

The Old Bakery
High Street
Bloxham
Banbury
Oxon
OX15 4LU

8 June 2021

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

For the attention of Wayne Campbell, Planning Officer

Dear Mr Campbell

Ref : Application 21/01505/F

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

I am a near neighbour, our property sits on the High Street and the corner of Stone Hill and I write to object to this application on the following grounds:

1. The harm caused to the essential character and appearance of the Conservation Area which 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 immediate surrounding properties. This 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 – there is already an existing parking and access problem here. The proposed development site currently provides the only off-street parking available to School staff and service vehicles. When not using this facility at Stone Hill House, the street is regularly blocked by staff and service vehicles and by vehicles collecting/dropping pupils.
The street is also in great demand for parking by High Street shop staff and people visiting residents who live at this point in the village.
The reference to “Access” in the Planning Design and Access Statement is misleading and inaccurate (See page 11, Access 4.1). Removing off-street parking at Stone Hill House would not comply with the **Bloxham Neighbourhood Plan, Policies on Parking, Item BL5**.
6. Access to the proposed development site, especially for build vehicles and tradesmen, is at the narrowest part of Stone Hill where the kerb to kerb measurement is 4.05m.
7. Highway safety – the current levels of congestion on this street and the sometimes thoughtless parking positions increase the risk of accident. Pedestrians, and

especially those with walking aids or limited mobility using motorized chairs, have to regularly step into and use the road instead of the pavement.

If emergency vehicles need access to Stone Hill, and the width is reduced by parked cars or vans, there are times when this is impossible.

Refuse collection lorries can often find this street very difficult.

We are unaware of any Traffic Survey conducted to ascertain the impact that this development would have on this street.

8. Traffic – the proposed increase in student numbers and resultant traffic (staff, parents and service vehicles) would be unsustainable
9. Impact on neighbours – the increased noise, vibration from heavy vehicles 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, without doubt, 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 closeness of neighbouring dwellings makes this a particularly difficult site to develop. The noise, traffic and on-going inconvenience to neighbours would be considerable.

I understand Bloxham School has a desire to expand their current facilities, but this proposed site is totally inappropriate for all the reasons outlined above.

I would urge the Council to reject this application.

Sincerely

Vanessa C Stranks
The Old Bakery, High Street, Bloxham

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