

The Old Bakery
High Street
Bloxham
Banbury
Oxon
OX15 4LU

10 September 2021

Cherwell District Council
FAO - Planning Department
Bodicote House
White Post Road
Bodicote
BANBURY
Oxon
OX15 4AA

REFERENCE : 21/01505/F and 21/01476/LB
Stone Hill House, Stone Hill, Bloxham OX15 4PT

Dear Mr Campbell

We write to strongly object to the revised plans submitted for the above applications.

These revised plans do not address the many concerns already identified :

1. This development does not comply with the Bloxham Neighbourhood Plan – a document that took considerable time and effort, was paid for, and subjected to referendum before being adopted by the residents of the village. Cherwell District Council ‘made’ (brought into legal force) this Plan in December 2016 as part of the Statutory Development Plan. We look to the Council to uphold and implement the rules of this Plan and protect the interests of the residents who voted for this.
2. These revised plans still clearly demonstrate an overdevelopment of an unsuitable site and will cause significant harm to the essential character and appearance of Stone Hill. **BNP Item BL10.**
3. The main building materials presented in the plans are not in keeping with the conservation area – the structures are mostly black with sheet roofing, wooden clad in areas and with an array of windows - blatantly modern, boldly unattractive and incongruous with its’ surroundings which are heritage/listed buildings built predominantly with ironstone and slate roofing. **BNP Item BL11.**
4. The planned buildings would still be visible at the top of Stone Hill, through the entrance and curtilage of Old Park Farm and looking down towards the High Street. They would still obstruct the view of the rear elevation of Stone Hill House.
5. Within the drawings, the insertion of doors and glazed panels facing the lane are not acceptable and are completely abstract to the current historic appearance of Stone Hill. The drawings also clearly show these apertures opening outwards across the pavement to the detriment of pedestrians (and/or parked vehicles).
6. We do not agree with the assessment of impact on surrounding properties – this is subjective and inaccurate – Ashwell Cottage is a listed building overlooked by the site and its’ setting will be materially affected by the development. All the historic buildings on Stone Hill will experience considerable disturbance and loss of

amenity.

7. There is a loss of parking provision at Stone Hill House and no provision for new parking.
8. Development of this site will exacerbate the already stretched demand for parking on Stone Hill.
 - a. This lane is already at capacity with demand from residents in the immediate vicinity, High Street shop staff, regular visitors to the High Street and School traffic visiting Stone Hill House and Park Close.
 - b. Parking outside the shops and on the High Street is limited and without parking availability in this general area of the village, the financial and continued viability of the shops and the services they provide to the whole village is threatened.
 - c. Increased demand for parking on Stone Hill generated by Bloxham School parents dropping/collecting pupils, attending staff and vehicles servicing Stone Hill House will cause further difficulties for residents, refuse collection lorries and access for emergency vehicles. **BNP - Policies on Parking BL5.**
9. At its narrowest part, Stone Hill measures just 4.05 metres wide. This restricted space and limited access to the site will not allow for the volume, weight (and vibration) of heavy vehicles required for this development without significant disturbance, noise and obstruction to the residents of Stone Hill and access to their own properties.
10. Increasing the intended number of attending pupils at this site will increase traffic at an already stressed junction with the High Street and thus clearly jeopardise the safety of pedestrians - especially at the 45 degree blind bend at the top of Stone Hill onto/from Little Bridge Road (towards/from Courtington Lane) - where there is no pavement either side of the street.

We can accept that the site could be sensitively repaired and restored within the remit of conservation and whilst maintaining an important heritage asset for Bloxham.

However, we do believe that Bloxham School could expand dormitory provision elsewhere and within their current property portfolio without the significant and detrimental harm to Stone Hill.

For all of the reasons above and in good faith, we respectfully urge the Council to reject this amended application.

Yours sincerely

HM and VC Stranks
The Old Bakery, High Street, Bloxham

Page 2

FAO: Mr Wayne Campbell, Cherwell District Council
Objection to Planning Application 21/01505/F and 21/01476/LB
10 September 2021