

ObjectID	Do you agree with the inclusion of Policy BL1: Spatial Plan for Bloxham	Do you have any comments about Policy BL1: Spatial Plan for Bloxham?	Do you agree with the inclusion of Policy BL2: Land East of Tadmarton Road ('Painters Farm')	Do you have any comments about Policy BL2: Land East of Tadmarton Road ('Painters Farm')	Do you agree with the inclusion of Policy BL3: Connectivity	Do you have any comments about Policy BL3: Connectivity	Do you agree with the inclusion of Policy BL4: Parking	Do you have any comments about Policy BL4: Parking	Do you agree with the inclusion of Policy BL5: Housing Mix	Do you have any comments about Policy BL5: Housing Mix
1	Yes		Yes	This site will provide community benefits. Single storey housing and is close proximity to village centre.	Yes		Yes		Yes	
4	Yes		Yes	Whilst the allocation of a site in close proximity to a key area of green/rural space in Bloxham (Hobb Hill), may be controversial to some, having read the appendix A document, I do believe this to be the best of the available options. Specifically, I agree with the Parish Council's assessment that this area would provide the maximum benefit, due to its size and the resulting infrastructure investment. I also believe it to be preferable to the alternative suitable site (Site 5) which would put an unreasonable focus of development on the south/east side of the village, as well as impacting the important green space area behind the church. This space allows a rural 'feel' to be maintained, even within the current spatial boundary limits of the village.	Yes		Yes		Yes	
8	Yes		Yes		Yes		Yes		Yes	
12	Yes		Yes		Yes		Yes		Yes	
20	Yes		Yes	Suggest the owner of the land tries to buy one of the houses next to the entrance off Courtington Lane to form a second vehicular access for the site. This would help traffic flow considerably, as per Brookside.	Yes		Yes		Yes	
21	Yes		Yes		Yes		Yes		Yes	Housing mix numbers need to be adhered to and not negated for profit biased developers. Agree with inclusion of bungalows too.
22	Yes		Yes		Yes		Yes		Yes	I wholly endorse the conclusions reached in the plan about the housing mix which is required
23	Yes	I don't understand why the Settlement Boundary black line on the Policy plan referenced disappears at various points, with multiple choices where to go.	Yes	I approve this, but I'm not sure I understand how the construction of bungalows can be held in place if the developer changes to build houses instead. Also, any application is going to have to consider flooding risk very carefully, especially the effect on existing properties on Courtington Lane	Yes	I would like to see the addition of some sort of reference to consider carefully the external visibility of 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.	Yes	This may be covered elsewhere, but I would like to include addition of onsite chargers for EVs for new residential plots.	Yes	
25	Yes		Yes	If we must develop further in the village this is the best place. The ability to allow the primary school to expand and allow better access is great point only this site can address.	Yes		No	I think that the additional parking for the primary school on the same side of Tadmartin Road is very sensible, dropping off and parking at the primary school is extremely dangerous. I think the centre of Bloxham by the Coop should be double yellow lines - one parked car creates chaos, congestion and unnecessary air pollution. The pavement could be routed closer to the shops and allow parking directly off the road.	No	I disagree with he wider policy and implementation of how we do this rather than specifically this plan. I trust the volumes match demand, but note we are a village and people can access much variety in Banbury.
27	Yes		No		Yes		Yes		Yes	
28	Yes		Yes		Yes		Yes		Yes	
29	Yes	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.	No	This is outrageous. The Tadmarton Road is already far too busy and congested. As a serving Police Officer 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. The Hobbs Hill area is one that should be protected for future generations as well as wildlife. I agree the Primary School needs expanding, but this is already needed without the addition of more houses. The Parish Council should be focusing on improving the current infrastructure before any talk of further building.	Yes	Current infrastructure needs upgrading desperately	Yes	We need more parking for the Primary School, Warriner School and central amenities.	No	We don't need more houses. The village is already swamped and at times totally impassable to traffic through the centre.

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30	Yes		Yes		Yes		No	B) states parking will be within this area OR at another site, where could this be ?	Yes	
31	Yes		Yes		Yes		Yes		Yes	
33	Yes		Yes		Yes		Yes		Yes	
35	Yes		Yes		Yes	As Bloxham grows it's important to make sure it's easily connected/accessed by foot - particularly for young families with prams/pushchairs and children who can walk to school. Extending the village outwards, at it's boundaries, would not make this possible and place more stress on the narrow road infrastructure as more car journeys would be required.	Yes	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.	No	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.
37	Yes	Long overdue - should have had defined & clear parish boundary beyond which no planning would be considered. But i can't understand the maps. Is the red line the boundary - if so, it doesn't circumnavigate the whole village from what I can see.	No	The Cherwell plan circulated a few months ago (I appreciate before the fact that Cherwell had to pick up Oxford shortfall) highlighted that devt should focus on the big towns (Banbury, Bicester) and that building on villages should be minimal. As the plan says, the Ells Lan & Harsthill Close (5 metres from my kitchen window by the way) have already been approved - why are we accepting that we will have to have more devt than those? . With regards to the specifics of the Painters Farm devt,, concerns re flooding, eye-sore (parts are on a steep hill which will be seen from the whole village) and don't think there is a need for more community facilities (existing halls have capacity) and primary school doesn't need expansion. 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	Yes		Yes		Yes	
38	Yes	No	Yes	It's pretty well thought out, but the inclusion of a pedestrian crossing by the school is a must in my opinion, especially if more traffic will be using that road. Also the inclusion of a drop off/pick up area as part of the school seems a logical step forward	Yes	I agree that the 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. The loss of the speed camera which was a deterrent has increased the traffic speed through the village.	Yes		Yes	
39	Yes	The Parish Council have had a tough job assessing which development options are likely to bring material benefit to the village. It is a great pity that two developments were passed by CDC (against PC objections) before the Revised Neighbourhood Plan criteria could be applied. Nevertheless, the PC appears to have applied sensible objective criteria	Yes	Great care will be needed to ensure that, if approved, the development yields all of the benefits claimed for it in the assessment	Yes		Yes		Yes	
41	Yes	It is a good idea to define the limits of the village and separate it from Banbury.	Yes	-Access road joins Tadmartin Road where the speed limit reduces from 60 mph to 20 mph and drivers overshoot -Access road joins TR where parents park for school children -Power lines cause a buzzing noise in damp weather and may be a health hazard -Bungalows have been bought by young couples because they are affordable not by older couples downsizing. The young couples have no chain. -To attract older buyers, bungalows should be luxury houses with enhancements such as: oInstalled air conditioning otriple glazing of photo-sensitive glass, obathrooms with adaptive fittings for the elderly, oluxury kitchens with fittings desirable by the elderly oelectrically powered curtains / blinds oa built conservatory oa landscaped garden with the elderly in mind oramped entrances owider doorways oremote control lighting olapanese automatic toilet (?)  They would be out of price range for young couples, who could benefit nevertheless from the discount scheme on other properties.	Yes	Bearing in mind the new Highway Code rules regarding motorists and cyclists. 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.	Yes		Yes	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.
43	Yes		Yes	This appears to be the best site for additional housing and will bring benefits to the village. The Parish Council has worked hard to determine the best proposal for the village.	Yes		Yes		Yes	I particularly agree with the inclusion of bungalows and smaller houses.

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44	Yes	The Storm drainage facilities (SUDS) must be sized so that in storm conditions they provide full protection to downstream facilities. This should include an appropriate maintenance programme that is fully funded. 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.		Yes	This recognises the need for a higher proportion of bungalows which will help provide much needed properties for those who need to downsize from 3 or 4 bed family homes with larger gardens to more modest local accommodation more suited to many older locals who would like to downsize. This would enable better usage of larger properties without building so many new larger houses in the new developments. The Storm drainage facilities (SUDS) must be sized so that in storm conditions they provide full protection to downstream facilities. This should include an appropriate maintenance programme that is fully funded. 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.		Yes			Yes	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.		Yes	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 <ul style="list-style-type: none"><li>45% 3 bedroom homes</li><li>5% 4+ bedroom homes</li></ul>	
49	Yes			Yes	This seems to me to be the most sensible and pragmatic solution to meeting housing and community needs in a location that can easily access existing village facilities. I can understand why the process arrived at this conclusion.		Yes			Yes			Yes		
50	Yes	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 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 would also repeat my observation from an email to Bloxham Parish Council dated 23 August 2025. In this I stated that BBC news investigation into long term empty homes found that if half of these were in active housing use, that would go a long way to meeting the government's housing target. The same study found that there are 456 LTE homes in the CDC area. This unused housing is contributing to the new housing demand which Bloxham is having to respond to.					Yes			Yes					
55	Yes	It will be very important to ensure that the settlement boundary is enforced as firmly as possible, and that the points about infrastructure are repeated regularly during any discussions.		Yes	Having read the overall site allocation methodology I can see how the allocations have been developed and only agree with a rather heavy heart. The Land East of Tadmarton Lane allocation seems to be the least worst option available. It will be vital for the benefits of the site for the village to be realised as it goes through the development process, and for the related public accessible area to be maintained. 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?		Yes	I fully endorse all the points made. Also I am very concerned at the speed of traffic on the A361 and would like to see further calming measures.		Yes			Yes		
59	Yes			Yes	I think this is the best option with regard to the benefits it would provide to the village. However, I do have concerns about flooding and would only want this development to go ahead if risk of flooding can be negated properly. Also in view of planning granted for a further development of 60 new homes west of Tadmarton Road very recently I would like to see this proposal amended to fewer than the 125 new homes suggested.		Yes			Yes			Yes		
62	Yes			Yes	After reviewing the policy and talking with representatives from the Parish Council, I am in agreement with their assessment that this is the best site for future housing in Bloxham.		Yes			Yes	Proper provision for adequate off-street parking on all new housing developments is extremely important.		Yes	There is definitely a need for smaller and starter homes in Bloxham, particularly for residents who wish to downsize and stay in the village.	
65	Yes			Yes			Yes			Yes			Yes		
2	No	Current failing infrastructure has not been addressed satisfactorily.		No	Current failing infrastructure has not been addressed satisfactorily. Traffic in the village is increasing, schools are full, surgery is full. High St., is dangerous at peak times and there is insufficient parking to cater for safe shop usage.		Yes	Not enough importance is given to the traffic problems on the A361, with the main reason being given for parking on pavements - the real cause of the traffic problem is insufficient investment in traffic and parking management.		No	The policy just deals with local dwelling parking and makes no provision for dealing with the village centre parking.		No	The size of proposed developments are too large for the village infrastructure to cope with (without significant infrastructure growth), therefore the housing mix is irrelevant.	

