

# Bloxham Neighbourhood Plan Consultation Statement

## September 2025

### Table of Contents

<b>Introduction.....</b>	<b>3</b>
<b>The Early Consultation Process .....</b>	<b>3</b>
Timeline of events.....	4
Examples of Publicity.....	6
Outcomes.....	8
<b>Pre-Submission Plan Publicity.....</b>	<b>8</b>
Examples of Publicity.....	9
<b>Pre-Submission Plan Feedback Summary.....</b>	<b>12</b>
A note about: Vision, Objectives & Overall Neighbourhood Plan, and Policy Specific Feedback on Policy BL1: Spatial Plan for Bloxham and Policy BL2: Land East of Tadmarton Road ('Painters Farm') .....	12
<b>Vision and Objectives .....</b>	<b>12</b>
Changes Recommended .....	13
<b>Policy BL1: Spatial Plan for Bloxham.....</b>	<b>14</b>
Changes Recommended .....	16
<b>Policy BL2: Land East of Tadmarton Road ('Painters Farm') .....</b>	<b>17</b>
Non-Planning Matters Raised .....	22
Changes Recommended .....	20
<b>Policy Specific Feedback: Policy BL3: Connectivity.....</b>	<b>24</b>
Non-planning matters raised.....	25
Changes Recommended .....	25
<b>Policy Specific Feedback: Policy BL4: Parking.....</b>	<b>26</b>

Non-planning matters raised.....	28
Changes Recommended .....	28
<b>Policy Specific Feedback: Policy BL5: Housing Mix .....</b>	<b>29</b>
Non-planning matters raised.....	30
No Changes Recommended.....	31
<b>Policy Specific Feedback: Policy BL6: Adapting Homes to meet Demographic Change .....</b>	<b>31</b>
Non-planning matters raised.....	32
Changes Recommended .....	33
<b>Policy Specific Feedback: Policy BL7: Residential Amenity .....</b>	<b>33</b>
Non-planning matters raised.....	34
No Changes Recommended.....	34
<b>Policy Specific Feedback: Policy BL8: Local Infrastructure .....</b>	<b>34</b>
Non-planning matters raised.....	38
Changes Recommended .....	38
<b>Policy Specific Feedback: Policy BL9: General Design Guidance .....</b>	<b>39</b>
Non-planning matters raised.....	40
No Changes Recommended.....	40
<b>Policy Specific Feedback: Policy BL10: Design in the Conservation Area .....</b>	<b>41</b>
Non-planning matters raised.....	41
Changes Recommended .....	42
<b>Policy Specific Feedback: Policy BL11: Key Streetscenes &amp; Views.....</b>	<b>42</b>
Non-planning matters raised.....	42
Changes Recommended .....	43
<b>Policy Specific Feedback: Policy BL12: Employment Land .....</b>	<b>43</b>
Non-planning matters raised.....	44
Changes Recommended .....	44
<b>Policy Specific Feedback: Policy BL13: Village Centre.....</b>	<b>45</b>
Non-planning matters raised.....	46
Changes Recommended .....	47
<b>Policy Specific Feedback: Policy BL14: Broadband &amp; Mobile Communications .....</b>	<b>47</b>
Non-planning matters raised.....	47

No Changes Recommended.....	48
Most respondents were strongly in favour of the policy wording. No updates are recommended as the issues raised by the community were either non-planning matters or better addressed local and national policies in relation to Conservation Areas. ....	48
<b>Policy Specific Feedback: Policy BL15: Local Green Spaces &amp; Other Amenity Spaces .....</b>	<b>48</b>
Non-planning matters raised.....	49
No Changes Recommended.....	49

## Introduction

- The original Bloxham Neighbourhood Plan was made on 19<sup>th</sup> December 2016 by Cherwell District Council.
- Bloxham Parish Council agreed to review the Neighbourhood Plan on 2<sup>nd</sup> October 2023.
- A working group was established, with a number of councillor and community members taking part. The Parish Council took responsibility for governance arrangements and decisions about the production of the plan.
- Residents were invited to take part in a continuous process that included online and in person advertising, meetings and events including informal and formal consultation. The engagement process is explained in more detail throughout this document.
- This consultation statement has therefore been prepared to fulfil the legal obligations of the Neighbourhood Planning Regulations 2012 (as amended) in respect of the Blandford + Neighbourhood Plan 2011 – 2033. The legal basis of this Statement is provided by Section 15 (2) of part 5 of the 2012 Neighbourhood Planning Regulations, which requires that a consultation statement should: i. Contain details of the persons and bodies that were consulted about the proposed Modifications Project; ii. Explain how they were consulted; iii. Summarise the main issues and concerns raised by the persons consulted; and iv. Describe how those issues and concerns have been considered and, where relevant, addressed in the proposed neighbourhood development plan.

## The Early Consultation Process

- Bloxham Parish Council is committed to its role as the closest level of local government to residents. The Council takes every opportunity to speak with residents and considers their comments and concerns carefully when planning its activities.

- Although work had begun in October 2023 securing advice and reviewing the existing plan, by the end of 2024 the number of large speculative planning applications approaching the Council for feedback on their proposals were increasing very rapidly with hundreds of homes proposed.
- The Council decided to gather feedback to these proposals in relation to the neighbourhood plan – using the community responses to proposed developments in a variety of locations around the village as an informal consultation technique about the focus for the Vision and Objectives of the project. In this way the community's views were tested on live proposals and the most important areas in relation to the spatial development of the village for the planned review chosen to focus on.

## Timeline of events

A number of in person meetings were held on the topic:

Date	Event	Purpose
24 <sup>th</sup> April 2024	Annual Parish Meeting	A presentation was given on the progress with the Neighbourhood Plan so far, with questions and discussion invited from any residents present
14 <sup>th</sup> December 2024	Development themed Drop-in session	Copies of development proposals recently received by the parish council from developers were displayed and comments from residents discussed and collected
8 <sup>th</sup> February 2025	Development themed Drop-in session	Copies of development proposals recently received by the parish council from developers were displayed and comments from residents discussed and collected <i>Noted: 50 attendees</i>
24 <sup>th</sup> April 2025	Annual Parish Meeting	A presentation was given on the progress with the Neighbourhood Plan to date, with questions and discussion invited from any residents present



Other activities:

Date	Activities promoting engagement with the Neighbourhood Plan	Purpose
Every month Dec 2023 – July 2025	E-Newsletters and online blog posts	Update on current progress with Neighbourhood Plan and topics being discussed eg Housing Needs or proposals for development Advertising of events that could be attended to discuss planning, potential development and other local issues
First Monday of every Month	Parish Council meetings	Public discussion by members of latest planning applications and issues. Update on the Neighbourhood Plan from the project leader. Public session where any resident can address the Council about their ideas.
Every second Saturday of the month 10am – 11am	Drop-in session	Public session where any resident can speak to councillors on a drop in basis to ask questions and ask about their ideas.
Regular meetings	Stakeholder meetings	Regular meetings were held with specific local stakeholders including local schools to discuss local issues. These included spatial planning concerns raised by residents.
8 <sup>th</sup> April – 9 <sup>th</sup> May 2025	Site Assessments Letter Direct emails/letters to all land interests in the HELAA Nov '24	All land interests whose sites were named in the HELAA were contacted (regardless of the HELAA assessment of the site) and invited to confirm if the site was still available, and if there is any further information you wish to share with BPC about the land. Land interests were informed that BPC would use any additional information you provide to assess the relative suitability of each scenario, alongside a Strategic Environmental Assessment.

## Examples of Publicity

### Drop in and chat poster

Follow Bloxham Parish Council on Facebook or find us online  
at [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)

**DROP-IN AND CHAT  
WITH  
BLOXHAM PARISH COUNCIL  
ON  
SATURDAY 14 DECEMBER 2024  
1030AM TO 1130AM  
AT THE EX-SERVICEMEN'S HALL**

**THIS SESSION IS AN OPPORTUNITY FOR  
RESIDENTS TO OBTAIN INFORMATION ON  
PROPOSED DEVELOPMENTS IN THE VILLAGE AND THE  
SITES WHICH HAVE BEEN PROMOTED FOR  
DEVELOPMENT**



**Please come along and chat to your  
Parish Councillors — we'd love to hear your  
views!**

Please visit the Parish Council web site [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk) to  
sign up to the new mailing list, to receive information on topics such as  
flooding and large scale planning applications.

Parish Council Meetings at Jubilee Hall, small meeting room, 7.00pm: 06.01.25,  
03.02.25 & 03.03.25

Parish Council 'Drop-In and Chat' at the Ex-Servicemen's Hall, 1030am to 1130am:  
14.12.24, 11.01.25 & 08.02.25

### Newsletter December 2024

Follow Bloxham Parish Council on Facebook or find us online  
at [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)

## BLOXHAM PARISH COUNCIL (DEC 2024)

**Drop-In and Chat** — The Drop-In and Chat session on Saturday 14 December 2024, will be an opportunity for residents to obtain information on the proposed developments in the village and the sites which have been put forward for potential development. Please come along to the Ex-Servicemen's Hall from 1030am to 1130am.

**Mailing List** — The Parish Council has set up a mailing list to enable residents to be regularly updated on issues affecting the village. If you would like to be added to the mailing list, please visit the Parish Council web site to sign up.  
[www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)  
Information on topics such as flooding and large scale planning applications will be forwarded to those residents who have signed up.

**Flooding** — The Parish Council thanks all members of the community who assisted their neighbours when properties flooded during the storm in November. A Flooding Working Group has been formed, which includes members of the Parish Council, County Council and residents to discuss the issue and also provide further details in the Parish Council's Emergency Plan. Advice relating to flooding is available on the PC web site, on the Emergency Planning page, under 'Useful Resources'. The Parish Council will also be obtaining quotes for works to the drains in Bloxham. This is a County Council responsibility however action is required quickly to try and alleviate some of the flooding issues.

**Ells Lane Planning Application** — Cala Homes have indicated that they will be submitting a planning application for 30 homes on Ells Lane (next to Crabtree Close). More information will follow in due course. The best way to keep up to date on planning matters is to sign up to the PC's mailing list.  
[www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)

**Neighbourhood Plan** — A Housing Needs Assessment and Strategic Environmental Assessment are both being undertaken and the results are due in the New Year. A quote for support from a consultant will be considered to help move the Plan forward, hopefully within similar timescales as Cherwell District Council's Local Plan.

**Smith Family Memorial** — A memorial to the Smith Family has been erected in Tadmorton Road, which recognises the huge amount of time and effort the family has given to the community in Bloxham, over many years. An official unveiling is being arranged.

**Bins** — If residents need to store their bins outside the front of their property, please ensure they are left on your own land and not on land which belongs to your neighbours.

**Information Board** — A donation of £500 will be made towards the purchase and installation of a new information board at the Windmill on Bloxham Grove Road.

**Christmas Lights and Christmas Tree** — The Parish Council hopes that all residents have a Merry Christmas and a Happy New Year. We hope the community enjoy the Christmas lights again this year. The Parish Council has also taken part in the St Mary's Church Christmas Tree Festival.

**Vacancy** — There is one vacancy on the Parish Council and anyone interested in supporting the community and joining our friendly team, will be very welcome. Please contact the Clerk for more details.



OXFORDSHIRE  
COUNTY COUNCIL

Parish Council Meetings at Jubilee Hall, small meeting room, 7.00pm: 06.01.25, 03.02.25 &  
03.03.25

Parish Council 'Drop-In and Chat' at the Ex-Servicemen's Hall, 1030am to 1130am: 14.12.24,  
11.01.25 & 08.02.25

## Newsletter (March 2025)

Follow Bloxham Parish Council on Facebook or find us online  
at [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)

### BLOXHAM PARISH COUNCIL (MARCH 2025)

**Drop-In and Chat** — The Drop-In and Chat sessions being held on Saturday 8 March 2025 & Saturday 12 April 2025 are an opportunity for residents to bring issues to the attention of the Parish Council. Please come along to the Ex-Servicemen's Hall from 1030am to 1130am (second Saturday of the month). If residents would like to suggest topics for future sessions, such as flooding, please contact the Clerk.

**Mailing List** — The Parish Council has set up a mailing list to enable residents to be regularly updated on issues affecting the village. If you would like to be added to the mailing list, please visit the Parish Council web site to sign up.

**Community Help and Information Point**

**Join us as a CHIP Volunteer**

We are looking for friendly, dedicated people who have 2 or more hours per week to spare and would like to help others within their community

**What are CHIPs?**

Community Help and Information Points (CHIPs) are the front door to our services, providing face-to-face support in community locations.

**What will you do?**

Support clients  
Provide information  
Refer for assistance

**Make a real impact in your community!**

Interested?  
Email: [recruitment@sawnac.org.uk](mailto:recruitment@sawnac.org.uk)

**citizens advice** West Northants & Cherwell

#### Local Plan 2042 Consultation

— The consultation has now closed and any further information from Cherwell District Council will be published in due course. The Parish Council responded to the consultation, emphasising that although the village met the criteria for a 'sustainable village' the services listed were no longer sustainable and a reassessment of Bloxham is required.

