

I object to this application on the grounds that it goes against a number of policies in the Bloxham Neighbourhood Plan, namely:

BL5 *Insofar as planning permission is required any proposal to alter or extend an existing dwelling that would reduce the existing level of off-street parking provision will be resisted unless it can be satisfactorily demonstrated that the amount of overall parking provision retained is satisfactory.*

This development completely removes the rear courtyard at Stone Hill House, along with access to it. This removes the existing off-street parking provision, and therefore the current plans clearly contravene this policy. While the protocol for parents dropping off children is for them to park in the main school car park, is the same true for maintenance contractors and others needing ad hoc access? How will the protocol be enforced? Parking on the pavement on Stone Hill is already a problem and this will make it much worse.

Other options were considered with a link structure at the northern end of the building, which would allow a parking area to be preserved. Would this not be a more practical option that would satisfy both the safeguarding requirements for pupils and vehicle access requirements as specified in the Neighbourhood Plan?

BL9 *All development shall where appropriate:*

- a. Ensure that the living conditions of neighbouring residents are not materially harmed*
- b. Ensure that there is adequate wastewater and water supply capacity to serve the new development and to avoid the exacerbation of any existing problems*
- c. Ensure that the impact of any additional traffic likely to be generated by the development has been satisfactorily mitigated and will not adversely affect the highway network.*
- d. For new housing developments, ensure that a sufficient supply of local primary school places is available to meet the needs of existing and new residents*

The views from Ashwell House and Ashwell Cottage will be significantly affected by the new buildings. They may also be significantly impacted by the additional activity that almost tripling the number of students on the site will bring.

I have seen no evidence that additional traffic generated by this development will be mitigated.

BL10 *Development shall be permitted within the Conservation Area [...] where it can demonstrate that it:*

- a. Preserves or enhances the character or appearance of the area;*
- b. Takes account of the Conservation Area Appraisal (2007) or any successor documents*

And

BL11 *All development shall be encouraged to respect the local character and the historic and natural assets of the area. The design and materials chosen should preserve or enhance our rural heritage, landscape and sense of place.*

- a. Relate in scale, massing and layout to neighbouring properties and the density of new housing development should be consistent and compatible with the existing and prevailing density and reflect the locally distinctive character of the locality in which the new development is proposed and should not usually exceed 30 dwellings per hectare.*
- b. Be in keeping with local distinctiveness and characteristics of the historic form of the village;*
- c. Make a positive contribution to the character of Bloxham and its rural feel;*
- d. Use materials in keeping with the distinctive character of our local brick or ironstone;*

The building materials proposed for this extension are completely different from anything surrounding the site. How can they be said to be in keeping with the distinctive character of our local brick or ironstone? How does this preserve or enhance the character or appearance of the area? How is this in keeping with the characteristics of the historic form of the village? The new building is also a significant addition to the profile of the site. Its height, along with the addition of a roof to the coach house will change the visual impact of the building significantly.

I believe there are other sites within the village that could more practically be developed to satisfy the school's requirements while causing considerably less disruption to the village and its residents.