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5	No	Although I agree in principal to the idea of renewing the plan, I do not agree with one of the three parcels of land identified. I do not believe that land east of Tadmarton Lane is suitable.	No	I don't believe land east of Tadmarton Road is appropriate for development: 1) 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. 2) This land is part of a well-loved public footpath which not only offers exercise and safe out-door activities, but leads to the most prominent viewpoint of our village. Building on half this field would ruin that view. 3) Courtington Lane & Tadmarton Road were severely affected in floods last year. At least one home is still unoccupied due to on-going repairs. I am not convinced that drainage will be improved enough to prevent increasing risk of flooding due to environmental issues. If this land is developed and further flooding occurs, residents will be within their rights to take legal acton against the PC, which knowingly agreed to the development.	Yes		No	I believe all new houses should have a limit of one parking space and deeds to each house should prevent homeowners from parking more than one car. It is obviously that new residents will not abide by parking space rules. This means cars will be parked on pavements. As someone who often pushes a wheelchair through Bloxham, I know how inconsiderate parking can be.	No	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.
6	No	Traffic and parking is extremely problematic within the village. People park where they shouldn't, often dangerously, around schools and village shops. One would expect the locals to walk to schools/shop but majority drive, possibly due to convenience of dropping kids off/buying groceries on the way to/from work as there are no jobs locally so most commute. There must be concrete plans in place to improve the road layout, pedestrian crossings, and add parking near shops and schools if village population were to grow. 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?	No	Same concerns as noted previously.	No	Lacks detail.	No	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. More visitor spaces are also needed and parking near schools/shops.	No	
7	No	We do not believe that Bloxham has the infrastructure and capacity to accommodate for 285 new homes. Our services are at capacity as it is our schools, doctors, dentist and shops serving this community are already struggling.  Courtington Lane and Tadmarton road are extremely busy during term times and further developments at this end of the village will exacerbate this.	No	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. Whilst the report recommends SuDS we would like to highlight that the Smiths put French Drains across the bottom of area of the hill which with increasing rainfall no longer seems to have much effect. We are extremely concerned that housing developers, as evidenced by existing housing development on Tadmarton Road, continue to proceed with little regard for flood mitigation or long-term resilience. This pattern of development without proper flood risk assessment or mitigation puts existing and future residents at unacceptable risk.	Yes	We fully support all efforts to keep local spaces green, open, and pedestrian-friendly. The current volume of traffic on Courtington Lane and Tadmarton Road, combined with on-street parking, already creates a slalom effect that compromises safety. Cars have been observed mounting the kerb to pass by, even while children are walking to the primary school.  We are also deeply concerned that the development of Hobb Hill could set a precedent, encouraging Bloxham School to sell its land along Courtington Lane for further housing. This would only add to the existing infrastructure pressure and diminish the character of the area.	Yes	We agree - any efforts to avoid on street parking should be made	Yes	We would encourage any efforts for housing built to be in keeping with the current area
9	No	I understand the need for new housing, however, there is no oversight to ensure that there is minimal impact on the village during and after their construction, that truly considered the needs of the village and what the impacts would be. 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. 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. It has to be mentioned that the village public services mostly likely would not be able to cope without significant investment into expanding these services for the schools, doctors, dentists and shops as they are already hard enough to get an appointment.	No	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, and below average water pressure which has a negative impact on the current residence. Or so 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. It has to be mentioned that the village public services mostly likely would not be able to cope without significant investment into expanding these services for the schools, doctors, dentists and shops as they are already hard enough to get an appointment. If the services are expanded.  There will also be a significant impact on local communities during the building with will only increase the current traffic flow problems.	No	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	No	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 and this means it can block the residence and emergency services	No	I think there needs to be a better explanation to why there is 30% allocated to 1 -2 bedroom homes and 10% to 4+ houses as it will have a positive impact on the overall community to encourage young families to the area
10	No	This proposal of building on Hobb's hill carries significant flooding risk for current and future residents. We already have problem of flooding with even moderate rain water flooding the houses at the bottom of the hill. With building more houses, less surface water will be absorbed and flood current and future homes. This will be disastrous situation for residents making homes uninsurable in future. We should aim to build on flat surfaces away from center of the village to minimise increased traffic congestion and maintain water drainage as with climate change we are likely to have lot more rainfall and floods. Please do not destroy our beloved and beautiful village. Regards	No		Yes		Yes		Yes	
11	No		No		No		No		No	
13	No	Worried about flooding in the proposed Hobb Hill area.	No	Worried about increased flooding risk for village from Hobb Hill.	Yes	Fine, but development for the land east of Tadmarton Road is unsuitable and will have flood consequences for the village.	Yes	But not on Land East of Tadmarton Road! Concrete or Tarmac parking areas would amount to increased surface water flooding in the area.	Yes	70% 3&4 bedroom houses no. We already have far too many executive homes in this range. Bungalows and apartments are needed, especially for the elderly.



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14	No	Developers seem to get consent by re submitting with flood mitigation changes yet the floods experienced in 2024 devastated the village. there should be no further houses built at all. Hob hill has two underground streams coming out next to Painters close and workhouse lane. building on hob hill will direct more rainfall to these streams and further down to the school adding to the current flood routes. there will be more than 2 cars per home often one parked on the streets. this will happen here, so nearer 350 cars will be added to the traffic most of which will head through the village along already congested roads especially at school times. There is no provision for another shop, so yet more congestion by the coop and no price competition Why don't you give the Smiths families permission to build on the old caravan site and next to it, currently an eyesore! What plans are made to expand the two state schools to cope with the extra children. the warriner is over capacity now	No	see bl1	No	no because extra cars and extra pedestrians around the school are unsafe	No	there will be 3 cars per household and therefore cars parked on the street existing school drop offs will park along the new access road	No	the 1-2 bedroom houses should only be for first time buyers at the 40% discount, but on a different site!
15	No	The building of houses on and around Hobb Hill is wholly irresponsible due to the recent and continual flooding in the village. In addition, the village does not have the infrastructure, for example, schools, doctors, and amenities, to deal with yet another increase in its population. Hobb Hill is an asset to the village, especially for walkers and children, who have traditionally sped down the hill on sledges when snow falls. Wildlife, I have myself seen protected species like bats, will also be impacted.								
16	No	The village is already overstretched and traffic needs are not safe	No	The village is already over subscribed and traffic is at an already dangerous level. The GP surgery is already struggling and any other amenities in the village	No	Leave the village alone	No	Already too many cars in the village	No	Already too many houses and people and the issues associated with this
17	No	I do not agree with the proposed development on Hobb Hill	Yes		Yes		Yes		No	I do not agree with the proposed development on Hobb Hill
18	No	1. Houses at the bottom of Hobb Hill have been flooded on many times in 2024 even with moderate rain fall. Frequency of flooding has increased over the years particularly since the additional homes were built along the Tadmarton Road. During the last flooding, our garden was up to knee deep water threatening to enter ground floor of our and adjacent properties. I am aware that Oxfordshire County Council's report on the 2024 flood attributed runoff from Hobb Hill for severe flooding in the village. It is irresponsible and neglectful for the Parish Council to ignore this report. 2. This site borders a busy Primary School at the end of Courtington Lane which is classed as "Sensitive Receptor" in planning terms. Any major construction around this site will seriously affect children's learning and safety. 3. Traffic on Courtington Lane and Tadmarton Road are already unsafe and it will worsen with any further construction in that area. 4. It is irresponsible to ignore OCC report for this.	No		No		No		No	
19	No	The Site Selection needs urgent reassessment following the OCC S19 Report issued in July 2025, in particular re: the Painters Farm site.  The AECOM report identifies "some isolated areas within the site at medium-high risk of flooding".  However, Figure 4 in the S19 Report (to be shared over email) shows that the entirety of Tadmarton Road (as well as several areas of Courtington Lane) is deemed High Risk.  If the assertion is that most of these areas do not technically fall within the site boundary, Figure 5 in the S19 Report shows that water flows directly from the site onto these areas, and as such they must be considered.  This runoff from Hobb Hill is called out as a key contributor to the 2024 flooding: "Many of the flow pathways visible in the below figures descend from Hobbs Hill, a topographic high point. This hill and the surrounding area are characterised by low permeability...This led to surface water entering watercourses with very little being lost to infiltration."	No	This needs urgent reassessment following the OCC Section 19 Report issued in July 2025.  The AECOM report identifies "some isolated areas within the site at medium-high risk of flooding".  However, Figure 4 in the S19 Report (to be shared over email) shows that the entirety of Tadmarton Road (as well as several areas of Courtington Lane) is deemed High Risk.  If the assertion is that most of these areas do not technically fall within the site boundary, Figure 5 in the S19 Report shows that water flows directly from the site onto these areas, and as such they must be considered.  Indeed, this runoff from Hobb Hill is called out as a key contributor to the 2024 flooding: "Many of the flow pathways visible in the below figures descend from Hobbs Hill, a topographic high point. This hill and the surrounding area are characterised by low permeability...This led to surface water entering watercourses with very little being lost to infiltration."						
24	No	Bloxham has already increased in size and doesn't have the infrastructure to support any more properties	No	Concern about flooding in Bloxham Proximity of primary school to proposed building site Traffic concerns especially near primary school	No	Bloxham roads are already congested and with more houses it will become worse especially if construction vehicles are coming through	No	Although parking will be provided for households there will be an increase in traffic in the village	No	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.

