject this application.

Signed:



Name: MRS. PAMELA RYAN

Address: 2 STONE HILL
BLOXHAM
OX15 4PT