**Flooding** — The last two meetings of the Parish Council's Flooding Working Group were held on 7 January and 10 February 2025. The next meeting is on Monday 10 March 2025. Minutes from the meetings are available on the Parish Council web site and the actions are listed in those minutes. Please also visit the Flood Mary web site for help and advice with flooding issues. [www.floodmary.com](http://www.floodmary.com)

**Vacancies** — There is one vacancy on the Parish Council and anyone interested in supporting the community and joining our friendly team, will be very welcome. Please contact the Clerk for more details.

**Planning** — Since the publication of the Government's new planning policies in December 2024, Cherwell District Council no longer has a five year housing land supply. Therefore it is highly probable that there will be a number of speculative planning applications for developments in the village. The application submitted by William Davis Homes for 150 houses on land opposite the David Tyrrell Recreation Ground is scheduled to be considered by Cherwell District Council on 20 March 2025. The Parish Council will be speaking in objection to the application at the meeting.

**No Mow May** — The Parish Council is taking part in 'No Mow May' to support biodiversity in the village and the grass verges will not be cut during this time.

**Neighbourhood Plan** — The Site Assessment and Strategic Environmental Assessment are being progressed with grant funding and the Housing Needs Assessment has been completed. A consultant has been appointed to support the Parish Council with updating the NP at pace, due to the vulnerability of the village due to the lack of a five year housing land supply at Cherwell District Council.

**Annual Parish Meeting (APM)** — The APM is being held on Thursday 24 April 2025 at 7pm at Jubilee Hall. All residents are welcome to come along and hear about the PC's work over the last 12 months.

**Bus Services Consultation** — The County Council is undertaking a consultation with regard to bus services in Banbury. More details could be found on the County's web site. [letstalk.oxfordshire.gov.uk/cherwell-street-banbury](http://letstalk.oxfordshire.gov.uk/cherwell-street-banbury)

Parish Council Meetings at Jubilee Hall, small meeting room, 7.00pm: 07.04.25, 12.05.25 and 02.06.25

Parish Council 'Drop-In and Chat' at the Ex-Servicemen's Hall, 1030am to 1130am: 08.03.25 & 12.04.25

## Drop in Poster (February 2025)

Follow Bloxham Parish Council on Facebook or find us online  
at [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)

### DROP-IN AND CHAT WITH BLOXHAM PARISH COUNCIL ON SATURDAY 8 FEBRUARY 2025 1030AM TO 1130AM AT THE EX-SERVICEMEN'S HALL

THIS SESSION IS AN OPPORTUNITY FOR  
RESIDENTS TO OBTAIN INFORMATION ON  
PROPOSED DEVELOPMENTS IN THE VILLAGE AND THE  
SITES WHICH HAVE BEEN PROMOTED FOR  
DEVELOPMENT



Please come along and chat to your  
Parish Councillors — we'd love to hear your  
views!

Please visit the Parish Council web site [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk) to sign up to the new mailing list, to receive information on topics such as flooding and large scale planning applications.

Parish Council Meetings at Jubilee Hall, small meeting room, 7.00pm: 03.02.25 & 03.03.25

Parish Council 'Drop-In and Chat' at the Ex-Servicemen's Hall, 1030am to 1130am: 08.02.25, 08.03.25 & 12.04.25



## Outcomes

Evidence gathered during events and other informal methods, included that residents were most strongly concerned about:

- Why development was happening at all
- That where development was approved more infrastructure should be provided for the village, and that not enough was being put forward in current plans
  - o Access to GPs and other healthcare appointments
  - o Pressure on school places and that the current primary school building was too small
  - o Specific concerns about traffic, particularly on the A361 and the village centre
  - o Concerns about sewage capacity and maintenance, before, but particularly after the November 2024 flooding in Bloxham
- The type of housing that was needed

The Vision and Objectives Statement was amended to reflect the concerns of the community, putting greater emphasis on the provision of infrastructure.

## Pre-Submission Plan Publicity

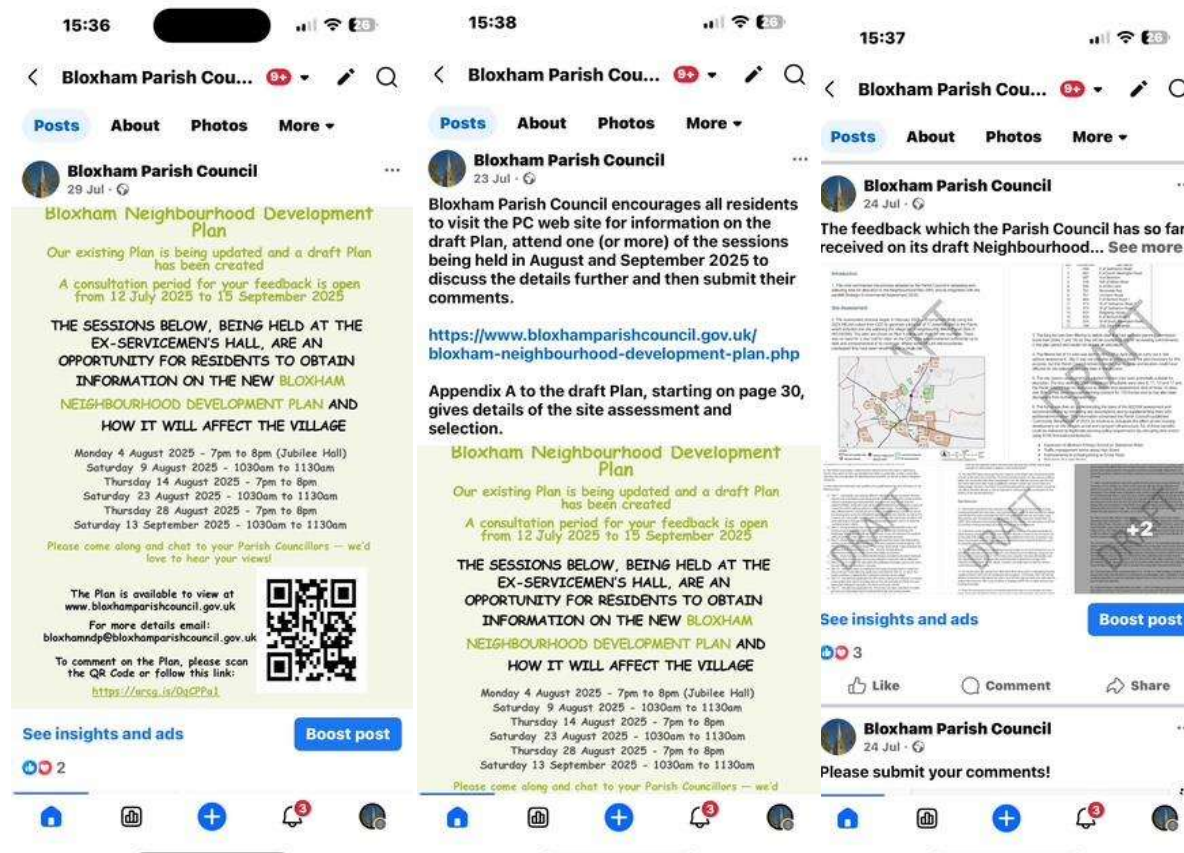
Consultees were invited to respond to the Regulation 14 Consultation of Bloxham Neighbourhood Plan between from 15<sup>th</sup> July 2025, the published end date was 15<sup>th</sup> September 2025, but responses were received and accepted until 16<sup>th</sup> September 2025 – this is a 9-week period. The longer consultation period was chosen specifically to allow a wide and intensive consultation process, ensuring all statutory consultees, residents, and local businesses were aware and able to take part. Responses were accepted via an online form, email or letter.

- Emails were sent to Statutory consultees in advance on 10<sup>th</sup> July 2025, and again after the SEA was published on Bloxham Neighbourhood Plan website on Monday 4<sup>th</sup> August 2025, to let them know that new information was now available.
- A press release was submitted to the local paper the 'Banbury Guardian' and printed in the online edition.
- During August, a 2-sided leaflet introducing the neighbourhood plan and how to take part in the consultation was delivered to all houses in Bloxham
- Posters were put up in noticeboards around the village advertising the consultation and drop in events.

- Advertising posts on Facebook
- Local businesses were emailed
- Seven drop-in sessions were held at community centres in Bloxham, on Saturday 12<sup>th</sup> July, Monday 4<sup>th</sup> August, Saturday 9<sup>th</sup> August, Thursday 14<sup>th</sup> August, Saturday 23<sup>rd</sup> August, Wednesday 3<sup>rd</sup> September and Saturday 13<sup>th</sup> September. With a mixture of day, evening, weekday and weekend session held to maximise opportunities for the community to attend. At each session copies of the neighbourhood plan were available, along with large maps of the neighbourhood area. Additionally, members of the neighbourhood plan team attended to answer questions and explain how to take part in the consultation. Originally four events have been planned, but this was expanded to seven to meet local demand to attend.
- Paper copies of the Plan could also be found in White Lion Cafe, High Street, Bloxham and Bloxham Nursery & Tearoom, Ells Lane, Bloxham, during their opening hours.

## Examples of Publicity

Social Media: Facebook posts



## 2-sided Flyer

### Bloxham Neighbourhood Plan

As Bloxham residents, adopting the Draft Modified Bloxham Neighbourhood Plan is your decision. YOU will have the opportunity to vote in a Referendum early 2026.

#### Existing Neighbourhood Plan 2016 - 2031

Our existing Neighbourhood Plan is more than halfway through its life cycle and as such, carries less weight with the Local Planning Authority, particularly with regard to housing developments. Government changes to planning law and housing targets introduced in late 2024 have resulted in Cherwell District Council (CDC) not being able to meet its housing land supply target, which means a tilted balance in favour of development, which in turn is resulting in an avalanche of developers wanting to build in Bloxham. Currently in the Parish there are approved, proposed and possible planning applications amounting to approx. 850 homes. In addition, there are recently approved developments in Hook Norton and Milcombe for a further 120.

#### Developing the Draft Modified Bloxham Neighbourhood Plan 2025 – 2040:

The Draft Modified Bloxham Neighbourhood Plan is being prepared under the Localism Act 2011, the Neighbourhood Planning (General) Regulations 2012 and in the context of the adopted Cherwell Local Plan (CLP) 2011-2031 (Part 1) (2015) and the emerging Cherwell Local Plan Review (LPR) 2042. In December 2024, AECOM was commissioned by Bloxham Parish Council to create a Housing Needs Assessment for Bloxham, and in February 2025 were commissioned to create a Strategic Environmental Assessment (SEA) as part of the development of the Draft Modified Bloxham Neighbourhood Plan (both reports are available on the Parish Council website). To ensure a robust Plan is developed, the Parish Council has engaged the services of a Consultancy Team to provide the necessary professional expertise to support the Council through the process. Over the last few months, the Parish Council has been working with its Consultants, AECOM and CDC to develop the Draft Modified Bloxham Neighbourhood Plan and understand the steps to be followed for its adoption.

#### What will having an updated Plan mean for Bloxham:

Once adopted and forming part of CDC Local Plan, any planning applications that conflict with the Plan will not normally be granted. This is subject to the Bloxham Neighbourhood Plan becoming part of the Local Plan five years or less before the date on which the decision is made and that the Plan contains policies and allocations to meet its identified housing requirements. Once "made" the Bloxham Neighbourhood Plan will carry material weight when deciding on planning applications alongside the adopted Cherwell Local Plan and emerging Local Plan Review.

#### Key dates and activities:

Draft Modified Bloxham Neighbourhood Plan Consultation, 12th July to 15th September 2025.

Submit final Draft Modified Bloxham Neighbourhood Plan to CDC for review, 6th October to November 2025.

Independent examination of Draft Modified Bloxham Neighbourhood Plan, December to January 2026.

Residents Referendum on Draft Modified Bloxham Neighbourhood Plan, early 2026.

Follow Bloxham Parish Council on Facebook or find us online at  
[www.bloxhamparishcouncil.gov.uk](http://www.bloxhamparishcouncil.gov.uk)

### Draft Modified Bloxham Neighbourhood Plan

Our existing Plan is being updated and a draft Plan has been created. A residents consultation period for your feedback is open from 12<sup>th</sup> July to 15<sup>th</sup> September 2025.

The decision on whether to adopt the Modified Plan is with YOU. A Referendum is planned for early 2026.

THE SESSIONS BELOW ARE AN OPPORTUNITY FOR RESIDENTS TO  
OBTAIN INFORMATION ON THE

MODIFIED BLOXHAM

NEIGHBOURHOOD DEVELOPMENT PLAN

AND HOW IT WILL AFFECT THE VILLAGE

Please come along to the Ex-Serviceman's Hall and chat with your Parish  
Councillors

Thursday 14<sup>th</sup> August 2025 - 7pm to 8pm

Saturday 23<sup>rd</sup> August 2025 – 10:30am to 11:30am

Thursday 28<sup>th</sup> August 2025 - 7pm to 8pm

Saturday 13<sup>th</sup> September 2025 – 10:30am to 11:30am

A copy of the Draft Modified Bloxham Neighbourhood Plan and related  
documents are available at [www.bloxhamparishcouncil.gov.uk](http://www.bloxhamparishcouncil.gov.uk)

To comment on the Draft Modified Bloxham  
Neighbourhood Plan, please scan the QR  
Code or follow the link on the Parish Council  
website

For any issues, please email  
[bloxhamndp@bloxhamparishcouncil.gov.uk](mailto:bloxhamndp@bloxhamparishcouncil.gov.uk)





## Newsletter (July 2025)

Follow Bloxham Parish Council on Facebook or find us online  
at [www.bloxhamparishcouncil.gov.uk](http://www.bloxhamparishcouncil.gov.uk)

### BLOXHAM PARISH COUNCIL (JULY 2025)

**Mailing List** — The Parish Council has set up a mailing list to enable residents to be regularly updated on issues affecting the village. If you would like to be added to the mailing list, please visit the Parish Council website to sign up.