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26	No	The so-called Painters Farm (Hobb Hill) location east of Tadmarton Rd has many key risks and concerns:  - 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 (we have lived here since 2009) inundates the rear gardens.  In 2012, which led to an insurance claim and 10 years of premium renewal rates, and again in 2024 it led to waters entering our Lane-facing integral garage (see emails to the PC and thence OCC of 11/24). We have taken active measures to mitigate the impact of the incoming flows they failed in 2024.  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.	No	Please see comments under BL1 - continued below  - Courtington Lane is a much used route with schools at either end. It is therefore already very busy with parked and moving traffic as well as those walking to schools. Any additional traffic will add to the existing dangers plus increased noise and pollution affecting the character of the area that abuts the Conservation Area. - Mention is made of the need to retain the views of and from Hobb Hill, yet these views will be very much negatively affected by any development of the proposed site when seen from the village and Courtington Lane in particular. - The need for increased pupil teaching space at the Primary School is questionable based on planned incoming students. The Plan does provide any any empirical data to support this. - The site selection process seems to grant precedence to this location on flawed and incomplete logic, not just the flooding but the school numbers and routes to the village.	Yes		Yes		Yes
32	No	Living on the corner of the Milton/ Barford road it's already extremely busy, even into the early hours. No one drives at 20mph, I have seen numerous accidents on this road. Households nowadays have 2 + vehicles per household. The village is already at capacity	No	For the same reasons as previously stated.	No			The parking all over the village is ridiculous already. The high street is busy day and night.	No
34	No	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.	No	The additional traffic generated by 120 new homes right next to Bloxham Primary School will present a danger to the children and parents using the school. The area is already congested at school times, with the Tadmarton Road having limited pavement space and parked cars causing single lane traffic which cause drivers to take risks. Tadmarton road is the only other access out of Bloxham towards Banbury, with the A361 already suffering from traffic congestion, idling cars and air pollution. As such it acts as an alternative route anyway with traffic taking a diversion to avoid the A361. The consequences of additional housing and therefore traffic will make the area a more dangerous bottle neck than it already is.  OCC's report on the 2024 flood in Bloxham attributed run off from Hobb Hill for the severe flooding in the village. The development will surely cause a much greater flood risk.	No	The safety and connectivity ideals are rather hypothetical in terms of the traffic and disruption that the new development will generate. In addition, Courtington Lane pavement has long needed to be resurfaced being a rutted trip hazard most of the way to the primary school. Do we have to have a housing estate of 120 houses in order to justify a basic pavement that is safe to walk on?	Yes		No
36	No		No		No		No		No
42	No	I do not agree with point III (development of the land East of Tadmarton Rd). I will detail the reasons in the next section.	No	I strongly object to this development for the following reasons; - Increased risk of flooding. I live at the foot of Hobb Hill and have witnessed increased flooding in recent years (notably since the development of homes on Tadmarton Rd). OCC report on the 2024 flood attributed run-off from Hobb Hill as the primary cause for severe flooding in the village. The proposed site sits on top of a natural spring. - Impact on the Primary School. The site borders the primary school which is classed as a sensitive receptor. Years of construction, dust, noise and traffic will affect the children's learning. - Traffic & Safety risks. Tadmarton Road and Courtington Lane are already very busy during peak hours with cars speeding an mounting the pavement at school drop off / pick up. - Environmental & Heritage Loss. The site lies on Hobb Hill wit open views to the church and village. Hobb Hill is an integral part of our village containing historic ridge & furrow landforms and a natural spring.	Yes		Yes		Yes
45	No		No	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 based on the following points.  Impact of Site 1: The safety of children at the primary school will be impacted with increased traffic arriving in the village on the Tadmarton Road. Drivers consistently fail to reduce the speed from the National Speed Limited when entering the village and approaching the school. A pedestrian crossing is already required based on current activity.  Site 1 is adjacent to ( and will no doubt increase the risk) the area of the village that is most prone to flooding. Flooding in this area has been an issue for many years and continues to get worse as demonstrated last year.  Site 2 will increase traffic on Courtington Lnae which is already over capacity. The blind corner at the top is high risk with a number of collisions last year, and the cars parked at the bottom mean drivers regularly mount to pavement to pass.	Yes		Yes		Yes
47	No	Development East of Tadmarton Road will exacerbate existing flooding issues within the village, produce a very dangerous vehicle access onto a narrow road with poor visibility adjacent to a very busy Primary School, and overload existing health facilities. Infrastructure of the village, in particular drainage and the Bloxham Brook river must be improved and flow capacity increased before any new development takes place. Ells Lane and Hartshill Close developments both assume vehicle access onto dangerous overcrowded junctions, with poor visibility of oncoming traffic, and in close proximity to children (school or playing field).	No	See comments in BL1 relating to poor access and flooding. There is no current capacity to cater for foul or surface water from Hobb Hill without risking internal flooding to properties in the village, as in Nov 2025 and previously.	Yes	More cycling provision and safe cycle storage / parking are needed.	Yes		Yes

ObjectID	Do you agree with the inclusion of Policy BL1: Spatial Plan for Bloxham	Do you have any comments about Policy BL1: Spatial Plan for Bloxham?	Do you agree with the inclusion of Policy BL2: Land East of Tadmarton Road ('Painters Farm')	Do you have any comments about Policy BL2: Land East of Tadmarton Road ('Painters Farm')	Do you agree with the inclusion of Policy BL3: Connectivity	Do you have any comments about Policy BL3: Connectivity	Do you agree with the inclusion of Policy BL4: Parking	Do you have any comments about Policy BL4: Parking	Do you agree with the inclusion of Policy BL5: Housing Mix	Do you have any comments about Policy BL5: Housing Mix
48	No	The inclusion of the site East of the Tadmarton Road.	No	Unless enforceable written agreements are in place regarding the landowners willingness to provide the indicated Community facilities this site has negative implications in so far as access onto Tadmarton road being problematic, the location of a cemetery on land that in the past has allowed flooding of the whole school site and the Tadmarton Road. The two sites already approved should provide sufficient additional housing to satisfy Cherwell District Rural Housing Allocation.	No	Change wording to be All new development will be required, to promote...	No	Additional points could be added:- 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.  A condition that all garages would not be suitable for conversion to additional dwellings. ( believe this is the case for Templers Close).	Yes	
51	No	This should not have the land "East of Tadmarton Road (125 homes - allocated)" included owing to the size and location and the cumulative effect upon the village. Since 2016, the date of our original Plan developments have outstretched the facilities within the village and now with recently consented developments of 215 i.e. 130+30+55(East of Tadmarton Road Appeal upheld) we do not need this expansion of the village which will remove it further from its rural character which the residents in its present Plan sought to retain.	No	This should not have the land "East of Tadmarton Road (125 homes - allocated)" included owing to the size and location and the cumulative effect upon the village. Since 2016, the date of our original Plan developments have outstretched the facilities within the village and now with recently consented developments of 215 i.e. 130+30+55(East of Tadmarton Road Appeal upheld) we do not need this expansion of the village which will remove it further from its rural character which the residents in its present Plan sought to retain.	Yes		Yes	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. The size of you house does not determine the size of the car you are expected to buy and it should fit the garage no matter the size of the house.	Yes	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. With the building that has and is taking place in and around Banbury there are plenty of opportunities to acquire other type properties no further than 5 miles away. Bungalows are what Bloxham has 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.
52	No	The inclusion of land east of Tadmarton Road is inappropriate. The school should not be expanded to cater for hypothetical numbers when it has been undersubscribed for a number of years. The impact of noise from years of building traffic and building work would negatively impact on current pupils' learning - numerous studies attest to this. The increase in traffic would negatively impact on pupil safety. The school traffic parking along Tadmarton Road and Courtington Lane, already effectively reduces 2 lane roads to single lanes at the moment; impacting safety of both pupils and residents. The proposed footpath from Courtington Lane could result in increased parking along what is an already illegally fast road, which suffers from the effect of school parking from both ends. Additionally, traffic would be further increased by the inclusion of burial ground.	No	See BL2 - in addition: The obvious increase in flood risk, given recent experiences, would clearly illustrate that this site is completely unsuitable for additional housing on what is an identifiably vulnerable piece of land. Given the topography and the nature of the impermeability of clay, it would seem ludicrous to propose building on what is an already water-logged site. Having 3 amenity halls at the moment, there is no need for a 4th; particularly a "library", which would fail to be financially supported by local government. There should be no need for a landscape mitigation scheme for Hobb Hill, arguably the most important and significant natural feature of Bloxham, as it should not be disturbed. Cemetery land proposal is also included in site 5 - a much more sensible solution, without the attendant road safety risks. BL13 acknowledges the significant traffic difficulties in the village High Street, these encourage drivers to divert via Courtington Lane.	Yes	Any new development should encompass all that is expressed in section BL3	Yes	This would appear to be a standard approach in new developments. However, there is always insufficient visitor parking on new estates.	Yes	
53	No	I think any plans that allow the council to resist pressure from CDC for yet more houses are generally a good idea. However, site 1 has been incorrectly chosen as the preferred site instead of site 5. I don't agree for a second with the reasons behind this.	No	Hobb Hill is a completely unsuitable site for new homes, site 5 offers much more. The run-off water problems are well-documented and the beautiful views from the top of the hill will be ruined forever.	No	Courtington Lane is currently an extremely busy street with too many parked cars and school traffic. We do not need hundreds of extra cars using the road every day.	No	We need to be reducing the number of cars on the road, site 5 offers much more room for parking.		
54	No	Cannot see how the local infrastructure can be increased to cope with this growth	No	Disagree with any development of open green land, regardless of perceived community benefits offered by the land promoters.	Yes				Yes	
57	No	Really concerned with more building work especially up on Hobb Hill. I live on Courtington Lane and my neighbour 3 doors down from me had their house totally flooded last year, they live at the old jail house. I fear that building houses up that hill will just increase the flooding to all the houses along Courtington Rd. I know we need more housing but not up on Hobb hill it seems crazy. Even OCC report on the 2024 flood was attributed to runoff from Hobb Hill, which in turn created severe flooding in Bloxham.	No	As mentioned my main issue is flooding, I also think there will be impact on the Primary school - years of construction dust and noise will be horrid for the kids there - look what happened when they built the new builds along Tadmarton Rd. we had disruption for years and the builders promised us a parking area for parents and staff. That area was an absolute joke - dusty in summer and a mud bath in winter. The poor primary school kids would have filthy shoes before they got into school and back in the car their should would be disgusting when we went to collect - really disappointing. I fear any promise to the primary school will be just as disappointing and not really benefit anyone especially the kids. Traffic and safety is terrible along Courtington lane already at pick up and drop of times so adding to this will be even worse.	No	The traffic safety on Tadmarton Rd is already unsafe with speeding cars and I have seen cars mount the pavement on a daily basis when its pick up and drop off times. So dangerous! Just having more houses along there will increase traffic. I have already discussed my disappointment about parking promises. I think as we have already had building work happen along this area it really shows its not been great for the village or certainly the school.	No	No way. The parking is a real problem already along Courtington Lane and on Tadmarton rd. Just come along at 8.30am and again at 3pm and see for yourself the chaos unfold. Mounting cars on pavements. Parking in that awful school parking area. Just dangerous and adding to this will make things so much worse.	No	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?
58	No	1) Bloxham Primary School, situated at the junction of Courtington Lane and the Tadmarton Road presents a considerable danger to young children and their parents at the beginning and end of every school day. Even with the 20 mile an hour speed restriction, it is extremely dangerous. Any increase in traffic entering or turning near the primary school will be unacceptable. Encouraging any more traffic down Courtington Lane at busy school times is dangerous. The road is too narrow, parking is often chaotic and passing cars in each direction frequently mount the pavement, causing more danger to children and pedestrians.  2) Only at the end of last November, heavy rain brought severe flooding off Hobb Hill, closing Courtington Lane and flooding several homes on Courtington Lane, Painters Close and Greenhills Park. Building on the flood area of Hobb Hill will make matters even worse for many more homes.	No							

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ObjectID	Do you have any comments about Policy BL1: Spatial Plan for Bloxham?	Do you have any comments about Policy BL2: Land East of Tadmarton Road ('Painters Farm')	Do you have any comments about Policy BL3: Connectivity	Do you have any comments about Policy BL4: Parking	Do you have any comments about Policy BL5: Housing Mix
60	No	No	Yes	Yes	Yes
61	No	No	Yes	Yes	Yes
63	No	No	Yes	Yes	Yes
64	No	No	Yes	Yes	Yes
66	No	No	Yes	Yes	Yes
3		No			

