

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 writhing to object to the planning application -

Reference - 21/01505/F

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

I live on Stone Hill, adjacent to the proposed development.

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

1. The plan does not respect the Heritage and Conservation aims of the area.
Does not comply with **Item BL10 of the Bloxham Neighbourhood Plan**.
2. Harm caused to the character and setting of listed buildings (Ashwell House, Ashwell Cottage and Stone Hill House itself).
3. Harm caused to the character and appearance of the Conservation Area.
Does not comply with **Item BL11 Bloxham Neighbourhood Plan**.
4. 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**.
5. Highway safety. Due to the current level of congestion, pedestrians regularly have to walk in the road. If emergency vehicles need access to Stone Hill, there are times when this is impossible. The proposed increase in student numbers and resultant traffic would be unsustainable. There has been no Traffic Study to ascertain the impact on this already congested street.

6. 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 properties, 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:

RICHARD WILLIAM BOYCE

Address:

*'COWROSS', STONE HILL.
BLOXHAM, OXON.
OX15 4PT*