**Flooding** — The County Council's Section 19 report on the winter flooding events in the village is due imminently and once received, the Working Group will meet to discuss the outcomes.

**Planning** — An application has been submitted to Cherwell District Council by Ainscough Strategic Housing for 120 houses on land east of Barford Road and the Parish Council will be objecting to the application. The planning reference is 25/01009/OUT and comments can be submitted to Cherwell District Council via their Planning Portal.

The Parish Council is also aware that David Wilson Homes has leaflet dropped residents in the village with information relating to a proposed development for 125 houses on South Newington Road, behind the David Tyrrell Recreation Ground. More details will follow when the Parish Council has further information.

The appeal submitted by Gladmans following refusal of 60 houses in Quarry Close, Bloxham is being held at the Cherwell District Council offices on 19 August 2025 and is expected to last four days.

**Neighbourhood Development Plan Consultation** — A draft Plan has been produced and the Regulation 14 consultation period allowing the community to comment on the draft, commenced on 12 July 2025.

The 'Drop-In and Chat' session on 12 July 2025, focused on the review of the Bloxham Neighbourhood Development Plan, in particular the site which has been allocated for housing. Please come along and see how the proposed draft Plan will affect the village at the further consultation events being held during August and September 2025. Please visit the PC website for the details.

The schedule for the Regulation 14 consultation period is as follows: 12 July 2025 is the start of consultation process with the village, the closing date for comments is 15 September 2025 and the Plan will be submitted to Cherwell District Council (as the Local Planning Authority) by 6 October 2025. Cherwell District Council will then start its own consultation process.

The draft Plan will be available on the Parish Council's web site and paper copies of the Plan are available by emailing [clerk@bloxhamparishcouncil.gov.uk](mailto:clerk@bloxhamparishcouncil.gov.uk) or calling 01295 710965

**Emergency Plan** — The Parish Council's Emergency Plan has been updated by the Flooding Working Group.

**Traffic Calming** — The Traffic Calming Working Group will be meeting on a monthly basis and the minutes of the meeting held on 30 June 2025 will be available on the Parish Council web site shortly. One for the main focuses of the Group will be addressing parking and traffic issues around the Primary and Secondary Schools.

**Tree Works** — Cotefield Treecare will be undertaking tree work around the village, in Walsingham Close, Gascoigne Way and Painters Close. A tree which the Parish Council believed was in its ownership in Greens Garth was in fact owned by Persimmon Homes and they sadly took the decision to fell the tree.

**Highway Works** — The Parish Council is pleased that resurfacing works have been completed on the A361 and there are just a few areas of white lining which are due to be reinstated, as well as the disabled bay sign outside of the shops.

**Vacancy** — There is one vacancy on the Parish Council. If you are interested in joining our friendly team, please contact the Clerk, [clerk@bloxhamparishcouncil.gov.uk](mailto:clerk@bloxhamparishcouncil.gov.uk)

**Parish Council Meetings at Jubilee Hall, small meeting room, 7.00pm:**  
04.08.25, 01.09.25, 06.10.25, 03.11.25 & 01.12.25

All residents welcome to attend!



## Posters (a number of variations were used to update on upcoming dates)

Follow Bloxham Parish Council on Facebook or find us online  
at [www.bloxhamparishcouncil.co.uk](http://www.bloxhamparishcouncil.co.uk)

### Bloxham Neighbourhood Development Plan

Our existing Plan is being updated and a draft Plan has been created

A consultation period for your feedback is open  
from 12 July 2025 to 15 September 2025

THE SESSIONS BELOW, BEING HELD AT THE  
EX-SERVICEMEN'S HALL, ARE AN  
OPPORTUNITY FOR RESIDENTS TO OBTAIN  
INFORMATION ON THE NEW BLOXHAM  
NEIGHBOURHOOD DEVELOPMENT PLAN AND  
HOW IT WILL AFFECT THE VILLAGE

Monday 4 August 2025 - 7pm to 8pm (Jubilee Hall)

Saturday 9 August 2025 - 1030am to 1130am

Thursday 14 August 2025 - 7pm to 8pm

Saturday 23 August 2025 - 1030am to 1130am

Thursday 28 August 2025 - 7pm to 8pm

Saturday 13 September 2025 - 1030am to 1130am

Please come along and chat to your Parish Councillors — we'd  
love to hear your views!

The Plan is available to view at  
[www.bloxhamparishcouncil.gov.uk](http://www.bloxhamparishcouncil.gov.uk)

For more details email:  
[bloxhamndp@bloxhamparishcouncil.gov.uk](mailto:bloxhamndp@bloxhamparishcouncil.gov.uk)

To comment on the Plan, please scan  
the QR Code or follow this link:

<https://arcg.is/OqCPPa1>



## Pre-Submission Plan Feedback Summary

There were 111 written responses in total, including stakeholder and landowner responses. The feedback in this summary is from residents and community groups only, with stakeholder responses are discussed in a separate report.

Due to the high volume of responses received it is not possible to reproduce them all in this document. Instead, all of the responses were read, analysed, and summarised by the type of concerns raised in each case. A sample of comments has also been used to represent each of the concerns. A full copy of all of the responses, with personal details redacted, has been attached as an appendix to this report.

A note about: Vision, Objectives & Overall Neighbourhood Plan, and Policy Specific Feedback on Policy BL1: Spatial Plan for Bloxham and Policy BL2: Land East of Tadmarton Road ('Painters Farm')

Some respondents chose to use multiple questions on the online form to give feedback on three Neighbourhood Plan areas:

- Policy BL1: Spatial Plan for Bloxham,
- Policy BL2: Land East of Tadmarton Road ('Painters Farm')
- The Vision and Objectives

The majority of letter and email responses were also focused on these three Neighbourhood Plan areas. The feedback on these has been sorted into the appropriate policy area.

### Vision and Objectives

Two respondents made comments about the Vision and Objectives

Concern raised	Frequency raised and specific concerns
Concern that the Vision and Objectives are incorrect	<p><b>Two respondents raised concerns about the Vision and Objectives, and that these were not the correct vision and objectives for the plan:</b></p> <ul style="list-style-type: none"><li>- <i>"I am concerned that the vision in 3.1 p.11 is not one for Bloxham but of how the challenges of new housing will be mitigated. The original Bloxham Neighbourhood Plan vision was strong as an overarching statement. I think it should be kept and precede the proposed vision, to read roughly as follows: "Bloxham will appeal to people at all stages of their lives as a great place to live, work and visit. It will be a village that strives to maintain and improve a high quality of social, economic</i></li></ul>



	<p><i>and environmental wellbeing by meeting the challenges of the future whilst properly respecting our historic rural past. Over the next few years the village will have successfully accommodated its new population into village life with a larger, outstanding primary school and new community facilities and public open spaces. In managing this growth the village will have maintained its essential historic, rural character by preserving its special countryside setting and heritage assets."</i></p> <ul style="list-style-type: none"> <li>- <i>"I object to the draft BNP due to its assessments and decisions being based on a vision and priorities that: are not based on justifiable evidence; which were not discussed with the community through the normal engagement practice for such plans; and which are a misrepresentation of the Bloxham "Community Benefits List". These vision and priorities have then strongly directed all site assessments (the initial AECOM Site Options Assessment (SOA), the AECOM SEA report and the final PC proposal). If the priorities excluded the wrongly identified need for expansion of the Primary School, and the financially unviable Village Library, then other sites would have been proposed by the SOA for further assessment"</i></li> </ul>
--	---

## Changes Recommended

Most respondents did not query the vision and objectives of the plan. Of those who did have concerns one suggested that a Vision and Objectives community consultation be run and the process of preparing the Neighbourhood Plan begin again. However, it is not necessary or required under the Neighbourhood Planning Regulations 2012 (as amended) to run a Vision and Objectives Consultation. The process through which the parish council decided on the Vision and Objectives has been described earlier in this document, and the results tested during the Regulation 14 consultation. On analysing the results of the consultation, it was felt that (although few queries had been raised about them) the Vision and Objectives did not fully reflect the views of respondents and the concerns that they most frequently highlighted. This change to the Vision and Objectives does not make any difference to how sites were assessed for inclusion in the plan, but is reflected in changes to policies throughout the plan.

The Vision and Objectives have been amended accordingly:

Our vision of Bloxham is ...

*"Over the next few years the village will have successfully accommodated its new population into village life with a larger, outstanding primary school and new community facilities and public open spaces. In managing this growth the village will have*

*maintained its essential historic, rural character by preserving its special countryside setting and heritage assets. Its village centre will have thrived, there will still be a range of public and private sector jobs and the new developments will have been designed to help reduce flood risks."*

The objectives of the Neighbourhood Plan are:

- To plan for a scale of housing growth that can be accommodated within the constraints of the village infrastructure
- To use new development to improve the village infrastructure and to reduce flood risk
- To conserve and enhance the special historic character of the village and its countryside setting
- To manage development so that fits well with existing residential amenity
- To support economic development to provide local job opportunities

### Policy BL1: Spatial Plan for Bloxham

66 responses, 52% against the policy and 48% in favour of the policy.

Concern raised	Frequency raised and specific concerns
Concerns about flooding	<p><b>Around 41% of respondents raised concerns about the impact on flooding of new development in Bloxham:</b></p> <ul style="list-style-type: none"> <li>- <i>"Before any further development is approved a solution needs to be found to ensure the ongoing flood risk at the lowest part of the village is addressed. As well as houses at the centre of the village, the junction between Tadmarton Road and Brookside Way was flooded again last year, with the flooding on Brookside Way the worst we have seen since living here. Gardens of houses on Courtington Lane are also affected by flooding."</i></li> <li>- <i>"the area floods due to rainfall flowing down the ancient ridge and furrow system from the crown of the hill. This water flows towards the houses on Courtington Lane and several times a year... inundates the rear gardens... NB I believe the Plan fails to take into account OCC's Section 19 Flood Investigation Report of 3/7/25. In this report there is substantial coverage of the flooding along Courtington Lane and down Tadmarton Road and thence into the broader village - e.g. see pp 5-7 plus the associated diagrams contained in the Report."</i></li> </ul>

Concerns about traffic	<p><b>Around 18% of respondents had general concerns about traffic in the village, and how the village would cope with new development.</b></p> <ul style="list-style-type: none"> <li>- <i>“the road network through and around the village, where not design with the volume of traffic that it deals with on a daily basis, especially, during rush-hour around the schools. And any attempt to improve this will most likely end up in negatively impacting on the village as seen time and time again.”</i></li> <li>- <i>“The village is already at capacity point in terms of traffic generated by the new building that has taken place in the village and its environs over the last 5 years. Plans have already been passed for a further large development between the A361 and the Barford Road. and others are awaiting approval. The push to build new houses does not consider the wellbeing of the existing residents in terms of traffic congestion, safety and air pollution.”</i></li> </ul>
Concerns about sewage capacity	<p><b>Three respondents were concerned about the sewage and water infrastructure</b></p> <ul style="list-style-type: none"> <li>- <i>“the village current infrastructure is not able to cope with more demand, such as the water supply to the village which frequently suffers from broken pipes.”</i></li> </ul>
Concerns about access to doctors, dentists and healthcare	<p><b>Around 9% of respondents raised concerns about difficulty getting appointments with doctors and dentists and how this might increase with new development.</b></p> <ul style="list-style-type: none"> <li>- <i>“Very difficult to make an appointment with the GP and after living in the village for over 5 years I am still on the waiting list to register with the dentist (private/paying patient). What are the plans to improve/provide these services to existing and new residents?”</i></li> </ul>
Concerns about any new development	<p><b>Around 11% of respondents were opposed to new development at all</b></p> <ul style="list-style-type: none"> <li>- <i>“I appose the presumption if favour of development, just because the proposed development will fall within the settlement boundary. Existing infrastructure cannot cope with existing demands as recent floods and ongoing rush our traffic gridlock demonstrate. Proposed developments within the settlement boundary should be considered on a case by case basis and supported or apposed based on their merits or otherwise.”</i></li> <li>- <i>“there should be no further houses built at all.”</i></li> </ul>
Concerns about infrastructure in general	<p><b>Around 12% of respondents were concerned about infrastructure in general</b></p> <ul style="list-style-type: none"> <li>- <i>“The important proviso for agreement is the fundamental point made on page 13 that, “this scale of growth can be accommodated if the capacity of local infrastructure can be improved”. Based on evidence from other developments I have concerns that (a) developers do not</i></li> </ul>

	<i>prioritise or implement the infrastructure support which they are required to contribute to and, (b) government imposed local authority funding cuts make it impossible for appropriate and necessary levels of infrastructure to be improved as priorities.”</i>
Preference to exclude Land East of Tadmarton Road ('Painters Farm') or that the boundary is too big	<b>Rate of responses recorded under BL2: Land East of Tadmarton Road ('Painters Farm')</b> <ul style="list-style-type: none"> <li>- <i>“The inclusion of land east of Tadmarton Road is inappropriate.”</i></li> <li>- <i>“The inclusion of the site East of the Tadmarton Road.”</i></li> <li>- <i>“I agree there should be a Settlement Boundary but the proposed boundary is too big. It will allow far too many houses to be built which the current village infrastructure cannot cope with.”</i></li> </ul>
In favour of policy	<b>Around 48% of respondents were in favour of the policy</b> <ul style="list-style-type: none"> <li>- <i>“It is a good idea to define the limits of the village and separate it from Banbury.”</i></li> </ul>

### Changes Recommended

By a small margin, most respondents were not in favour of the policy wording for BL1: Spatial Plan for Bloxham. However, almost all of those with concerns were not in favour of the inclusion of Land East of Tadmarton Road. Some did not agree with any land being allocated or new development being built at all. As detailed under BL2: Land East of Tadmarton Road will remain as an allocated site in the plan and therefore, has been retained in this policy. However, the policy has been amended to include West of Tadmarton Road, which was granted planning permission during the course of the Regulation 14 consultation.