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40		No	<p>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.</p> <p>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.</p> <p>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.</p>	No	<p>this was raised as an objection to building of the existing houses in Milton Road and Barford Road and ignored. As the majority of residents must now work outside the village and will as a minimum, drive to Banbury, this is hardly supporting low carbon emissions.</p>	Yes	<p>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.</p>	Yes	
46	<p>Any development within Bloxham MUST first address the increased and increasing risk of annual flooding within the village. The Painters Farm proposal is particularly egregious in this context given the large amount of water that flows down from Hobb Hill when there is heavy rainfall.</p>	No	<p>This proposal fails to acknowledge the devastation caused by flooding within Bloxham not least from water running down from Hobb Hill. Without first addressing this major issue for many residents (including me) any development on Hobb Hill should be strenuously resisted not proposed.</p>	Yes	<p>Of course addressing connectivity issues is important. However the policy simply acknowledges the increase in cars that goes alongside development without offering imaginative solutions. It addresses the issue by providing inadequate parking slots with each dwelling. 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. 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.</p>	No	<p>See my comments to the previous question. The 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?</p>	Yes	

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	Demographic Change		Residential Amenity		Local Infrastructure		General Design Guidance		Design in the Conservation Area	
1	Yes	I would like to see the number of bungalows in Bloxham increased to be in line with Cherwell and England at 9%	Yes	This policy should protect residents from significantly increased levels of traffic.	Yes	Major housing developments must demonstrate sufficient capacity for pre school and nursery places. 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 pipe sizing needs to be confirmed suitable to take the additional flow.	Yes		Yes	
4	No	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 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.	Yes		Yes		Yes		Yes	
8	Yes		Yes				Yes		Yes	
12	Yes		Yes		Yes		Yes		Yes	
20	Yes		Yes		Yes		Yes		Yes	
21	Yes		Yes		Yes	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.	Yes		Yes	
22			Yes		Yes		Yes		Yes	
23	Yes		Yes	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.	Yes		Yes		Yes	
25	Yes		Yes		Yes		Yes		Yes	
27	Yes		Yes		Yes		Yes		Yes	
28	Yes	<p>The proposed development at site #1 should ensure that there would be sufficient attention paid to drainage and flooding. That part of Bloxham already has a problem with flooding along Courtington Lane. There is an opportunity to incorporate all the lessons we are learning as a village about Natural Flood Management as well as more traditional drainage solutions.</p> <p>In this way it should be possible not just to manage water flows coming down Hobb Hill into this site effectively, but also to manage the existing occasional flooding. Attention should be paid to effective SUDS, bearing in mind that many SUDS systems installed into new housing development's do not function. There should also be thought given to the ongoing maintenance of such SUDS, as they are no good if they clog up or any pumps are not serviced.</p>	Yes		Yes		Yes		Yes	
29	Yes		Yes		No	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.	Yes		Yes	

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	Change		Amenity		Infrastructure		Guidance		Design in the Conservation Area	
30	Yes		No	Light pollution , how can this be prevented from affecting the residents of Courtington Lane ?	No	Where is there any mention of GP and Dentist facilities being further stretched? The school is the only local infrastructure mentioned	Yes		Yes	
31	Yes		Yes		Yes		Yes		Yes	
33	Yes	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.	Yes	<p>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.</p> <p>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.</p>	Yes		Yes	With regard to tree planting I feel that developers should not only plant trees, but be made to maintain them ie regular watering until their roots are established. There are already far too many examples on Bloxham's newer developments of newly planted trees which have been allowed to die, to the detriment of the intended landscaping plans.	Yes	
35	Yes		Yes		Yes		Yes		Yes	
37	Yes		Yes		No	issue isn't the Primary school capacity. It is more about Docctor/dentsit/ villlage congestion in rush hour etc	Yes		Yes	
38	Yes	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.	Yes	With the council currently not being able to do much about noise abatement, how would this be policed? e.g. the Red Lion live music nights and the extra traffic and people that this attracts	Yes	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.	Yes		Yes	Is there any merit in extending the current conservation area of Bloxham?
39	Yes	This responds to a reality facing all similar communities	Yes	Traffic and congestion are already causing serious impairment to Bloxham's residential amenity	Yes	Electricity network capacity and capacity of the doctors' surgery should also be added	Yes	Recent developments seem to have paid only lip service to design guidance or rural amenity so this policy needs some means of it being enforced	Yes	
41	Yes		Yes		Yes	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.	Yes		Yes	
43	Yes		Yes		Yes		Yes		Yes	

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	Do you have any comments about Policy BL6: Adapting Homes to meet Demographic Change		Do you have any comments about Policy BL7: Residential Amenity		Do you have any comments about Policy BL8: Local Infrastructure		Do you have any comments about Policy BL9: General Design Guidance		Do you have any comments about Policy BL10: Design in the Conservation Area	
44	Yes	It would be good to raise the proportion of bungalows to enable Bloxham to get closer to the national average	Yes		Yes	I agree but how can a developer make such commitments to drainage and schooling improvements which is not within the control. The olny way is to restrict the timing of the developments to match the service providers improvements.	Yes		Yes	
49	Yes		Yes		Yes		Yes		Yes	
50	Yes		Yes		Yes	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 poo maintenance combine to create major flooding. B. 'Sufficient capacity' for primary age should include the need for adequate provision of special educational needs (SEN) support.	Yes	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. 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.	Yes	
55	Yes	This is very sensible and much-needed in Bloxham	Yes		Yes		Yes	Well-set out guidance, it will be important that it is rigourously interpreted and that early engagement with prospective developers ensures its proper implementation. It would be great to give examples of good design in the final document.	Yes	Very sensible approach.
59	Yes				Yes		Yes		Yes	
62	Yes		Yes		Yes	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.	Yes	Don't spoil the character of the village!	Yes	
65	Yes		Yes		Yes		Yes		Yes	
2	No	The use of the phrase "where practical" is subject to abuse by contractors - more specificity is required.	No	Not strong enough - pleased to see that traffic is mentioned, but the contractors need stronger direction here.	No	Far too weak - the water pressure in Bloxham is already poor and without improvement further dwellings will reduce this further. 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.	No		Yes	



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	Change	Change		Residential Amenity	Residential Amenity		Local Infrastructure	Local Infrastructure		Guidance	Guidance		Conservation Area	Conservation Area	
5	Yes			Yes	Although I agree, I do not believe this will be possible if land east of Tadmarton Road is developed.		Yes	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.		Yes			Yes		
6	No			No	Not enough detail provided as to what are the plans and how they will be executed.		No	Not enough detail provided as to what are the plans and how they will be executed.		No			No		
7	Yes	We would encourage that any bungalows be situated near existing housing, to avoid disrupting open or rural views.		Yes			Yes	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.		Yes			Yes		
9	Yes	But, 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. And you have to think of the road conditions. In person to the current new estates that have been built compared to some of the estates that were built in the 70s and earlier. The new estates had much narrower roads with less off-street parking as a result any emergency services needing to gain access to elderly residence may struggle to get down these streets with the increased traffic on the roads.  So more thought needs to be put into this policy and clear guidelines need to be put in place as well as clear oversight to make sure that developers do not fault from them.		No	No as this is more of a statement not a policy. This policy needs to be very specific and clear breaches of it needs to be enforced with clear penalties. There is no way to think that any new development will not impact the village in any way that will not be noticeable in a negative way.		Yes	But again it needs to be made clear what is happening and what are the consequences for any negative impact caused by any new development. Plus, the utility companies should be given a veto vote on any new developments if they believe they cannot cope with them demand caused by them.		Yes	Again, it needs to be more clear what is considered acceptable. As currently the new estates do not necessarily blend into the local village		No	This should be very clear, and it should discourage any new development within this area	
10	No			Yes			No			No			Yes		
11	No			No			No			No			No		
13	Yes	As previous comment.		Yes	Not worried so much about noise and light. Major worry is flooding.		No	I do not believe that there is adequate drainage / pipes in the area to support further development.		Yes			No	Properties already located on Courtington Lane are more modern, so why relevant to the Land East of Tadmarton Road?	

Do you agree with the inclusion of Policy BL6: Adapting Homes to meet Demographic Change										
ObjectID	Demographic Change	Do you have any comments about Policy BL6: Adapting Homes to meet Demographic Change	Do you agree with the inclusion of Policy BL7: Residential Amenity	Do you have any comments about Policy BL7: Residential Amenity	Do you agree with the inclusion of Policy BL8: Local Infrastructure	Do you have any comments about Policy BL8: Local Infrastructure	Do you agree with the inclusion of Policy BL9: General Design Guidance	Do you have any comments about Policy BL9: General Design Guidance	Do you agree with the inclusion of Policy BL10: Design in the Conservation Area	Do you have any comments about Policy BL10: Design in the Conservation Area
14	Yes		Yes	but building any new houses will breach this policy especially around courtington lane. tadmarton road and the high street	No	this policy cannot be enforced without detailed consented plans for the expansion of the 2 start schools, primary nearing capacity already, warriner way over, resulting in poor education of existing incumbents at the schools	Yes		Yes	
15										
16	No		No		No		No		No	
17	Yes		Yes		Yes		Yes		Yes	
18	No		No		No		No		No	
19					No	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.				
24	Yes	While I agree with the idea Bloxham doesn't need any more development	No		No		No		Yes	

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	26	Yes		Yes			Yes	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.		Yes			Yes		
	32	No		No			Yes	The infrastructure is desperately needed.		No			Yes		
	34	Yes		Yes	In reality, I do not see how this can be achieved. The construction of a large estate and roads next to a Primary school at an already congested and unsafe road junction is bound to create a lot of noise, dust, air pollution and disruption. I find it particularly disturbing that the welfare of the children at the school should be compromised in this manner.		Yes			No	I do not see how the proposal can 'make a positive contribution to the character of Bloxham and its rural feel'. The estate will take out the northern eyeline of Bloxham and the iconic view of the village when looking down from Hobb Hill.		Yes		
	36	No		No			No			No			No		
	42	Yes		Yes			Yes			Yes			Yes		
	45	Yes		Yes			Yes			Yes			Yes		
	47	Yes		Yes	How is this enforce given that the Joiners pub still has no sound proofing of its extractor fan external housing on the roof?		Yes	Only if this is enforced prior to any development being granted, not after development has taken place.		Yes	Any site must not create a greater water run off flow than the agricultural land it is replacing.		Yes		

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48	Yes	Not sure that the changes are an improvement on BL8 in the existing NDP	Yes	BL9 of the BNDP is more explicit.	Yes	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.	Yes	Could have taken the opportunity to add the required provision of Swift bricks to all dwellings.	Yes						
51	No	The original Plan allowed for 20% Bungalows but we have seen much housing development which did not include this figure in their developments- ignored. The Policy has proved to be unenforceable! It also relies upon future large housing developments which Bloxham can not accommodate or need. It is too late to apply to housing developments already agreed. 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.	Yes		No	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.	Yes		Yes						
52	Yes		Yes		Yes	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. THIS IS A SELF-EVIDENT CONDITION.  B. Proposals for major housing development must demonstrate there is a sufficient capacity at the Bloxham primary school to meet the needs of the assessed number of primary school age children living in the completed scheme. BLOXHAM PRIMARY SCHOOL DOES NOT NEED EXPANSION. IN ANY CASE, SUCH EXPANSION WOULD EXCEED DoE PRIMARY INTAKE GUIDELINES.	Yes		Yes						
53	No		No	I do not believe the site 1 plans offer any benefits to local residents, unfortunately it will remove a huge asset as the views at the top for hundreds of people will have been ruined forever.	No	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.			No	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.					
54	Yes		Yes		No	A. Agree with the comments B. Laudable idea but unrealistic given my previous comments on BL2 Land should be made available to increase the capacity at the primary school without it being dependent on the proposed development at Painters Farm	Yes		Yes						
57	Yes	I actually like the fact that you have put some bungalow in the mix but really how many. The policy on this was 3 small paragraphs. Could this be another ticking box exercise?	Yes	You you really have to look at the residential amenity: this is so true..."The potential for amenity harm is therefore greater in Bloxham than in more modern villages and the matter needs to be addressed sensitively. Noise from traffic accessing and parking at non-residential uses in the village can have an especially harmful effect."	Yes	The policy accepts that new developments cannot be made to make good current deficiencies, but new proposals should be expected not to make matters worse. Really planning all this in advance is key and yes I agree with what the policy BL8 local Infrastructure is saying - however will it really be like that? I hate to say it but builders making good on existing infrastructure is just not good enough and most likely what will happen!	Yes	Yes I agree with the statement: the appearance, landscaping, layout, scale and design 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. Only if building is approve. But I don't agree with building in this area!							