- A. The Neighbourhood Plan defines a Bloxham Settlement Boundary, as shown on the Policies Map. Proposals for development within the Settlement Boundary will be supported in principle. Development proposals will not be supported outside a Settlement Boundary unless their use and scale are specifically suited to, or require, a countryside location.
- B. Beyond the Settlement Boundary as shown on the Policies Map, the Neighbourhood Plan provides for the delivery of approx. 340 homes comprising land at:
  - i. North of Ells Lane (30 homes - consented)
  - ii. South of Hartshill Close (130 homes - consented)
  - iii. West of Tadmarton Road (55 homes – consented)
  - iv. East of Tadmarton Road (125 homes - allocated)

C. Additional homes may be delivered through windfall schemes on suitable sites within the Settlement Boundary.

## Policy BL2: Land East of Tadmarton Road ('Painters Farm')

85 responses, 71% against the policy and 29% in favour of the policy.

Concern raised	Frequency raised and specific concerns
Flooding in relation to site allocation Policy BL2: Land East of Tadmarton Road ('Painters Farm')	<p><b>Around 55% of respondents were concerned about the impact of flooding in relation to the allocated site</b></p> <ul style="list-style-type: none"> <li>- <i>"Worried about increased flooding risk for village from Hobb Hill."</i></li> <li>- <i>"I have lived in Courtington Lane for 38 years and in that time water run-off from Hobb Hill following heavy rain, or prolonged rainfall, has always been a problem. Water runs off the hill after prolonged or heavy rainfall. There are also springs that come up after a lot of rain. This water floods the gardens and garages of houses along the lane, and also the road. I don't know whether water gets inside the houses. I suggest, that with climate change and the prediction of wetter winters to build at the bottom of Hobb Hill is not appropriate as it is likely to cause problems, with flooding, not only for the new houses but also for the existing houses in Courtington Lane and the surrounding area. There was serious flooding at Bloxham CofE Primary School in July 2007 after two days of heavy rain. The outside area of the Pre School floods after heavy rain."</i></li> <li>- <i>"There does not appear to be any joined-up thinking regarding the flood risk on this site, particularly in light of the recent Section 19 Flood Report (Bloxham Report – July 2025). Several homes along Courtington Lane—including ours—have been identified as high risk, as has the main access route via Tadmarton Road. The AECOM report rightly highlights the increasing flood risk, which will only be exacerbated by climate change and further development."</i></li> <li>- <i>"I do have concerns about flooding and would only want this development to go ahead if risk of flooding can be negated properly."</i></li> </ul>
Congestion, dangerous traffic and parking on	<p><b>Around 29% of respondents were concerned about traffic congestion, around 27% about dangerous traffic and 22% about dangerous parking</b></p>

Courtington Lane and Tadmarton Road	<ul style="list-style-type: none"> <li>- <i>"The entrance to this site is in an area which at peak times is already built up with severe traffic as it is next to the primary school. Tadmarton Road and Courtington Lane are already danrously congested at the beginning and end of the school day."</i></li> <li>- <i>"One small further comment on the fifth bullet point: Please could this be amended to include cyclists as well as pedestrians in the access to Courtington Lane?"</i></li> <li>- <i>"I find the lack of thought to road safety around the Primary School shocking. Adding more houses and cars to an already swamped infrastructure will lead to accidents and injuries."</i></li> </ul>
Loss of rural character, leisure space, amenity, ridge and furrow fields	<p><b>Around 18% of respondents were concerned about the loss of rural character, leisure space, amenity, ridge and furrow fields</b></p> <ul style="list-style-type: none"> <li>- <i>"The development site has the only footpath with a hill and fine views over the village... The proposal shows that views are proposed to be obscured by a newly planted buffer of trees. The path needs to be much wider forming a safe wider green corridor to the proposed amenity land. The plan shows a permissive path to a viewing platform. This can be withdrawn at any time as we know from past experience of the Bloxham Circular Walk. A play park is not a natural environment."</i></li> <li>- <i>"It would be heartbreaking to see the destruction of the medival(or earlier) ridge and furrow field which look so magical at dusk."</i></li> <li>- <i>"We do not have country parks in this part of the country so the walk up Hobb Hill is very precious and should be preserved if at all possible. The nearest country park is in Northamptonshire."</i></li> </ul>
Loss of key views of Hobb Hill	<p><b>Around 16% of respondents were concerned about the loss of key views of Hobb Hill</b></p> <ul style="list-style-type: none"> <li>- <i>"3 of the 4 key views of Hobb Hill will be destroyed"</i></li> </ul>
Preference to build on other sites	<p><b>Around 16% of respondents had a preference to build on other potential development sites</b></p> <ul style="list-style-type: none"> <li>- <i>"I oppose the development on site 1, with a view that sites 3, 5, 7 and 15 are more appropriate and less negatively impactful to the village"</i></li> </ul>
Sensitive receptors: construction noise and air pollution generally and for students at Bloxham Primary School	<p><b>Around 19% of respondents were concerned about the impact of construction on students at Bloxham Primary School and/or the village</b></p> <ul style="list-style-type: none"> <li>- <i>"there will be impact on the Primary school - years of construction dust and noise will be horrid for the kids there"</i></li> </ul>

School and need for space to expand	<p><b>Around 13% of respondents did not feel the school needed to expand</b></p> <ul style="list-style-type: none"> <li>- <i>"The need for increased pupil teaching space at the Primary School is questionable based on planned incoming students."</i></li> </ul>
Loss of wildlife at Hobb Hill	<p><b>Around 13% of respondents were concerned about the loss of wildlife on hobb hill</b></p> <ul style="list-style-type: none"> <li>- <i>"The Hobbs Hill area is one that should be protected for future generations as well as wildlife."</i></li> </ul>
Strain on sewage & water capacity; Maintenance programme for SUDs, drainage, ditches etc	<p><b>Around 15% of respondents were concerned about sewage and water capacity and/or maintenance for SUDs, drainage, ditches etc.</b></p> <ul style="list-style-type: none"> <li>- <i>"Flooding down Tadmartin rd is a big problem the sewer smells now and can it cope with more houses"</i></li> </ul>
Traffic in the village	<p><b>Around 8% of respondents were concerned about the impact on traffic in the wider village</b></p> <ul style="list-style-type: none"> <li>- <i>"BL 13 acknowledges the significant traffic difficulties in the village High Street, these encourage drivers to divert via Courtington Lane."</i></li> </ul>
Wrong location for the burial ground	<p><b>Around 8% of respondents did not feel it was the right location for a burial ground</b></p> <ul style="list-style-type: none"> <li>- <i>"Agree we need a burial site, but I'd endorse the devt next to Bloxham Mill (less impact on the village) and get them to allocated space for burial site."</i></li> </ul>
Lack of doctor/dentist and healthcare capacity	<p><b>Around 6% of respondents were concerned about the impact on healthcare capacity</b></p> <ul style="list-style-type: none"> <li>- <i>"The GP surgery is already struggling and any other amenities in the village"</i></li> </ul>
Natural spring under site	<p><b>Around 6% of respondents were concerned about a natural spring under the site</b></p> <ul style="list-style-type: none"> <li>- <i>"I am supportive of the overall plan, with the exception of the proposed development on Hobb Hill. The area floods, it has many natural springs on the lower part."</i></li> </ul>
Poor visibility for road access	<p><b>Three respondents or less were concerned about each of the following issues:</b></p> <ul style="list-style-type: none"> <li>- Poor visibility for road access to Tadmarton Road</li> <li>- More community halls not needed</li> <li>- There there is not enough capacity at the existing schools to accommodate new homes</li> <li>- Loss of local heritage and the Conservation Area impact</li> <li>- That a Hobb Hill viewing point is not needed</li> <li>- The site is the wrong location for pedestrian access, footpath to village poor (not all paved) and longer than stated</li> <li>- Size of site is too big</li> <li>- Any green field development wrong</li> </ul>



	<ul style="list-style-type: none"> <li>- Site allocation should be used to improve school pedestrian access eg crossing or footpaths</li> <li>- Wrong housing mix</li> <li>- That the SEA was a desktop based exercise</li> </ul>
Positive comments	<p>Around 29% of respondents were in favour of the policy. Positive comments focused on:</p> <ul style="list-style-type: none"> <li>- the need for new homes in the village</li> <li>- community benefits</li> <li>- that this was the best site for new houses</li> <li>- the benefits of single storey housing/bungalows</li> <li>- support for the school expansion</li> <li>- that it was close to village and services</li> <li>- that it could improve the school access point</li> <li>- was well thought out</li> <li>- the importance of enforcing all of the benefits being received</li> <li>- that they preferred keeping development away from other proposed sites</li> <li>- that it would maintain a rural feel</li> <li>- that the car park for the school would be useful</li> <li>- that the owner could buy a house next to Courtington Lane entrance to improve access</li> <li>- that it was the least worst site overall</li> </ul>

### Changes Recommended

Most respondents were not in favour of the policy wording for BL2: Land East of Tadmarton Road ('Painters Farm'). Many of those not in favour either did not want the site to be allocated, or wanted amendments to the plans before it could be allocated.

#### **Flooding, sewage & water capacity, natural springs, sewage & drainage, maintenance of new drainage features**

- Of those concerns, the most frequently raised were in relation to flooding, and the impact of surface water flooding from the site, and from Hobb Hill, to neighbouring properties, as highlighted in Oxfordshire County Council's July 2025 section 19 Flood Report into the November 2024 Bloxham flooding.
- In response to these concerns, the Parish Council has carefully analysed the July 2025 section 19 Flood Report, the Flood Risk Assessment provided by the allocated site land interest, and has also commissioned a separate flood specialist to review the Flood Risk Assessment for the site. The proposed policy has been highly amended to include numerous policies in relation to



flooding, including the use of natural flood management and to reducing the risk of surface water flooding to neighbouring properties. Several other policies throughout the plan have also been amended to include additional policies in relation to flooding and/or surface water flooding. These policies will also apply to the allocated site.

**Traffic and parking, poor visibility for road access, school pedestrian access, and the need to expand the school, AECOM assessment**

- Many respondents were concerned about congestion and dangerous traffic and parking, particularly around Courtington Lane and Tadmarton Road.
- A number of concerns were raised about the need to expand the primary school, and about the impact of development next to the primary school. Some were concerned that this requirement had overly influenced the decision to choose the site.
- The council has chosen to retain the site because there are a wide number of community benefits. The most immediate benefit is that the opportunity to expand land for the primary school would not just be for buildings. The first use of the land for the school is intended to be for parking, removing as much school-run traffic and parking issues from Courtington Lane and Tadmarton Road as possible. It also presents an opportunity to improve the existing road access. The assessment of the site by AECOM (and all of the potential sites) was not a desk based exercise. A site visit was made and each site was viewed in person.
- While Oxfordshire County Council Pupil Place Plan 2023/24 – 2027/28 states that expansion of Bloxham Primary school for higher pupil numbers is not currently needed, the Neighbourhood Plan length is for a further 12 years, until 2040, and it is expected that in the longer term this position will change. While currently not at full capacity, when at full pupil numbers, the school building is too small and therefore it is sensible to consider it's long term needs. From the OCC Pupil Place Plan: "Economic conditions can affect the percentage of children educated in the state sector rather than independent schools. This appears to affect some schools more than others, in particular, small village schools in affluent areas, but overall has a small impact." As an affluent village, behaviour choices by parents in relation to a particular state school in a short-term period should not be used to make long term planning policy about school capacity in general. Should the space next to the school not be safeguarded through policy, the risk remains that it will be used for other development purposes – and this would prevent school expansion forever. In contrast, safeguarding the space now safeguards the future of the school and primary education in the village for the long term. It is to be noted that while some felt the school did not need expansion other respondents felt that there was not enough capacity for school places and that planning for this was important.
- The use of the expansion site for parking has been more clearly stated in the policy.
- An additional clause has also been added about pedestrian access via the proposed site Tadmarton Road entrance (as well as vehicle access) and Courtington Lane for pedestrian access. These will address concerns about footpath access to the school.

**Burial ground, barn for community use, viewing point**

- Some respondents felt that the burial ground, viewing point and barn were not necessary or that this was the wrong location to site them. These were mentioned by a very small number of respondents and did not warrant amendments to the plan.

**Loss of rural character, leisure space and amenity land, key views, loss of historic ridge & furrow, wildlife impacts, any development on green land wrong, viewing point not needed, site too big**

- A variety of concerns about the loss of rural character, nature, wildlife and views were raised. Most concerned Hobb Hill which is to the North East of the allocated site. Not all of the site is intended to be used for housing development. The illustrative concept plan for the site includes maintaining the large field in the North East of the site as a new publicly accessible area, with an adjustment to the viewing point, the far north of the site would remain as open green space, and the dwellings closest to Hobb Hill to be bungalows. In this way the impact on the Hobb Hill Key View is minimised, and open views of St Mary's Church Spire are maintained. This creates more amenity land and leisure space than was present before. The existing policy contained requirements to: retain and bolster as much of the existing site hedgerows and trees as possible and to use new green infrastructure to create sustainable drainage schemes and connect to the existing woodland belt. In doing so, new native wildlife environments can be created, with a high level of biodiversity in comparison to current farmland.
- There is not enough brownfield land to meet the need for new housing in the area, and a new dwelling requirement figure has been provided for the village in the emerging Cherwell Local Plan. If a neighbourhood plan with a housing allocation policy is not produced, the current situation of unchecked frequent speculative development being approved will not change, and the total loss of natural features and current green field land will be higher overall. By allocating a site in this location, community views on the most important elements have been incorporated into the illustrative site plan, creating a sustainable addition.
- Some minor amendments have been made to the policy.

**Construction noise, air pollution, and the impact of building works on Bloxham Primary School and surrounding area, lack of shop capacity, Impact on the village traffic, Doctors, dentist and healthcare capacity**

- Normal construction work to build a development of homes, and capacity at local shops are not considered reasons for planning refusal, and therefore can't be considered part of the neighbourhood plan. However, a new clause has been added in relation to future amenity for residents in relation to the school.
- Each site coming forward for development will be required to pay towards s106 improvements of local infrastructure, this can include healthcare and road improvements. By allocating a planned site, paragraph 14 of the NPPF will apply and the community is able to have more influence over development and its impact. If a neighbourhood plan that allocates a suitable number of new dwellings is not produced, the current situation of unchecked frequent speculative development being approved will not change, and the total impact on traffic, doctors, dentists and healthcare facilities will be higher overall.

**Wrong housing mix, Conservation Area & Local Heritage Impact**

- Comments in relation to the wrong housing mix are addressed under policy BL5: Housing Mix & Tenure, Comments in relation to Conservation Area and Local Heritage Impact and addressed under policy BL10: Design in the Conservation Area, local and national policies. However, it should be noted that the site is not adjacent to the Conservation Area.

- A. The Neighbourhood Plan allocates land East of Tadmarton Road ('Painters Farm'), as shown on the Policies Map, for a residential-led, mixed development scheme comprising land for residential, education, burial ground, community uses and public open space.
- B. Proposals will be supported, provided, in respect of the use of the land:
- I. The arrangement of all the land uses and development features follow the principles shown on the Concept Masterplan;
  - II. The residential scheme is for approx. 125 homes, including a proportion of bungalows suited to older person households;
  - III. Sufficient land is allocated adjoining the existing primary school for education use to be used for additional school parking and for the longer term potential expansion of the school;
  - IV. Sufficient land is made available for a new burial ground;
  - V. The existing barn on the western edge of the site is made available and safeguarded for conversion for a flexible community use (Class F1 or F2); and
  - VI. A public open space is created as part of a landscape mitigation scheme with a new viewing platform and picnic area at Hobb Hil.
- C. Proposals will be supported, provided, in respect of their design and implementation:
- I. The sustainable drainage scheme manages surface and ground water in accordance with all the recommendations of the submitted flood risk assessment and drainage strategy to address any potential effects arising from the scheme itself and to improve the management of surface water flooding in the proximity of the site;
  - II. The site is accessed by vehicles and pedestrians from Tadmarton Road and by pedestrians via public footpaths onto Courtington Lane;
  - III. The site layout is formed of development parcels that retain and bolster as much of the existing site hedgerows and trees as possible;
  - IV. The location and orientation of homes in the vicinity of the Primary School avoid creating the potential for overlooking of the school buildings and playground and for harm to the future amenity of those homes arising from noise from the school; and
  - V. The green infrastructure scheme incorporates the sustainable drainage scheme and includes the provision of a new woodland belt to connect existing assets on Hobb Hill with those on the remainder of the site.

## Policy Specific Feedback: Policy BL3: Connectivity

There were 61 responses to this policy, of these 77% were in favour of the policy wording and 23% not in favour.

Concern raised	Frequency raised and specific concerns
Maintenance and improvement of the current footpaths	<p><b>Around 13% of respondents were concerned that the policy did not do enough to: ensure that any new footpath or cycleway or existing footpath or cycleway is properly maintained; widen or improve the safety of footpaths; or add new footpath connections</b></p> <ul style="list-style-type: none"> <li>- <i>"This doesn't not sound like their has been any thought on the long term maintenance and the fact that there already is a cycle path to Banbury that is not really looked after but the council and is not safe to use at night"</i></li> <li>- <i>"Courtington Lane pavement has long needed to be resurfaced being a rutted trip hazard most of the way to the primary school."</i></li> <li>- <i>"You mention the inadequacy of Bloxham's pavements but offer no solution other than that a developer should have regard to that fact where practicable - this is toothless and wholly inadequate."</i></li> <li>- <i>"many of bloxham pavements could be improved, could be widening. critically most of the 2 pavements on courtington lane could be widened (and need repair as they are a trip hazard), plus those on banbury road. both are used for walking to school. this should be included as a priority within BL3, and a priority deliverable from s106 monies."</i></li> <li>- <i>"Bloxham is not a footpath friendly village compared to others, the paths around the conservation park of the village are how they should be... The older housing estates such as Chipperfield have well connected paths unlike some of the newer developments they just do not connect to each other by foot. For residents living in the south of the village to walk to the shops and doctors they must negotiate the narrow path over the old railway bridge."</i></li> <li>- <i>"pedestrian access into Bloxham main street needs to be looked at; narrow or no pavements can be problematic even for able bodied villagers, with fast moving cars and lorries."</i></li> <li>- <i>"Current infrastructure needs upgrading desperately"</i></li> <li>- <i>"I would like to see the addition of some sort of reference to consider carefully the external visibility of</i></li> </ul>

	<i>footpaths. If possible, footpaths should be overlooked and not provide secluded locations which can be a risk to pedestrian safety. Where possible, they should also be well lit."</i>
Preference to include more bus routes, cycle paths and cycle infrastructure	<p><b>Around 7% of respondents were concerned that the policy did not do enough to: add new bus routes; or add new cycle paths, or infrastructure</b></p> <ul style="list-style-type: none"> <li>- <i>"More buses and cycle paths would be a far more sustainable solution and avoid the inexorable build up of cars within the village, especially along Courtington Lane and outside the Primary School."</i></li> <li>- <i>"I support action to try to get an improved bus service for the village."</i></li> <li>- <i>"More cycling provision and safe cycle storage / parking are needed."</i></li> <li>- <i>"If pavements are being shared by pedestrians and cyclists, the markings need to be crystal clear and at frequent intervals. Pelican crossings could be complemented by Toucan crossings in a regular pattern, with suitable signing for pedestrians and cyclists alike."</i></li> </ul>
Strengthen wording	<p><b>One respondent asked to strengthen the policy wording:</b></p> <ul style="list-style-type: none"> <li>- <i>"All new development will be required, to promote..."</i></li> </ul>
Positive comments	<p><b>Most respondents were supportive of the policy.</b></p> <ul style="list-style-type: none"> <li>- <i>"We fully support all efforts to keep local spaces green, open, and pedestrian-friendly."</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- Insufficient parking management and traffic management
- More traffic calming on the A361

### Changes Recommended

Most respondents were strongly in favour of the policy wording. Concerns about the safety and design of footpaths have been incorporated into the new supporting text and a new clause C has been added in relation to bus services.

- A. All new development shall be required, wherever appropriate, to promote and improve low-carbon connectivity via new or existing networks of pedestrian paths and cycle routes such that new residents, including those of school age and the mobility impaired, have safe pedestrian, cycle or wheelchair/mobility scooter access to village services.**

B. The public rights of way as shown on the Policies Map will be protected and routes through green landscaped or open space areas will be kept free from nearby vehicular traffic as far as practicable.

C. Proposals that will lead to improvements to the frequency and routes of bus services serving the village will be supported.

## Policy Specific Feedback: Policy BL4: Parking

There were 60 responses to this policy, of these 72% were in favour of the policy wording and 18% not in favour.

Concern raised	Frequency raised and specific concerns
Preference for higher number of parking spaces per dwelling	<p><b>Around 13% of respondents were concerned that the policy did not provide enough parking spaces for smaller dwellings</b></p> <ul style="list-style-type: none"> <li>- <i>"There will be 3 cars per household and therefore cars parked on the street"</i></li> <li>- <i>"Policy acknowledges the higher than average car ownership within Bloxham and yet only allows for parking spaces for 1 or in some cases 2 cars. Where are all the additional cars that come with family homes going to go, either regularly or occasionally?"</i></li> <li>- <i>"Parking can often be associated to green spaces within new developments, so I'd like to see a greater provision of car parking spaces than those suggested in BL4: Parking."</i></li> <li>- <i>"Most home now have at least 2 cars per a household and in the newer estate built round the village most people park on the road"</i></li> <li>- <i>"It is unrealistic to allocate 1 parking space for a 2 bedroom property in a village where most commute to work and every household has at least 2 vehicles."</i></li> <li>- <i>"However, due to the lack of public transport residents have more that one car per 1-2 bed household and cars are not parked in garages."</i></li> <li>- <i>"Car parking facilities (2 spaces) should be provided for 2 bed houses (Not Bungalows) as the affordability levels for local people seems to indicate that each property would need 2 earners and thus will need 2 vehicles per household."</i></li> <li>- <i>"Houses built in the past 15 years have been too high a density and there is not adequate parking either allocated..."</i></li> </ul>
Preference for lower	<b>One respondent felt that too much parking was allocated per dwelling</b>

number of parking spaces per dwelling	<ul style="list-style-type: none"> <li>- <i>"I believe all new houses should have a limit of one parking space"</i></li> </ul>
Preference for more visitor parking for new estates	<p><b>Around 5% of respondents were concerned that the policy did not provide enough visitor parking</b></p> <ul style="list-style-type: none"> <li>- <i>"There is always insufficient visitor parking on new estates."</i></li> <li>- <i>"More visitor spaces are also needed"</i></li> <li>- <i>"Houses built in the past 15 years have... not adequate parking... or on street parking for visitors."</i></li> <li>- <i>"Road widths on new developments should be sufficient to accommodate parked vehicles whilst not obstructing emergency and council vehicles, as at present excess vehicles arising from additional cars to dwellings are parked on the road."</i></li> </ul>
Preference for garage size requirements	<p><b>Two respondents felt that garage size should be set by the policy</b></p> <ul style="list-style-type: none"> <li>- <i>"It is very important that garages reflect the size of modern cars and that they can easily accommodate them no matter the actual size of the house they serve."</i></li> <li>- <i>"A condition that all garages would not be suitable for conversion to additional dwellings. (believe this is the case for Templers Close)."</i></li> </ul>
Preference for more community parking at strategic locations	<p><b>Around 7% of respondents were concerned that the policy did not do enough to address car parking concerns in the town centre and around village schools</b></p> <ul style="list-style-type: none"> <li>- <i>"We need more parking for the Primary School, Warriner School and central amenities."</i></li> <li>- <i>"The policy just deals with local dwelling parking and makes no provision for dealing with the village centre parking. "</i></li> <li>- <i>"The parking all over the village is ridiculous already. The high street is busy day and night. "</i></li> <li>- <i>"More... parking near schools/shops."</i></li> <li>- <i>"All three schools need to address parking issues."</i></li> </ul>
Preference for onsite chargers for electric vehicles at new developments.	<p><b>One respondent asked for more electric vehicle charging points:</b></p> <ul style="list-style-type: none"> <li>- <i>"I would like to include addition of onsite chargers for EVs for new residential plots."</i></li> </ul>
Preference not to include hard standing surfaces for parking in areas at risk of	<p><b>One respondent objected to the use of hardstanding for parking in areas at risk of surface water flooding:</b></p> <ul style="list-style-type: none"> <li>- <i>"Concrete or Tarmac parking areas would amount to increased surface water flooding in the</i></li> </ul>

surface water flooding.	<i>area.”</i>
Positive comments	<b>Most respondents were in favour of the policy</b> <ul style="list-style-type: none"> <li>- <i>“We agree - any efforts to avoid on street parking should be made”</i></li> <li>- <i>“It is important that new properties have sufficient parking spaces. Parking in the old part of the village will always be a problem as it was built long before cars.”</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- The addition of double yellow lines in the centre of Bloxham by the Coop should be double yellow lines. The pavement could be routed closer to the shops to create more parking directly off the road.
- Deeds to each house should prevent homeowners from parking more than one car.