58

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60	Yes	However, but, also taking into account retaining a green open space for the PROW.	Yes		Yes		Yes		Yes
61	Yes	<p>But:</p> <p>should change the words "where practical" and simply state All proposals... 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</p>	Yes		No	<p>need to add that sufficient electricity supply is available</p> <p>Bullet B should be removed. as explained their is sufficient capacity at the primary school and 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</p> <p>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</p> <p>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>	Yes	<p>But the site in BL2 does not meet points ii, iii and arguably vi (the proposal for play area and a platform will not "retain rural character") these on this "key view" area would remove the tranquility that is listed in the existing NDP as a key characteristic to be protected on the Hobb Hill walk; whilst the development clearly does not protect the verdant view that is stated to be protected for future residents</p> <p>so we cannot include BL9 and propose BL2 site.</p>	Yes
63	Yes		Yes		Yes	<p>I believe that adequate capacity at the Warriner school should be included in this policy.</p> <p>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.</p>	Yes		<p>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.</p>
64	Yes		Yes		Yes		Yes		Yes
66	Yes		Yes		Yes		Yes		Yes
65	Yes		Yes		Yes	<p>Traffic and pollution are real issues in Bloxham especially at school time.</p>	Yes		Yes

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40	Yes	it is very important that here is suitable housing for elderly and disabled. It is therefore essential that whether bungalows or 2 -story houses that doorways are wide enough, and positioned in a way that allows wheelchair access.	Yes		Yes	Bloxham Primary School may not wish to extend. What about capacity at Warriner? the doctors' surgery is already at capacity.	Yes		Yes
46	Yes		Yes		Yes	Of course questions of local infrastructure are crucial in considering any development. This is particularly pertinent in terms of Bloxham's waste water and water infrastructure. Thames Water does not appear to be in any position to plan ahead at the current time so it makes no difference how strong a signal the plan might send. As the owner of a house whose garden has operated as an overflow for Thames Water's inadequate waste water system in times of flash flooding 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.	Yes		Yes

ObjectID	Do you agree with the inclusion of Policy BL11: Key Streetscenes & Views	Do you have any comments about Policy BL11: Key Streetscenes & Views	Do you agree with the inclusion of Policy BL12: Employment Land	Do you have any comments about Policy BL12: Employment Land	Do you agree with the inclusion of Policy BL13: Village Centre	Do you have any comments about Policy BL13: Village Centre	Do you agree with the inclusion of Policy BL14: Broadband & Mobile Communications	Do you have any comments about Policy BL14: Broadband & Mobile Communications	Do you agree with the inclusion of Policy BL15: Local Green Spaces & Other Amenity Spaces	Do you have any comments about Policy BL15: Local Green Spaces & Other Amenity Spaces
	Views		Land		Village Centre		Mobile Communications		Spaces	
1	Yes		Yes		Yes	Additional parking requirements needs to be taken in to consideration when reviewing new retail units.	Yes		Yes	
4	Yes		Yes		Yes		Yes		Yes	
8	Yes				Yes		Yes		Yes	
12	Yes		Yes		Yes		Yes		Yes	It is essential to have areas in the village to exercise our dogs . We are losing valuable fields and pathways to housing . Our dogwalking group is an excellent resource - not just for the exercise and wellbeing of both us and the dogs - but also it is a wonderful group for helping with mental health and fundraising and supporting village events. The group has many members and has become a force for good. We are a village - in a rural area - it is important that we have a range of available walks for our dogs . It is vital that this group can continue and flourish for a whole myriad of reasons . Simply, if we lose the fields and routes because of housing then we will cease to exist . We must safeguard this very basic activity . Wouldn't it be sad if we had to drive out of the village to find places to walk ?
20	Yes		Yes		Yes		Yes		Yes	
21	Yes		Yes		Yes		Yes		Yes	
22	Yes		Yes		Yes		Yes		Yes	
23	Yes				Yes				Yes	
25	Yes		Yes		Yes		Yes		Yes	
27	Yes		Yes		Yes		Yes		Yes	
28	Yes		Yes		Yes		Yes		Yes	The proposed development at site #1 should ensure that there would be sufficient attention paid to drainage and flooding. That part of Bloxham already has a problem with flooding along Courtington Lane. There is an opportunity to incorporate all the lessons we are learning as a village about Natural Flood Management as well as more traditional drainage solutions.  In this way it should be possible not just to manage water flows coming down Hobb Hill into this site effectively, but also to manage the existing occasional flooding. Attention should be paid to effective SUDS, bearing in mind that many SUDS systems installed into new housing development's do not function. There should also be thought given to the ongoing maintenance of such SUDS, as they are no good if they clog up or any pumps are not serviced.
29	Yes		Yes		Yes		Yes		Yes	

ObjectID	Do you agree with the inclusion of Policy BL11: Key Streetscenes & Views		Do you agree with the inclusion of Policy BL12: Employment Land		Do you agree with the inclusion of Policy BL13: Village Centre		Do you agree with the inclusion of Policy BL14: Broadband & Mobile Communications		Do you agree with the inclusion of Policy BL15: Local Green Spaces & Other Amenity Spaces	
	Do you have any comments about Policy BL11: Key Streetscenes & Views		Do you have any comments about Policy BL12: Employment Land		Do you have any comments about Policy BL13: Village Centre		Do you have any comments about Policy BL14: Broadband & Mobile Communications		Do you have any comments about Policy BL15: Local Green Spaces & Other Amenity Spaces	
30	Yes		Yes		Yes		Yes		Yes	
31	Yes		Yes		Yes		Yes		Yes	
33	Yes				Yes		Yes		Yes	
35	Yes		Yes		Yes	Yes, and I do not support the idea of additional shops/facilities on the village periphery other than those for artisan/cottage/niche/tourism related - e.g. farm cafe.	Yes		Yes	
37	Yes		Yes	don't really understand	Yes	need more facilities e.g. Tesco Express	Yes		Yes	
38	Yes		Yes		Yes		Yes		Yes	
39			Yes		Yes	There need to be realistic plans for augmenting the existing shops and facilities without the sprawl which would effectively turn Bloxham into a small town	Yes	Since many small business or homeworkers are now critically dependent on these communications they should be given priority	Yes	The Slade is particularly valuable and must be preserved intact
41	Yes		Yes		Yes		Yes		Yes	
43	Yes		Yes		Yes		Yes		Yes	



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44	Yes		Yes		Yes		Yes	Ideally the fibre network should be one that is onpen to multiple networks not just Gigaclear as currently in many parts for the village	Yes	A good quality maintenance regime must be included in all future developments
49	Yes		Yes		Yes		Yes		Yes	
50	Yes	See previous comments about the need to protect Hobb Hill.	Yes		Yes		Yes		Yes	
55	Yes		Yes	This is very sensible as it may help continue the historic live-work arrangements in Bloxham.	Yes	BL13B should include a statement relating to either not impacting or better still improving parking.	Yes		Yes	Not sure if this is the right place, but would be good if there was a specific statement somewhere about tree replacement in the village. There are a number of large trees reaching maturity and it is possible that they will be lost over time and not replaced. The recent loss of the willow in the Red Lion garden is a good example.
59					Yes				Yes	
62	Yes		Yes	It is important that there are employment opportunities in Bloxham and that it is not merely a dormitory village.	Yes	Expansion of the village centre amenities is essential to meet the needs of current and future property development.	Yes	Overhead wires, particularly in a Conservation Area, are inappropriate; and no additional such wires should be permitted.	Yes	Green spaces will become ever more essential for villagers and wildlife, as the village becomes more populous
65	Yes		Yes		Yes		Yes		Yes	
2	No	The statement "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.", is not achievable in some of the proposed development areas (eg. the views from existing dwellings along Courtington Lane looking North).	Yes		No	Part B is far too weak - there must be provision for parking and traffic management. The village centre is already too congested.	No	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.	Yes	

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5	Yes		No	These are essentially brown sites. If people don't want to conintue their business then surely this land would be rip for housing devleopment: 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: Obstinateley classing sites as business land when it is not needed and ploughing up land with wildlife instead.	No	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 seenew development for business ANYWHERE in the village.	Yes		Yes	Despite my agreement, it is unclear what "New development will not be permitted on land 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.
6	No		No		No	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.	No		No	
7	Yes	The current proposal for development on the land east of Tadmarton Road would significantly impact the existing views and green space visible from the top of Hobb Hill. The images included in the AECOM report are notably cropped and fail to reflect the full visual impact of the proposed development. The presence of the Genton's herd in the Hobb Hill field contributes greatly to the rural character and sense of open countryside; losing this would be a real and unfortunate loss to the community.  Additionally, the development would completely destroy the view from our own property, replacing what is currently a valued and peaceful green outlook with housing. This change would have a lasting negative effect not only on the landscape but also on the character of the area as a whole.	Yes		Yes	We would like to see housing developers contribute additional amenities to the village, helping to relieve pressure on the already stretched village centre.	Yes		Yes	
9	No	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.	No	This does not identify the types of employment demand within the Bloxham area. And any development negatively impacts a business within the area should not be allowed to go ahead without adequate compensation or an agreement met by the parties involved. Businesses and services within the development area and the village should be given a much greater say in objections towards any new development	Yes	A study should be made into a bypass around the village to help relieve the increasing traffic flow down the main road and on the surrounding streets	Yes	But again utility companies such as these should be given a veto if they believe they cannot cope with the current demand.	Yes	The reason for development on the site should be made clear and what is acceptable or more is an acceptable. There's also should be a study made into designating more of these sites in an around the local area
10	Yes		No		Yes		Yes		Yes	
11	No		No		No		No		No	
13	No	I believe the views from Hobb Hill will be seriously impacted.	No	All housing development should be residential.	Yes		No		Yes	