### Changes Recommended

Most respondents were strongly in favour of the policy wording. Several respondents raised the number of parking space per bedroom in dwellings, and this has been amended to raise the number of parking spaces for two – four and five or more bedroom homes as well as in increase in visitor parking space numbers.

It is felt that the concerns about garage size are already addressed by policy point C, while the suggestion for non-conversion of garages cannot be included as it relates to conditions placed on properties, and these have not been amended. Equally, the query about electrical car charging points is addressed by Oxfordshire County Council parking standards and street design guidance. Additional clauses have been added in relation to parking at the village centre, schools, and key trip-attracting locations, and in relation to the use of permeable surfaces for parking spaces have been added.

- A. Residential development proposals resulting in a net-additional number of dwellings must make provision within the development site for up to:
- one parking space (for dwellings of one bedrooms);
  - two parking spaces (for dwellings of two, three or four bedrooms); or
  - three parking spaces (for dwellings of five or more bedrooms).



- B. In addition, proposals must provide either within the site or at another convenient location to the site a minimum of 0.5 parking spaces per net-additional dwelling for shared visitor parking, as well as provision for cycle parking.
- C. Where garages are proposed they must be physically well related to the properties they serve and be of an appropriate size to accommodate modern vehicles. Parking courts will not normally be considered an appropriate alternative to provision on the plot.
- D. Proposals to alter or extend a dwelling that will lead to the loss of existing off-street parking capacity will not be supported.
- E. Proposals to improve parking that serves the village centre and at schools or other key locations that attract trips will be supported.
- F. Wherever possible, new and refurbished parking spaces must use only permeable surfacing and their design should incorporate sustainable drainage to successfully manage surface water flooding.

### Policy Specific Feedback: Policy BL5: Housing Mix

There were 59 responses to this policy, of these 71% were in favour of the policy wording and 29% not in favour.

Concern raised	Frequency raised and specific concerns
Preference for fewer three bedroom homes, affordable homes, or other changes to the housing mix.	<p><b>Around 14% of respondents were concerned that the policy did not contain the right housing mix</b></p> <ul style="list-style-type: none"> <li>- <i>"I fail to understand why new housing generally includes a small percentage of affordable housing at the expense of larger properties."</i></li> <li>- <i>"Whilst I believe it is important to have a good mix of housing types to suit demands - I do not believe the proposed ratios to be representative of the demographic in Bloxham - young people typically move out of the village after school age and move back when they have families."</i></li> <li>- <i>"This proposed mixture appears NOT to be in line with the present mix of houses in Bloxham. I.E. "Presently larger homes, with 4+ bedroom properties representing over double the proportion observed nationally." This proposal will alter the character and housing make up of the village which is what it is, and why people live here, and move here... there are plenty of opportunities to acquire other type properties no further than 5 miles away. Bungalows are what Bloxham has</i></li> </ul>

	<p><i>needed, to facilitate downsizing not smaller houses on a large development with a totally different character to the location of those wishing to down size."</i></p> <ul style="list-style-type: none"> <li>- <i>"The proportion of houses should be amended to raise the proportion of 2 bedroomed houses which I understand include bungalows include 50% 1-2 bedroom homes 45% 3 bedroom homes 5% 4+ bedroom homes"</i></li> <li>- <i>"I believe the mix should be 50% 1-2 bed homes; 50% 3 bed homes. This would ensure that most homes are low cost, affordable to young families. The best scenario would be that at least 60% of all new homes are social housing."</i></li> <li>- <i>"Bloxham doesn't need any more 3-4 bedroom houses there are plenty coming up for sale regularly and take a long time to sell."</i></li> <li>- <i>"70% 3&amp;4 bedroom houses no. We already have far too many executive homes in this range. Bungalows and apartments are needed, especially for the elderly."</i></li> <li>- <i>"60% 3 bed houses. So its families we are attracting. Where are the kids all going to go to school? Bloxham Primary is full and we are already at PAN at the Warriner for every year. More houses but not enough school spaces - will you build new schools to take all these new families?"</i></li> </ul>
Preference for changes to the first home discount	<p><b>Two respondents felt there should be changes to the first home discount:</b></p> <ul style="list-style-type: none"> <li>- <i>"First Homes scheme needs to apply a discount significantly higher than 40% to protect bungalows from being purchased by young couples. This will promote downsizing by older couples."</i></li> <li>- <i>"1-2 bedroom houses should only be for first time buyers at the 40% discount and provided on a different site"</i></li> </ul>
A sample of positive comments	<p><b>Most respondents were in favour of the policy</b></p> <ul style="list-style-type: none"> <li>- <i>"We would encourage any efforts for housing built to be in keeping with the current area."</i></li> <li>- <i>"There is definitely a need for smaller and starter homes in Bloxham, particularly for residents who wish to downsize and stay in the village."</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- Ensuring that the housing mix is provided on delivery of new homes.
- Asking for a better explanation of the positive impact on the overall community to use the housing mix recommended.

## No Changes Recommended

No amendments are recommended for this policy. The housing mix is evidenced by the Housing Needs Assessment of Bloxham by AECOM, the community response indicated some alternative preferences, but did not provide any evidence supporting a different housing mix than that supported by AECOM's evidence. Some updates to the supporting text have been made.

- A. Proposals for major residential development schemes should comprise the following proportion of housing types unless it can be demonstrated it will lead to a scheme that will be either unviable or will be out of character with the local area:
- 30% 1-2 bedroom homes
  - 60% 3 bedroom homes
  - 10% 4+ bedroom homes
- B. Where it is proposed to deliver First Homes as an affordable route to home ownership, this must be at a minimum discount of 40% below full market value.

## Policy Specific Feedback: Policy BL6: Adapting Homes to meet Demographic Change

There were 60 responses to this policy, of these 82% were in favour of the policy wording and 18% not in favour.

Concern raised	Frequency raised and specific concerns
Preference for less bungalows	<p>Around 5% of respondents were concerned that the percentage of bungalows in the policy was too high.</p> <ul style="list-style-type: none"><li>- <i>"I am not confident that the local services would be able to handle an influx of elderly residence to the village, and the public transport system is not the best."</i></li><li>- <i>"[due to policy not being enforced in the past] The overall Plan should refer to say an encouragement for Bungalows in the village but by there nature would be inappropriate in a large development for older residents."</i></li><li>- <i>"Whilst demographic change is undeniable and bungalows are appealing to many older people or those with disabilities, 20% feels like a large proportion to be allocated to a housing type that significantly increases the footprint needed for housing, and seems contradictory to a number of</i></li></ul>

	<i>other policies in the plan which seek to minimise spatial expansion. I agree there should be varied housing types in any development, but I think a 20% target is too high for a specific building type."</i>
Preference for plot location to be included in the policy	<p><b>Around 5% of respondents were concerned about plot location for bungalows:</b></p> <ul style="list-style-type: none"> <li>- <i>"Homes for elderly and/or disabled villagers, need to be assigned to those plots that are close and have manageable access to the public amenities and services in the main street (shops, pubs, community halls etc). Access to e.g. the local surgery is currently very difficult due to the narrow pavement and the lack of crossings."</i></li> <li>- <i>"However, but, also taking into account retaining a green open space for the PROW."</i></li> <li>- <i>"We would encourage that any bungalows be situated near existing housing, to avoid disrupting open or rural views."</i></li> </ul>
Strengthen wording	<p><b>Two respondents asked to strengthen the policy wording:</b></p> <ul style="list-style-type: none"> <li>- <i>"All proposals..."</i></li> <li>- <i>"The use of the phrase "where practical" is subject to abuse by contractors - more specificity is required."</i></li> </ul>
A sample of positive comments	<p><b>Most respondents were in favour of the policy</b></p> <ul style="list-style-type: none"> <li>- <i>"This is the only way to deliver the housing desired by older residents, that will encourage downsizing and releasing the larger (and under occupied) houses they are remaining within due to the lack of desirable bungalow style housing."</i></li> <li>- <i>"Proposals for new dwellings to include 20% bungalows is a great idea. This will allow current residents in larger houses somewhere to downsize to when appropriate and those with expanding families would have larger properties to move to without having to move their children from their local schools."</i></li> <li>- <i>"This is very sensible and much-needed in Bloxham"</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- Ensuring that the housing mix is provided on delivery of new homes.

## Changes Recommended

Most respondents were strongly in favour of the policy. Concerns about the percentage of bungalows in total were not supported by most respondents. Queries about plot location for bungalows have been incorporated into the amended policy.

Where practical, proposals for new dwellings should comprise at least 20% of the total number of dwellings as bungalows that are designed specifically to meet the needs of households with older person and those with disabilities, including providing a layout and landscape scheme that confers a sense of space and privacy. Practical access from these dwellings to local facilities should be considered as part of plot layout for the overall site.

## Policy Specific Feedback: Policy BL7: Residential Amenity

There were 60 responses to this policy, of these 82% were in favour of the policy wording and 18% not in favour.

Concern raised	Frequency raised and specific concerns
That the Conservation Area and outer village should be treated differently	<b>One respondent asked to vary the policy wording for inside and outside of the conservation area:</b> <ul style="list-style-type: none"><li>- <i>"I agree that narrow paths / roads etc require increased sensitivity than for some other villages, but I see this as more of an issue for the conservation area. A large and increasing percentage of Bloxham has been added more recently and therefore benefits from the more common modern development approach of wider roads and footpaths etc.. I think we need to appreciate a blanket approach may not be appropriate."</i></li></ul>
Inclusion of traffic or flooding amenity	<b>Around 8% of respondents felt that traffic or flooding should be included</b> <ul style="list-style-type: none"><li>- <i>"Traffic and congestion are already causing serious impairment to Bloxham's residential amenity"</i></li><li>- <i>"This policy should protect residents from significantly increased levels of traffic."</i></li><li>- <i>"Not strong enough - pleased to see that traffic is mentioned, but the contractors need stronger direction here."</i></li><li>- <i>"In terms of medical issues, any additional residential development would involve extra traffic entering the narrow roads in the centre of Bloxham to visit Godswell Surgery and the adjacent dental practice. When people are feeling unwell they would choose to drive/be driven to the doctor's surgery, rather than walking or cycling."</i></li><li>- <i>"Not worried so much about noise and light. Major worry is flooding."</i></li></ul>

Inclusion of healthcare facilities	<b>One respondent felt that a healthcare facility should be included on one of the new sites:</b> <ul style="list-style-type: none"> <li>- <i>"I really feel that a medical facility should be located on at least one of the proposed development site, which could be staffed to provide appointments to see a doctor/nurse etc, in order to avoid the potential of a flood of extra vehicular traffic descending on Bloxham village."</i></li> </ul>
A sample of positive comments	<b>Most respondents were in favour of the policy</b> <i>"</i>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- Enforcement of noise and light complaints

### No Changes Recommended

Most respondents were strongly in favour of this policy. Although there were several comments about traffic, these are best addressed by local and national policies, CDC and OCC as the relevant local authorities, except where a specific spatial plan is proposed. The parish council investigated options to address traffic concerns through spatial site allocation and concluded that this was not a viable option. Additionally, site specific policies, Policy BL4: Parking and Policy BL12: Employment Land and BL13: Village Centre consider traffic in more detail. Comments about flooding are addressed under Policy: Policy BL8: Local Infrastructure. No amendments have been made to the policy.

Development proposals must not harm the residential amenity of neighbouring properties by way of their noise and light effects.

### Policy Specific Feedback: Policy BL8: Local Infrastructure

There were 61 responses to this policy, of these 70% were in favour of the policy wording and 30% not in favour.