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14	No	choosing the caravan site would keep the hobb hill views, move and drainage issues away from the village towards adderbury and be a natural extension of the new houses on the milton road	Yes		No	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	Yes		Yes	
15										
16	No		No		No		No		No	
17	No	The views will be ruined by the proposed development on Hobb Hill	Yes		Yes		Yes		Yes	But please do not take away one of the most important green space amenities by developing Hobb Hill
18	No		No		No		No		No	
19										
24	Yes		Yes		No	The village centre already gets congested so doesn't need to increase	No	Bloxham already has adequate mobile phone/broadband services	Yes	

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26	No	Whilst agreeing with the statement in itself, the references to the Hobb Hill views are fundamentally undermined by the site 1 selection - see earlier comments	Yes		Yes		Yes		Yes	
32	Yes		Yes		No		Yes		Yes	
34	Yes		Yes		Yes		Yes		Yes	
36	No		No		No		No		No	
42	Yes		Yes		Yes		Yes		Yes	
45	Yes		Yes		Yes		Yes		Yes	
47	Yes	Hobb Hill view will be significantly altered by the East of Tadmarton Road development BL2 - this policy must take priority.	Yes		Yes		Yes	The main connection to the village appears to be in the process of being enhanced. What about within the village to existing properties?	Yes	

ObjectID	Do you agree with the inclusion of Policy BL11: Key Streetscenes & Views	Do you have any comments about Policy BL11: Key Streetscenes & Views	Do you agree with the inclusion of Policy BL12: Employment Land	Do you have any comments about Policy BL12: Employment Land	Do you agree with the inclusion of Policy BL13: Village Centre	Do you have any comments about Policy BL13: Village Centre	Do you agree with the inclusion of Policy BL14: Broadband & Mobile Communications	Do you have any comments about Policy BL14: Broadband & Mobile Communications	Do you agree with the inclusion of Policy BL15: Local Green Spaces & Other Amenity Spaces	Do you have any comments about Policy BL15: Local Green Spaces & Other Amenity Spaces
48	Yes		Yes		Yes		Yes		Yes	
51	No	We appear to have lost key statements in our original policy BL12 :- "All developments shall demonstrate that it does not result in harm to the rural or heritage character of the village . This will include consideration of the impact of the development on:- the open character of the five amenity spaces the key features of the views from the tranquility of public rights of way within the parish the development on residential gardens cramming properties and changing the immediate area character Open spaces and sports and recreational land will not be supported, including the country parkland at Tadmarton Road and the amenity space at the Bloxham Mill Business centre.  All the above need to be back in the policy/Plan	No	I agree with the policy words, but I realise I am unclear as to whether the script which is not in bold type is actually part of the policy. For instance "Bloxham has a dynamic and successful mix of micro-businesses mostly operating from homes or from Bloxham Mill Business Centre. In the interest of sustainability, we will encourage spaces that foster start-up and expansion of such businesses provided these do not negatively impact neighbouring residential dwellings."  Surely this must be part of the policy but unclear and without it not acceptable policy.	Yes		Yes		No	We have a mix up between the old BL12/17 the new BL11 and this BL15 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.
52	No	Existing views should be retained, wherever possible. The proposal to build on the lower portion of Hobb Hill, the most significant geographical feature of Bloxham, would be severely detrimental to this unique natural feature.	Yes		Yes		Yes		Yes	
53	No	The view from the top of Hobb Hill is irreplaceable, it's 'stunning panoramic views' should be kept as they are for future generations. Nobody will want to see 125 houses!			No	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.			No	Nobody will use Hobb Hill as a public space, this area has always been well respected even before the current landowner.
54	Yes		Yes		No	Existing traffic issues means that any further retail units within the village would be unfeasible	Yes		Yes	A. Agreed B. Agreed
57	Yes	Yes I agree development has to '....acceptable impact in relation to the visual qualities of those views.'	Yes		Yes	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?	Yes		Yes	

ObjectID	Do you agree with the inclusion of Policy BL11: Key Streetscenes & Views	Do you have any comments about Policy BL11: Key Streetscenes & Views	Do you agree with the inclusion of Policy BL12: Employment Land	Do you have any comments about Policy BL12: Employment Land	Do you agree with the inclusion of Policy BL13: Village Centre	Do you have any comments about Policy BL13: Village Centre	Do you agree with the inclusion of Policy BL14: Broadband & Mobile Communications	Do you have any comments about Policy BL14: Broadband & Mobile Communications	Do you agree with the inclusion of Policy BL15: Local Green Spaces & Other Amenity Spaces	Do you have any comments about Policy BL15: Local Green Spaces & Other Amenity Spaces
	60	Yes	Yes		Yes		Yes		Yes	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.
	61	Yes			Yes	Specific ideas for improving parking should be developed and shared for comment - it would be well worth paying for these inputs from designers.  I believe the village has significant monies in the bank (300k ??) and as this is a stated high need then we should invest and come up with specific ideas rather than words that really are just a wish	Yes		Yes	but BL15 should state the need to improve the playing fields (drainage) and to deliver facilities for a wider age range of children. examples exist in Adderbury, peoples park and elsewhere. there is clear space.  also Warriner could be partnered for sports/football pitches (if needed) with joint investment to allow sharing.
	63	Yes	No	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.	No	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.	Yes		Yes	
	64	Yes	Yes		Yes		Yes		Yes	Bloxham is poorly served with open spaces. There is no village green, the open land is either private school land or sports fields.
	66	Yes	Yes		Yes		Yes		Yes	Hobb Hill area should be preserved and serve this purpose.
	3			No		To many cars now more houses more traffic				

ObjectID	Do you agree with the inclusion of Policy BL11: Key Streetscenes & Views		Do you agree with the inclusion of Policy BL12: Employment Land		Do you agree with the inclusion of Policy BL13: Village Centre		Do you agree with the inclusion of Policy BL14: Broadband & Mobile Communications		Do you agree with the inclusion of Policy BL15: Local Green Spaces & Other Amenity Spaces	
	Do you have any comments about Policy BL11: Key Streetscenes & Views		Do you have any comments about Policy BL12: Employment Land		Do you have any comments about Policy BL13: Village Centre		Do you have any comments about Policy BL14: Broadband & Mobile Communications		Do you have any comments about Policy BL15: Local Green Spaces & Other Amenity Spaces	
40	Yes		Yes		Yes	parking and traffic congestion will always be a problem which will be increased with further housing. heavy traffic through the village is a big problem, not only through the High Street, but also, increasingly Courtington Lane.	Yes		Yes	
46	Yes		Yes	It could be argued that the Painters Farm proposed development is inconsistent with this policy in many respects. 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 ought to be protected within the local plan.	Yes	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.	Yes		Yes	

Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
1	
	Thanks to the work of the Parish Council in preparing this document. I think it takes a pragmatic approach whilst seeking to achieve key objectives for the benefit of all in the 4 village.
8	
12	
	A big thank you to all Parish Councillors who have spent a lot of time and effort in developing and then promoting the Plan. Fully agree with site 1 (East of Tadmarton Road) as the first and site 5 (N/S of Milton 20 Road) as the second most appropriate options.
21	
	I think the plan offers a clear way forward for a sensitive and considered expansion of the village. This is crucial as what is not needed is ad hoc and opportunistic development. The local infrastructure for health and education can just about cope with the plan's proposals and the road network will hopefully manage to absorb the extra vehicles. Appropriate planning and consultation is crucial, I hope that the thought and care that has 22 gone into this plan is recognised and its conclusions are endorsed.
23	
	I support the plan, although believe that the continued expansion of the village cannot go on with substantial infrastructure upgrades. The land E of Tadmartin Road is the best option 25 due to the proximity to the primary school and the centre of the village.
27	
	It is inevitable that Bloxham will have more housing development forced upon the village. As such it is important to choose a scheme with the most benefit / least dis-benefit to our 28 village.
	The plan should be focusing on improving current infrastructure, especially the road network 29 and drainage system, before any thought to further expansion.



Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
	My concern is that Thames Water have a bad past record. There is mention of “the ultility provider planning ahead” , what response have Thames Water provided to any 30 recommendations made to them ?
31	
33	
	From what I can see this is a very well considered, pro active approach to managing the 35 inevitable growth required of the village.
37	
	In general we think it's very well thought out, and covers most concerns. Our comments reflect what we see as important in a changing landscape of rural villages. Infrastructures 38 just need to keep up with this.
	A brave and very worthwhile effort against a difficult planning background and in an 39 environment where social-media induced misinformation is rife
41	
	Since moving to Bloxham in 1972, I have seen much change. The village is now almost double the size and the traffic and parking is correspondingly worse. Our original house on Hyde Grove was subject to flooding from the field even then (Site 15) and the situation is much worse today all around the village. If we have to accept more housing, then the Parish 43 Plan might help mitigate any more detrimental effects.

Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
	Generally the plan seems to make a good framework for the sustainable development of the village. 44 The sooner it is place there may be some constrain on the wild west of planning application
	I support the conclusions of a difficult task that has arrived at a sensible and pragmatic conclusion in the best interests of the village as a whole. 49
	The history and context of Bloxham seem to have been well understood and presented within this plan. Regarding site assessment and selection it is concerning that Site 6 for land south of Ell's Lane should be even considered, even though appropriately the assessment states that this has least to contribute (page 34). As an integral part of the historic and prominent landscape which is Hobb Hill, any development on this land would, as already suggested, erode the distinctive nature of this landscape which is effectively the spine of Bloxham! Field by field speculative development will destroy such an outstanding natural feature for ever. As well as the natural and historic arguments for giving the Site 6 area greater permanent protection, there is the recognition of the land's clear unsuitability for development due to the impact of water run off and flooding, as described in the OCC Section 19 Flood Investigation Report of 3 July 2025. 50
	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 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." 55
	59
	I approve it, and appreciate the hard work, thoughtfulness and research that has gone into it. 62
	The neighbourhood plan is fine, but it bears no relation to the Site Assessment and Selection, which has been based on the Community Benefits list!  I have submitted my objection to the proposal of building on Hobb Hill in a separate email (which has not been acknowledged despite me requesting this).  The view from Hobb Hill is the biggest community benefit of all but the pleasure from aesthetics is not easily quantifiable. If you drew a moustache on the Mona Lisa, would it still be the Mona Lisa?... 65
	It is far too weak and aimed at making contractors lives too easy. Bloxham is now unable to take any further development unless serious investment in the general infrastructure is included by the contractors. 2

Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
5	<p>I believe that the best parcel of land to be developed should be site 5. Much of this land is unsightly and is already concreted.</p> <p>It also has the safest entrance.</p>
6	
7	
9	<p>It was my understanding, that Bloxham had had its quota of new homes and there for no more would be built and this was a agreement under the “Bloxham plan” that was voted for a few years ago.</p> <p>I understand the need for new housing, there is no oversight to ensure that there is minimal impact on the village during and after their construction, that truly considered the needs of the village and what the impacts would be.</p> <p>I feel like, this is a way of trying to make the village feel like they have a say on how new developments will impact the village, and it doesn’t seem like the 1st plan really did what was expected of it, so more effort needs to be made in letting the community know what exactly is happening and how the plan will effect the village.</p> <p>It currently seems very broad and therefore, developers will take advantage, as some of it could be seen as in favour of developers rather than the village</p>
10	<p>We need to preserve green land and use brown field to build new houses. We should consider impact of new house building on existing residents in particular flooding and congestion risk close to a primary school. If new houses need to be built, they should be built on flat surfaces away from village centre.</p>
11	<p>Flooding is the major concern! As a member of the Flood Working Group in Bloxham, I do not see any planning with the relevant authorities (eg. Thames Water, EA, etc) which is sufficient to reassure existing village residents that they would not be at a greater risk of flooding.</p>

ObjectID	Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?
	<p>no mention of the impact on capacity within bloxham at&gt;:  Chemist I doubt they can fit more staff in there, they will not be able to use the doctors dispensary.</p> <p>Doctors  14 Dentist</p>
15	
16	Leave the village as it is
17	<p>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. Access to an already over used Courtington Lane will cause further traffic problems. Courtington Lane has schools at either end with parents &amp; pupils constantly travelling down the narrow footpath,</p> <p>this proposed further development will increase the danger to both the young &amp; old</p>
18	<p>Please choose flat piece of land away from village centre to build new houses if needed instead of making life difficult and putting current residents at higher risk of flooding in future.</p> <p>Regards</p>
19	<p>Supporting images from the OCC Section 19 Report to be shared via email by my wife  Sophie Raval</p>

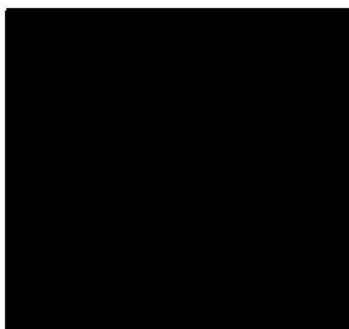
Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
	<p>My main comments relate to the selection of Site 1 as the preferred development location over the other 13 locations.</p> <p>It may be a timing issue, with the Plan coming out at broadly the same time as the OCC Flood Investigation Report, but the findings of the latter must now be taken into account. Frankly had any residents living near Site 1 been consulted prior to its selection they could have warned of its inherent flaws. The previous landowner added lateral drainage across Hobb Hill post 2012's floods. They did not stop further incoming waters.</p> <p>It seems that some of the other sites referred to e.g. no.5 meet most, or in that case all, of the same priorities and do not have the same highly negative attributes. It would seem that the offer of school building space has swayed the selection, yet this seems deeply flawed. This has allowed other factors to be set aside e.g. traffic on Courtington Lane and the flood risk.</p>
32	
	<p>Whilst I understand that the modified plan is trying to its best for the village and that a great deal of work, thought and consultation has got into the proposals. I do feel that an extensive development right next to the primary school ticks government targets at the expense of the safety, health and well being of the children and the residents in the village.</p>
36	
42	
	<p>The safety of residents and risk to properties must be prioritised. The road infrastructure in Bloxham is already at breaking point and dangerous. More properties will result in increased traffic and more deaths due to accidents.</p>
45	<p>Flooding is becoming a major issue and needs to be addressed.</p>
	<p>What teeth does this Modified Plan have given the developments that have taken place and been agreed despite the current Neighbourhood Development Plan being in place? This appears to be a paper only exercise of intentions but without any power to enforce.</p>



Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
	<p>The Parish Council have done their best to come up with a new Local Plan but any new development without proper infrastructure and and services is not something I welcome.</p> <p>The plan should incorporate incentives for a cleaner, greener environment. I worry that more traffic will lead to more pollution. The air quality in Bloxham needs to be improved.</p> <p>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 60 Northamptonshire.</p>
61	<p>included within my email is wider comments on why site 1 has been wrongly selected and more sites than site 1 and 5 should be assessed.</p> <p>some inputs not above or in email: wording on distance of site 1 from village centre needs to change. only 2 of the 4 areas would be within 400m. plus the 400m(and comments made on walking distance to schools etc) is not aligned to planning rules</p> <p>all comments on school(s) expansion need to be removed as they are based on misplaced assumption (as explained) and direct the reader to believe this is a major risk/concern - this is not the case. this is written in numerous places</p> <p>it should be added that s106 monies would be reduced if land/building are received and should be included in all sites that s106 monies would be a benefit. this is not consistently communicated and often it is suggested "no community benefits"</p> <p>I have given in my email some examples of lack of thoroughness / bias in the SEA assessment. I have more details but no space here.</p>
	<p>I feel the modified plan need to place considerably more weight on the very real constraints the village faces. There has been dramatic an ongoing development of new residential houses since the 1970s leading to a more than doubling of the number of dwellings in the village. Existing infrastructure, drainage, sewerage/wastewater/storm water cannot cope. Village services, GP, Schools etc are beyond capacity. The village is at virtual gridlock during key rush-hours. These are negatively impacting the lives of the residents and seeing a continuing erosion of our rural amenity. Flooding is now an ever present and real threat to a number of homes and business premises in the village. Indeed I jointly own Treadwell House which was flooded during the November 2024 floods (along with many other homes and business in the village). This is unsustainable we cannot allow unfettered development 63 in our village which will only worsen this threat.</p>
66	<p>The plan should include air quality and noise pollution.</p> <p>With so many slow or stationary cars and lorries, the level of pollution especially around the school is something that should be monitored.</p> <p>There seems to be a fashion to install wood burning stoves in houses in Bloxham, Last year, a study by Prof Chris Whitty, the chief medical officer for England, found that even "eco-design" wood-burning stoves produced 450 times more toxic air pollution than gas central heating.</p> <p>Bloxham should take note of this and follow the example of other towns and villages and 64 not allow such stoves.</p>

Finally, do you have any comments about the Modified Bloxham Neighbourhood Plan as a whole?	
ObjectID	
40	
	<p>The elephant in the room throughout the plan, particularly with regard to proposed development is the experience of flooding that many residents have suffered on multiple occasions over the past ten years. No further development should be considered until that major issue is addressed - otherwise yet more people will endure the misery that flooding brings with it. In that regard the plan is significantly lacking .</p>





by post & email

The Chair  
Bloxham Parish Council  
3 Tanners Close  
Middleton Cheney  
Banbury  
OX17 2GD

11<sup>th</sup> September 2025

Dear Chair, Parish Councillors

**RE Objection to selection of Land East of Tadmarton Road ('Painters Farm') Hobb Hill per BL2 within the MODIFIED BLOXHAM COMMUNITY NEIGHBOURHOOD PLAN 2025 – 2040**

I would like to register my objections to selection of the Land East of Tadmarton Road ('Painters Farm') Hobb Hill as the designated site for future housing development within Bloxham as set out in draft BL2. I am raising this objection in my capacity as joint owner of (and business tenant at) Treadwell House, High Street, Bloxham OX15 4PP. As the Parish Council will know, this is a small office building located at the corner of Stone Hill and the High Street. The building comprises 5 office suites let to 5 different small businesses. My own business Azure Property Consultants being one of the tenants. In total the 5 businesses operating from Treadwell House, employ some 10 people.

I object strongly to the selection of the proposed site and, if the Parish Council is compelled to specify a site, I believe some of the other sites considered should be selected instead.

I would also note that the selection of this site appears to have occurred before the OCC Section 19 Flood Investigation Report was published on the 3<sup>rd</sup> July 2025.

I list below my objections and will also complete the online feedback/questionnaire on the draft plan:

**Increased Flood Risk**

Treadwell House, along with many other properties in Bloxham, was flooded on the 24<sup>th</sup> November 2024. I was in Birmingham at the time of the flooding and received a call from the office cleaners noting that they had had to wade through feet of water to get into the

building and that there was water “everywhere” inside the building. By the time I returned to Bloxham around 20h35, water levels had dropped somewhat but large areas of floodwater remained throughout the village including the area on the A361 High Street between the Co-op and the Red Lion Pub.

Internally I found the entire ground floor of Treadwell House was covered in about an inch of water. Following the flood, the tenants on the ground floor had to temporarily relocate to work from other premises/home while the flood waters were cleared, the building was dried out and disinfected, before repair, replacement and redecoration could take place and the tenants could return to the building.

One of the carpet fitters I asked to quote for replacing the ground floor carpets, told me that he had already done this several times before at Treadwell House following previous floods (which had occurred before we purchased the building in winter 2023).

The causes of this flood are now clear and OCC published it's Section 19 Flood Investigation Report on the 3<sup>rd</sup> July 2025.

My own eyewitness account, having walked the village that Sunday evening, is that run off flood waters were sweeping down Hobb Hill, were not intercepted by the measures in place at the edge of the school playing fields, then flooded Courtington Lane, before cascading down Workhouse Lane and Stone Hill. Sewerage and stormwater pipes/culverts were quickly overwhelmed and this led to surcharging manholes/drains on the A361 High Street and elsewhere. A point corroborated by eyewitnesses trying to prevent floodwater entering properties along this stretch of the High Street.

Mixed sewage and storm waters ending up pooling on the A361 High Street between the CoOp and Red Lion Pub, the water level quickly rose before overtopping the pavement and flooding Treadwell House and other properties.

The OCC flood report makes it clear that the Thames Water Culvert on the High Street is only 225mm in diameter. Hence any attempt to increase the size of the Culvert at Workhouse lane (currently 150mm) will simply transfer the problem down to the High street.

“It also means any benefit of upsizing the 150mm culvert is likely to be limited, as a flow constriction will still occur downstream at the 225mm culvert.”

In other words more mixed flood and sewerage waters would flood the A361 High Street at this point of restriction via surcharging manholes and drains.

It has been clear to Bloxham residents for many years that the mixed sewerage and stormwater drainage system is already well beyond the capacity for which it was designed. This is the consequence of the very substantial number of new dwellings built in Bloxham since the 1970's. Consequently, Bloxham has experienced a very high number of flooding events since we move to the village in 2005.



My personal recollection of such flooding events (which I suspect is by no means complete) is as follows:

**20 July 2007**

13 December 2008

**21 November 2012**

23 December 2012

**9 March 2016**

23 December 2020

**24 November 2024**

Those in bold were severe flooding events and affected multiple locations (and properties) within the village and I have my own photo/video evidence of them. We only moved to Bloxham in 2005, so I don't really have any knowledge prior to this. Although I've seen the iconic picture of children in canoes on the floodwaters covering the Bloxham Recreation Grounds in 1983.