Concern raised	Frequency raised and specific concerns
Preference to also include GP, dentist and healthcare or other facilities	<b>Four respondents asked to include healthcare capacity:</b> <ul style="list-style-type: none"> <li>- <i>"Where is there any mention of GP and Dentist facilities being further stretched? The school is the only local infrastructure mentioned."</i></li> </ul>

	<ul style="list-style-type: none"> <li>- <i>"issue isn't the Primary school capacity. It is more about Docctor/dentsit/ villlage congestion in rush hour etc"</i></li> <li>- <i>"capacity of the doctors' surgery should also be added"</i></li> <li>- <i>"the doctors' surgery is already at capacity."</i></li> </ul>
Preference to include electrical network capacity	<p><b>Three respondents asked to include electrical capacity:</b></p> <ul style="list-style-type: none"> <li>- <i>"This would also apply to electricity demands."</i></li> <li>- <i>"need to add that sufficient electricity supply is available"</i></li> <li>- <i>"Electricity network capacity... should also be added"</i></li> </ul>
Phased development or Grampion Conditions should apply	<p><b>Two respondents asked to include conditions that required improvements to local infrastructure to take place before development was built</b></p> <ul style="list-style-type: none"> <li>- <i>"Only if this is enforced prior to any development being granted, not after development has taken place."</i></li> <li>- <i>"Thames Water must demonstrate to be able to meet the requirements for any expansion of the village's water supply, water pressure and water drainage ahead of any development being approved. This would also apply to electricity demands."</i></li> </ul>
That provision for wastewater and water should include OCC section 19 report recommendations, or include other specific wording	<p><b>Around 15% of respondents felt that more detail about the OCC section 19 flood report recommendations, wastewater or flooding should be included</b></p> <ul style="list-style-type: none"> <li>- <i>"This needs restating following the OCC Section 19 Report issued in July 2025, and subsequent remedial actions agreed by OCC in relation to increasing drain capacity at Courtington Lane / Workhouse Lane. Specifically, OCC has already identified that increases are required to the current drainage capacity to mitigate flood risk - based on the CURRENT level of housing in the area. It should therefore be stated that any development proposals must be able to demonstrate that there is strategy for adequate drainage capacity OVER AND ABOVE the increases that OCC has already committed to."</i></li> <li>- <i>"The need for water supply and waste water plus rainfall to be removed efficiently must be addressed at planning stage as a whole village issue."</i></li> <li>- <i>"I strongly object to any additional pressure being put on the existing system. The drains and sewage system is totally inadequate for current needs let alone additional housing."</i></li> <li>- <i>"to minimise the risk of flooding, surface water run off should not be discharged into Bloxham Brook, upstream of the bridges in Bloxham. When discharging into road drainage network, the</i></li> </ul>



	<p><i>pipe sizing needs to be confirmed suitable to take the additional flow.”</i></p> <ul style="list-style-type: none"> <li>- <i>“Further I would beef up the points in relation to waste water and storm water drainage capacity. Both the OCC section 19 flood report and Thames comments on the draft neighbourhood plan make it clear that current water water and storm water drainage capacity currently insufficient for the existing number of dwellings in the village.”</i></li> <li>- <i>“I believe a legal clause should be added so that developers are liable if their developments are found to have caused any further flooding in the village.”</i></li> <li>- <i>“Far too weak - the water pressure in Bloxham is already poor and without improvement further dwellings will reduce this further.”</i></li> <li>- <i>“A. The need for MORE THAN adequate wastewater and water supply provision is clearly evident from recent weather developments and what is known of future climate change consequences. The Section 19 OCC Flood Investigation Report dated 3 July 2025 should be a case study of what is needed from water infrastructure, and the consequences when development and poor maintenance combine to create major flooding.”</i></li> <li>- <i>“Not enough thought has been given to the impact new houses will have on potential flooding in the village. As we saw in 2024, the current storm drain system is out dated and unable to cope with the heavy downpours that are becoming more and more frequent.”</i></li> </ul>
More detail about specific plans	<p><b>Three respondents asked to include more detail about specific plans:</b></p> <ul style="list-style-type: none"> <li>- <i>“Not enough detail provided as to what are the plans and how they will be executed.”</i></li> <li>- <i>“The School phrasing is inappropriate and weak as the school is already full, so unless contractors are proposing new, fully staffed facilities ready at the time of completion of the developments, then they will not be able to demonstrate sufficient capacity. There is no mention of transport infrastructure, which is increasing to fail.”</i></li> <li>- <i>“BL6 of BNDP was more explicit regarding the Water infrastructure required. Should more have been made regarding the possibility of new developments not being an additional burden on existing infrastructure by being self sufficient e.g. solar panels, collecting waste water for use as grey water on all houses.”</i></li> </ul>
Not in favour of planning for additional school places	<p><b>Around 15% of respondents felt that the inclusion of policy part B in relation to school capacity was not needed</b></p> <ul style="list-style-type: none"> <li>- <i>“Bullet B should be removed. as explained there is sufficient capacity at the primary school and</i></li> </ul>



	<p>OCC has clear published plans (some already executed) to cope with any future increase in numbers in the Bloxham planning area and the south banbury area.</p> <p>this wrongly assumed issue needs to be corrected - Bloxham would need to have =&gt; 5000 residents for pupils living in Bloxham to not be able to attend the village primary school. The final paragraph should be removed - it is wrongly spreading concern. A review of the OCC published plans would have shown this, but it seems the NDP process has not found time to do this. Note that the comment on page 8 that expansion of Warriner is also a consideration is also an incorrect statement. OCC has published plans for the managing the increase in the Banbury population (the major reason for Warriner numbers increasing). this plan is to build a new school in Banbury not expand Warriner."</p> <ul style="list-style-type: none"> <li>- "Whilst agreeing with the need to ensure there is school provision commensurate with any population growth, and as mentioned previously, there is no accompanying data from OCC to support this need. It therefore seems to be given undue weight."</li> <li>- "In isolation A is acceptable and correct. BUT, B is based upon the overall Plan accepting the allocation of land in BL2, which is I feel is not acceptable as part of the plan as I referred to earlier. B could only stay as a general policy for developers to comply with and this would therefore require amendment to the Plan."</li> <li>- "Bloxham Primary School may not wish to extend."</li> <li>- "Bloxham Primary school does not and will not need to be extended in the next few years. It also does not benefit from a run-down barn."</li> <li>- "BLOXHAM PRIMARY SCHOOL DOES NOT NEED EXPANSION. IN ANY CASE, SUCH EXPANSION WOULD EXCEED DoE PRIMARY INTAKE GUIDELINES."</li> </ul>
Should include school provision for SEND students	<p><b>One respondent asked to include SEND provision</b></p> <ul style="list-style-type: none"> <li>- "B. 'Sufficient capacity' for primary age should include the need for adequate provision of special educational needs (SEN) support. "</li> </ul>
Should include secondary school provision	<p><b>Two respondents asked to include secondary school provision</b></p> <ul style="list-style-type: none"> <li>- "I believe that adequate capacity at the Warriner school should be included in this policy."</li> </ul> <p>"What about capacity at Warriner?"</p>
Should include pre-school/nursery provision	<p><b>One respondent asked to include pre-school and nursery provision</b></p> <ul style="list-style-type: none"> <li>- "Major housing developments must demonstrate sufficient capacity for pre school and nursery</li> </ul>

	<i>places.”</i>
A sample of positive comments	<p><b>Most respondents were in favour of the policy</b></p> <ul style="list-style-type: none"> <li>- <i>“We strongly support Policy BL8A and urge Bloxham Parish Council to prioritise its enforcement. The flood risk assessment submitted by housing developers for the Tadmarton Road development in July 2025 (CD17.1 – Cherwell Planning Appeals) claims that the proposed surface water drainage system will prevent any increased flood risk elsewhere. However, this system discharges into the local brook—which, as demonstrated during the 2024 floods, was already unable to cope and resulted in significant flooding to multiple homes. This highlights the urgent need for more realistic, locally informed flood risk assessments and meaningful mitigation, rather than reliance on theoretical models that fail to reflect the area's actual vulnerabilities.”</i></li> <li>- <i>“I think it is important that children living in Bloxham are able to attend the primary school, and not have to be driven to schools in neighbouring towns and villages.”</i></li> <li>- <i>“Waste water is a significant issue in the area and there is an acknowledgement that water pipes are inadequate. Past responses by Thames Water have been cursory, promising remedial work in the future. Developers' plans tend to focus on the water management of the site without too much regard for the effects on the surrounding area. They rely on connecting to existing pipework which is already inadequate. Even soakaway systems run off somewhere eventually.”</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- The delivery of improvements to wastewater and water supply

### Changes Recommended

Most respondents were strongly in favour of the policy wording.

The rejection by some respondents of provision for sufficient places at the primary school is considered to be related to the proposal for delivery of a site in policy BL2 which included primary school expansion, as evidenced by the fact that a similar number of comments asked for provision to include other types of education. However, it is reasonable to continue to plan for the future of education for the plan length, which is to 2040 – significantly longer than current Oxfordshire County Council Pupil Place Plan 2023/24 – 2027/28 quoted

in objections. In their response to the Regulation 14 consultation, OCC supports the principle of planning for potential school expansion. It is recommended that the policy is expanded to include other levels of education. Some respondents had additional concern about the policies in relation to flooding, and the opportunity has been taken to strengthen the policy wording, including around surface water flooding, installing natural flood measurements schemes, and ensuring that the risk of surface water flooding from water run-off from one site to another is addressed and the risk reduced.

- A. Development proposals must be able to demonstrate that there is adequate wastewater and water supply capacity to serve the new development and that existing capacity problems will not be worsened.
  - I. The design of new development schemes must include on site natural flood management measures in demonstrating that no additional harm will arise from surface water flooding in the adjoining area and must include a commitment to properly maintain those management measures in perpetuity;
  - II. They should include measures that will reduce the risk of surface water flooding beyond the boundary of their site boundary be attributed additional weight in decision making;
  - III. They must be able to demonstrate that there is adequate wastewater and water supply capacity to serve the new development and that existing capacity problems will not be worsened; and
  - IV. For proposals for major housing development, they must demonstrate there is a sufficient capacity at the Bloxham primary school and at local early years and secondary schools in the local area to meet the needs of the assessed number of primary school age children living in the completed scheme.

### Policy Specific Feedback: Policy BL9: General Design Guidance

There were 60 responses to this policy, of these 83% were in favour of the policy wording and 17% not in favour.

Concern raised	Frequency raised and specific concerns
Preference to include historic landscapes	<p><b>One respondent asked to include historic landscapes</b></p> <ul style="list-style-type: none"> <li>- <i>“The distinctiveness of Bloxham village should explicitly include historic LANDSCAPE, particularly including the entirety of Hobb Hill. It is for consideration that the proposals should go further to seek the permanent protection of the Hill and surrounding slopes, the uniqueness of which would be lost permanently if speculative development was allowed to gradually erode this prominent and define geographic feature.</i></li> </ul>

	<i>There are key views of Hobb Hill all along Ells Lane which would be lost if there was development to the south of this road. It is somewhat reassuring that Site Assessment 6 shows that this area has least to contribute to a sustainable vision of Bloxham but it is for consideration that there should be greater and more permanent safeguard and protection of this highly visible and historic landscape."</i>
Include flooding related policies	<b>One respondent asked to include water run off</b> - <i>"Any site must not create a greater water run off flow than the agricultural land it is replacing."</i>
Include Swift Bricks	<b>One respondent asked to include swift bricks</b> - <i>"Could have taken the opportunity to add the required provision of Swift bricks to all dwellings."</i>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- Enforcement of the policy
- Maintenance of green infrastructure, eg tree watering after planting
- That this policy may clash with policy BL2

### No Changes Recommended

Most respondents were strongly in favour of the policy wording. Comments in relation to historic landscape of Hobb Hill are already included in policy BL11: Key Streetscenes and Views. Concerns about surface water run off have been addressed under Policy BL8: Local Infrastructure. Detailed design policies eg the inclusion of swift bricks could be considered in a future Design Code.

The appearance, landscaping, layout, scale and design of development proposals must:

- i. 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;
- ii. Be in keeping with local distinctiveness and characteristics of the historic form of the village;
- iii. Make a positive contribution to the character of Bloxham and its rural feel;
- iv. Use materials in keeping with the distinctive character of our local brick or ironstone;
- v. Make good use of trees, garden space, hedgerows and green space to soften the street scene;

- vi. Preserve existing areas of open space and take every available opportunity to create new open space to help retain rural character;
- vii. Use smart, energy efficient lighting of public areas that accords with the recommendations of the Institute of Lighting Engineers recommendations on reduction of obtrusive light (or its successors) so as to convey a rural feel and avoid light pollution wherever possible;
- viii. Take account of the scale of any harm or loss that it might impose upon any non-designated historic assets and;
- ix. Take opportunities to protect and wherever possible enhance biodiversity and habitats.

### Policy Specific Feedback: Policy BL10: Design in the Conservation Area

There were 60 responses to this policy, of these 87% were in favour of the policy wording and 13% not in favour.

Concern raised	Frequency raised and specific concerns
Preference to give additional weight to the conservation area	<p><b>One respondents wanted the policy to give additional weight:</b></p> <ul style="list-style-type: none"> <li>- <i>"I believe more weight needs to be given to the extent to which developments which can damage the character and appearance of the conservation area and the settling of the listed buildings it contains. Some recent comments from the planning inspectorate make it clear that insufficient weight has been given to these matters in some instances."</i></li> </ul>
To extend or change the conservation area	<p><b>Two respondents wanted the policy to contain more detail or new locations:</b></p> <ul style="list-style-type: none"> <li>- <i>"Hobb Hill is a stunning historic setting which should be preserved, once this is gone it is gone forever. The medieval ridge and furrow field should be protected and not flattened and built on, surely this is obvious."</i></li> <li>- <i>"Is there any merit in extending the current conservation area of Bloxham?"</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- Whether conservation area guidance should apply outside the conservation area.

## Changes Recommended

Most respondents were strongly in favour of the policy wording. The Conservation Area Appraisal has been updated and adopted by CDC in April 2025. It therefore provides an up-to-date and clearer definition of the character and appearance of each of the ten 'character areas' of the Conservation Area. Rather than repeating the contents of this appraisal in response to comments raised, it is recommended that the policy continues to focus on the Conservation Area Appraisal, minor amendments have been made.

The siting, scale, massing, detailing, design, materials and landscaping of development proposals in the Bloxham Conservation Area, as shown on the Policies Map, and its setting must conserve and enhance the heritage significance of the Conservation Area as defined in the adopted Conservation Area Appraisal.

## Policy Specific Feedback: Policy BL11: Key Streetscenes & Views

There were 59 responses to this policy, of these 76% were in favour of the policy wording and 24% not in favour.

Concern raised	Frequency raised and specific concerns
Preference for more detail	<p><b>Two respondents wanted the policy to contain more detail or new locations:</b></p> <ul style="list-style-type: none"><li>- <i>"This seems to allow developers to deliberately obstruct current view lines of the village, so therefore will negatively impact current residence. It should be more precise and clear on what is considered acceptable and how far new estates can be viewed from the viewpoints around the village as a number of new estate can be seen from miles away, and therefore have impacted the historic view of the village."</i></li><li>- <i>"Note Appendix A does not contain a description of key street scenes as noted in the draft plan, these appear in Appendix B. Having looked at the list of Key Streetsences, I believe a number are missing, in particular the view from the top part of Little Bridge Road, past Brook Cottage towards St Mary's church as well as the views along Humber Street towards the Elephant and castle."</i></li></ul>

## Non-planning matters raised

Some respondents also mentioned the following non-planning matters:



- That this policy may clash with policy BL2 – specifically the views of Hobb Hill
- That some of the original policy had been moved to BL15

### Changes Recommended

Most respondents were strongly in favour of the policy wording. The suggestion by a respondent that the policy be amended to recognise the silhouette of the spire of St Mary's Church has been included, and the policy has been amended accordingly. References to Appendix A/B have been corrected.

- Development proposals located within or adjoining a designated Key Streetscene or Key View, as shown on the Policies Map, must ensure that key features of the view can continue to be enjoyed and that any development has an acceptable impact in relation to the visual qualities of those views.
- The location, height and massing of new buildings must not obstruct or silhouette the spire of St. Mary's Church from any existing view from a public vantage point within the village or elsewhere in the Parish.

### Policy Specific Feedback: Policy BL12: Employment Land

There were 56 responses to this policy, of these 80% were in favour of the policy wording and 20% not in favour.

Concern raised	Frequency raised and specific concerns
Preference for no time limit on the loss of Class E land for development	<p><b>One respondent suggested a removal of the time limit on Class E land being put forward for development.</b></p> <ul style="list-style-type: none"> <li>- <i>"These are essentially brown sites. If people don't want to continue their business then surely this land would be ripe for housing development: it is already developed and has traffic access. It would be idiotic not to let these sites be developed as housing - this is the problem in the first place: Obstinately classing sites as business land when it is not needed and ploughing up land with wildlife instead."</i></li> </ul>
That other types of employment should be included	<p><b>One respondent suggested that farmland and schools also be indicated as 'employment land'</b></p> <ul style="list-style-type: none"> <li>- <i>"Farming also provides local employment. It is extremely disappointing to see that the plan omits any reference to Bloxham School as the largest employer in Bloxham with much land used for the purposes of the business. Bloxham School employs large numbers of people locally and</i></li> </ul>

	<i>ought to be protected within the local plan.”</i>
Opposition to B & C	<p><b>Two respondents felt that new development and/or conversion of existing residential should not be for business use.</b></p> <ul style="list-style-type: none"> <li>- <i>“I am opposed to points B and C. There is ample provision for small business within the village. I do not wish to see a creeping change of use where residential properties are gradually changed to business premises. Bloxham School provides very substantial employment opportunities and occupies a substantial part of the village. Bloxham Mill provides very substantial office facilities while smaller buildings like Treadwell House offer office space in the heart of the village.”</i></li> <li>- <i>“All housing development should be residential.”</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- That nearby businesses that may be negatively impacted by a new development should have a say, or be compensated for loss of income
- That the policy clashes with other policies BL2

### Changes Recommended

Most respondents were strongly in favour of the policy wording. In consideration of the responses also received in relation on policy BL13: Village Centre, clause C has been amended to allow greater flexibility on size for new Class E(g) businesses.

**A. Development proposals that will result in the loss of land or buildings with an established Class E use will not be supported unless it can be demonstrated that, in addition to the development plan site marketing requirements:**

- i. there is no realistic prospect of the land or buildings serving another Class E, F1 or F2 use within five years; and
- ii. to take account of any new demand for employment land later in the plan period there are alternative locations elsewhere within the Settlement Boundary that would be suitable in principle for a Class E use.

**B. Proposals for new live-work development combining living and small-scale employment space within the Bloxham Settlement Boundary will be supported, provided they will not:**

- i. result in the loss of a Class E(a) retail unit or Class F1 or F2 community facility;
- ii. adversely affect the amenity of any adjoining residential properties; and
- iii. have a severe adverse impact on the local highway network by way of additional traffic movements to and from the site and of additional parking

C. Proposals for new Class E(g) business uses within the defined Settlement Boundary will be supported, provided they are in a location and are of a use and scale that will not significantly adversely affect the character of the local area or the amenity of any adjoining residential property.

### Policy Specific Feedback: Policy BL13: Village Centre

There were 62 responses to this policy, of these 77% were in favour of the policy wording and 23% not in favour.

Concern raised	Frequency raised and specific concerns
Preference for new retail to be away from the village centre	<p><b>Around 8% of respondents felt that new retail should not be in the village centre</b></p> <ul style="list-style-type: none"> <li>- <i>"We would like to see housing developers contribute additional amenities to the village, helping to relieve pressure on the already stretched village centre."</i></li> <li>- <i>"The village centre already gets congested so doesn't need to increase"</i></li> <li>- <i>"I do not see the need to expand the retail premises in the village, nor is it clear how this could be accomplished given their location in the conservation area and existing footprint."</i></li> <li>- <i>"Existing traffic issues means that any further retail units within the village would be unfeasible"</i></li> <li>- <i>"Countless houses have been built in the last few years which are obviously some distance from the primary school and the centre of the village. I don't believe this should be part of the policy, as clearly this wasn't a consideration with previous house-building schemes."</i></li> </ul>
Preference for no new business development, or no new business development elsewhere in the village	<p><b>Two respondents felt that there should be no new business anywhere, or that it should not be outside the village centre</b></p> <ul style="list-style-type: none"> <li>- <i>"It is unclear whether this policy means new buildings being developed or new businesses using existing buildings. I would support the latter, but would not want to see new development for business ANYWHERE in the village."</i></li> </ul>

	<ul style="list-style-type: none"> <li>- <i>"Clearly the plan needs a policy about the Village Centre but it is nonsense to suggest that it is beyond walking distance for those on the (now) periphery of the village. My 81 year old mother walks easily around the entire village so the shops are certainly within walking distance for the majority of those living on the outskirts should they choose to walk. Better footpaths, cycle paths and provision for bicycles outside the shops on the A361 would be a far better solution than considering another competing shopping area outside the village - I would strongly object to any proposed development of that character. "</i></li> </ul>
That the policy should include village centre parking or traffic	<p><b>Around 11% of respondents wanted more detail about traffic and parking in the village centre:</b></p> <ul style="list-style-type: none"> <li>- <i>"this does not provide a solution another shop on the high street or church street could not provide additional parking and any development would be restricted by being in the conservation area"</i></li> <li>- <i>"Specific ideas for improving parking should be developed and shared for comment - it would be well worth paying for these inputs from designers."</i></li> <li>- <i>"Part B is far too weak - there must be provision for parking and traffic management. The village centre is already too congested."</i></li> <li>- <i>"Its imperative with all this building work that the high st is supported. However the traffic o the high st is awful already so how will this be addressed if new houses are built?"</i></li> <li>- <i>"BL 13B should include a statement relating to either not impacting or better still improving parking."</i></li> <li>- <i>"Additional parking requirements needs to be taken in to consideration when reviewing new retail units."</i></li> <li>- <i>"Not enough detail provided as to what are the plans and how they will be executed. There is simply no space at the village centre and heavy traffic congestion during peak times."</i></li> </ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- That there are too many cars
- Traffic management
- That a study should be done into creating a bypass around the village

### Changes Recommended

Although respondents were strongly in favour of the policy wording, the policy has been amended to address traffic and parking in the village centre more precisely, reflecting the main concerns of those who raised queries.

Within the Bloxham Village Centre as shown on the Policies Map, proposals for new commercial, business and service uses (Classes E(a), (b) and (c)) will be supported, provided:

- I. that they accord with national and local policies to conserve and enhance heritage assets and their setting; and
- II. the impact of any additional traffic generated and parking has been satisfactorily mitigated and will not adversely affect the highway network and pedestrian safety.

### Policy Specific Feedback: Policy BL14: Broadband & Mobile Communications

There were 58 responses to this policy, of these 86% were in favour of the policy wording and 14% not in favour.

Concern raised	Frequency raised and specific concerns
Not required	<b>One respondent felt this policy was unnecessary:</b> <ul style="list-style-type: none"><li>- <i>"Bloxham already has adequate mobile phone/broadband services"</i></li></ul>
Strengthen wording	<b>Two respondents asked to strengthen the policy wording:</b> <ul style="list-style-type: none"><li>- <i>"Too weak - The use of the phrase "where it is practicable" is not specific enough. Agree with the Broadband provision in the village - more choice is required as the options are very limited, but it must be mandatory, as should the mobile network signal, which is not acceptable for some service providers."</i></li><li>- <i>"Overhead wires, particularly in a Conservation Area, are inappropriate; and no additional such wires should be permitted."</i></li></ul>

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- The speed of installation, which companies are installing it, and choice of providers

### No Changes Recommended

Most respondents were strongly in favour of the policy wording. No updates are recommended as the issues raised by the community were either non-planning matters or better addressed local and national policies in relation to Conservation Areas.

- A. Where it is practicable to do so, broadband connections should be made by way of suitable ducting to enable one or more service providers to provide a fibre connection to individual properties from a connection chamber or chambers located on the public highway, or else from an alternative connection point available to different service providers.
- B. Proposals for new or improved mobile phone infrastructure will be supported, providing that the proposals do not adversely affect the surrounding built or natural environment (including without limitation the setting of heritage assets and key views).

### Policy Specific Feedback: Policy BL15: Local Green Spaces & Other Amenity Spaces

There were 61 responses to this policy, of these 89% were in favour of the policy wording and 11% not in favour.

Concern raised	Frequency raised and specific concerns
Preference to allocate Hobb Hill as a Local Green Space	<p><b>Around 5% of respondents wanted Hobb Hill to be included in some way.</b></p> <ul style="list-style-type: none"> <li>- <i>“Amenity land is very limited in Bloxham which is why our PROW's are so important. The mental and physical health benefits of walking from the footpath off Courtington Lane into open fields leading to Hobb Hill cannot be emphasised too much. The amenity land with it's play park does not provide the same rural feel. Many of the open spaces in the village are owned by the public school and not open for residents to enjoy.”</i></li> <li>- <i>“Bloxham is poorly served with open spaces. There is no village green, the open land is either private school land or sports fields. Hobb Hill area should be preserved and serve this purpose.”</i></li> <li>- <i>“But please do not take away one of the most important green space amenities by developing Hobb Hill”</i></li> </ul>
More clarity	<p><b>Two respondents asked for more clarity on the policy.</b></p> <ul style="list-style-type: none"> <li>- <i>“Despite my agreement, it is unclear what “New development will not be permitted on land</i></li> </ul>



	<p><i>designated as Local Green Space except in very special circumstances." actually means. If this is for developments such as the new changing rooms at Jubilee Park or perhaps the replacement of the changing rooms at the Rec, then that would be fine, but I think this needs to be made explicit."</i></p> <ul style="list-style-type: none"> <li>- <i>"We have a mix up between the old BL 12/17 the new BL 11 and this BL 15 which is not clear. Again unclear if the script not in bold is actually part of the policy which it should be i.e. "The contribution of garden space to the overall visual impact should not be ignored and to prevent a potential cumulative loss of openness proposed development of gardens will not in general be supported." We used to say "Development on residential gardens will not be permitted" absolutely clear! But not in bold type like the other issues. We have lost clarity /policy."</i></li> </ul>
--	--

### Non-planning matters raised

Some respondents also mentioned the following non-planning matters:

- The improvement of some spaces to include more facilities for a wider range of green space users
- Tree replacement planting
- That Hobb Hill would not be used as a public space

### No Changes Recommended

The community was strongly in favour of the policy wording. The suggestion of including Hobb Hill is not recommended as this suggestion was inconsistent, with only a small number of respondents appearing to request this, while other respondents stated that Hobb Hill was not currently well used, as the only community use and access currently is on footpaths. Overall, it is considered that Hobb Hill is currently unlikely to comply with the requirements of paragraph 107 of the NPPF. However, this should be reviewed on next renewal of the Neighbourhood Plan, as this situation may change.

- The Neighbourhood Plan designates Jubilee Park, the Recreation Ground and Slade Nature Reserve, as shown on the Policies Map, as Local Green Spaces. New development will not be permitted on land designated as Local Green Space except in very special circumstances.

- B. Development on other open spaces and sports and recreational land including those areas designated for amenity use through planning permissions, as shown on the Policies Map, will not be supported unless it can be demonstrated the loss would be replaced by equivalent or better provision in a suitable location.