Based on my own observations Bloxham is experiencing a flooding event roughly every 2 – 3 years on average.

There have been many more near misses and a quick look at the flood alerts for the Sor Brook and Bloxham Brook since 2020 gives an idea of just how frequently our village comes under threat of further flooding.

<https://floodassist.co.uk/flood-warnings/flood-area-info/oxfordshire/061waf14sorblox/sor-brook-and-the-bloxham-brook-and-their-tributaries>

The effects of Climate Change suggest that the frequency and intensity of extreme weather events (such as very heavy rainfall) will only increase in future.

To my mind, the potential for increased future flood risk should be at the forefront of any consideration with regards increasing the number of and location of new dwellings within Bloxham. Consequently, great weight should be put on the impact of any proposed development on the existing sewage and stormwater drainage system.

The OCC Section 19 report identifies run off from Hobb Hill and restrictions in culvert size in the A361 High Street are the key causes of the 24<sup>th</sup> November 2024 floods affecting Treadwell House. Consequently, any increase in the number of dwellings to the base of Hobb Hill will substantially increase the future risk of floods to the A361 High Street and neighboring properties.

New dwellings increase flood risk in two ways:

- 1) Reducing the available green, undeveloped open land which would otherwise act as a sponge to soak up rainfall and provide the village with substantial protection against floods or mitigate the scale of such floods.
- 2) Each new dwelling increases the stormwater and sewerage entering the mixed sewerage and stormwater drainage system in Bloxham, increasing the risk it will become overwhelmed during heavy rainfall.

## **Traffic Congestion**

My office directly overlooks the A361 High Street and I can confirm that the A361 comes to a standstill and there is gridlock each weekday morning/evening during the peak rush hour. While there are several pinch points within the village, my own observation is the worst pinch point, by some margin, is the junction of A361 High Street and Courtington Lane. At this point, eastbound traffic on Courtington Lane merges with the A361 eastbound and needs to compete with vehicles turning right from the A361 across the traffic to enter the drop off parking zone for Bloxham School and vehicles exiting the parking and wishing to turn right across the traffic to enter the eastbound A361. This pinch point creates a tailback which stretches all the way to the mini roundabout, where the Barford road joins the A361, and beyond.

Courtington Lane also becomes severely congested as traffic looking to transit in either direction has to compete with vehicles dropping off (or picking up) children at Bloxham Primary School.

Any increase in the number of dwelling houses as proposed will lead to substantially increased vehicle numbers entering Courtington Lane during rush hour and will massively exacerbate the issues at the junction of Courtington Lane and the A361.

Not only does this congestion carry a high economic cost, but it also leads to a substantial increase in air and noise pollution impacting the business premises (like Treadwell House) and dwellings along the route of the A361.

## **Extreme Disruption and Traffic Congestion in the Short to Medium Term**

While the development is ongoing, a project like this could take 3 years or more to complete, there will be extreme levels of disruption, noise, traffic congestion and associated air pollution in the village. This will disproportionately affect those neighbouring the development and those living or working in properties that lie along the main road routes into the development site.

## **Loss of Rural and Leisure Amenity**

Hobb Hill and the ancient open land at the bottom of the hill provide an important rural and leisure amenity for the village at large.

Further it has provided an important demarcation between the settlement and agricultural/green open land that surrounds it.

Residents enjoy views of Hobb hill and surrounding fields. While anyone passing along the roads or footpaths in Bloxham will be afforded views of this magnificent rural scene.

The footpath up Hobb Hill affords iconic view across open land over the conservation area towards St Marys Church. A view which will not have changed in many centuries.



## **Detrimental Impact on the Character and Setting of the Conservation Area**

While the proposed site falls outside the boundary of the Bloxham Conservation Area, it is the case that a key feature of any Conservation area is its setting. To this extent the open land at the bottom of Hobb Hill is an important part of the setting of the Conservation Area. In particular, it underpins the iconic views of the village from the footpath that runs up Hobb Hill.

Indeed, the MODIFIED BLOXHAM COMMUNITY NEIGHBOURHOOD PLAN 2025 – 2040 acknowledges the huge importance of this view of the village by recognizing it as “Key views 2: Hobb Hill” and notes as follows:

“From Courtington Lane, within the very heart of the village, are views across Bloxham School rugby grounds to open countryside up onto Hobb Hill. Again, we would expect any future development to show great sensitivity to preserving the overall visual impact.

From the public footpath a public right of way runs along the far side of the hedge shown in the left of the previous panoramic view. It is regularly used because of its convenient central location and because the footpath is the only place offering such stunning panoramic views of the village in its verdant setting. We seek to preserve these views for present and future residents.”

## **Complex Hydrology/Water Table on Hobb Hill and fields at its base**

Having walked across the fields at the bottom and up and over Hobb Hill many times, it is clear the water table and hydrology of this area are complex. Multiple marshy/waterlogged/springs alternate with dry areas. Further having lived on Little Bridge Road (at Brook Cottage and now Ashwell House) for almost 20 years, we are aware that the water table below houses located on Little Bridge Road is affected by changes in the water table on Hobb Hill. Hence a few weeks after heavy rainfall affecting Hobb Hill, we would notice the water table rising, as evidenced by rising damp in the walls of both houses. As the are very old houses, they have no damp proof course.

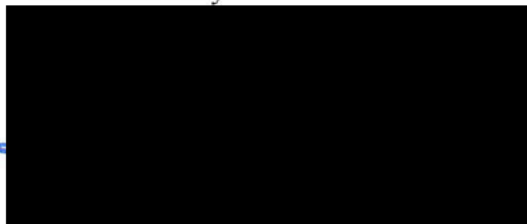
Substantial developments, such as the proposed 125 new dwelling houses will have a substantial and unknown impact on the water table and hydrology of this area, which will in turn have unknown knock-on effects on properties along Courtington Lane, Little Bridge Road, Stone Hill and Workhouse Lane. This is in addition to the increase in flood risk that will result.

There are many other concerns I have with regards further expansion of our village, but I realise these concerns will relate to any site in the village earmarked for future development. However, completeness I list them below:

- **Schools** - at or above Capacity.
- **Doctors Surgery** - at or above Capacity.
- **Pressure on Utilities** - Bloxham already has problems with utilities, power failures are frequent, and the water pressure is poor.

- **Transport** - The village is poorly served by an infrequent and very expensive bus service. In the main any new residents in Bloxham will have to drive to work (generally outside Bloxham) to leisure, shopping and other amenities.
- **Approved, but not built schemes** – several large schemes have received approval in the last 12-18 months, but have not been built out. Hence the issues flagged in this objection will only become more severe.
- **Loss of green space** – habitat loss for fauna and flora

Yours faithfully



Director Azure Property Consultants Ltd and joint owner of Treadwell House

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

1<sup>st</sup> September 2025

Dear Sir/Madam

**Objection to proposed site behind Courtington Lane at the foot of Hobb Hill, Bloxham**

I wish to submit my objections to the draft Bloxham Neighbourhood plan to the Parish Council and to Cherwell District Council on the basis of lack of early consultation, concerns about increased flooding risk and inadequate drainage in the village, the destruction of a rural village community through continued housing developments, conflicts in various policies, the proposed development beyond settlement boundaries and, specifically, concerns about the proposed development at the back of Courtington Lane/Hobb Hill.

I should also like to see an evidence based report, together with associated costs relating to the so-called requirement for an extension to the existing primary school, upon which this whole plan appears to hang on.

It would appear to me that the land interest seeks to appease villagers by offering land for the 'so called necessary expansion of the school' and other low key general amenities, including an unnecessary vantage point at Hobb Hill, at the expense of mass development of our beloved rural village, that we also understand it plans to further develop.

The Cherwell Local Plan Part 1 (2015) sets out strategic housing allocations for the district. Bloxham was not one of the main villages earmarked for major growth (most housing was directed to Banbury, Bicester and strategic sites. However, instead, Bloxham was identified as a Category A village meaning it is one of the larger, more sustainable villages where 'minor development, infilling, and conversions' could be permitted within the village boundary.

The Bloxham Neighbourhood Plan of 2016 was adopted after a local referendum which sets out a 'Settlement Boundary' around the village and states that development outside this boundary is not supported, except where **absolutely necessary, for countryside use**. It also emphasised that existing infrastructure ie schools, roads and drainage were already under pressure, making further large-scale development inappropriate.

The Bloxham Neighbourhood Plan currently being updated, continues to reinforce that Bloxham is not suitable for major new development, mainly because of the flooding risk, and traffic congestion, but it also refers to the lack of school capacity

which in my understanding is non-sensical, as there is currently, and in the foreseeable future, more than adequate capacity locally.

OCC's preference is 30/60 pupil intake in primaries, Bloxham already has capacity for 60 but will only take in circa 25 this September. Bloxham, Adderbury and Hook Norton schools will have circa 65 spare places this September, so I do not understand the requirement /justification for expansion of the school in Bloxham.

Car parking on Courtington Lane and Tadmerton Road around Bloxham Primary School already causes major disruption and danger to pedestrians and vehicles at peak times. This would be made even worse if the proposed entrance and exit to the new development were to go ahead. Ultimately, a child will be killed, as there is inadequate parking provision, despite the car park being available opposite the school, which is not used owing to the unsuitable surface.

Cherwell's own housing targets are being largely met through big allocations in Banbury, Bicester and strategic sites near Oxford so there is no requirement for large new housing estates in Bloxham.

The land behind Courtington Lane is a Greenfield site and sits outside the built-up limits as designated Settlement Boundary in the Neighbourhood Plan, this directly conflicts with Policy BL1. (This location was not zoned or allocated for development, nor included for growth or housing). It was however zoned for limited, small-scale development INSIDE the boundary. Large or edge of village sites like Courtington Lane/Hobb Hill were not allocated in the Local or Neighbourhood Plan and are contrary to both local and district planning policy. (See map of Bloxham's Settlement Boundary).

Flood map data also reinforces the risks of surface water run-off at the base of Hobb Hill.

#### Policy BL2 Housing in the right places

This policy states that Housing should respect existing character and avoid overloading infrastructure, which it currently does with drainage, roads and surgeries already overstretched.

#### Policy BL3 Housing Density and Design

Requires any development to be in keeping with village form and scale. Another large speculative site is not a minor development, nor would it be in character with the rural edge of Courtington Lane.

#### Policy BL9 Flooding and Drainage

**Development must not increase flood risk within or beyond the site**, and a water runoff slope poses a clear conflict.

#### Policy ESD7 Sustainable Drainage Systems

Development **MUST** demonstrate no increase in flood risk. As flooding is already a known and existing risk, how can this policy be satisfied? Existing pipework is not fit for purpose.

Policy ESD13 Local Landscape Protection and Enhancement – there is no way that the proposed development protects the countryside landscape and preservation of



green space. Building at the foot of Hobb Hill would intrude on the highly valued rural setting, which is home to many wild animals such as birds, foxes, badgers, squirrels, gold crested newts , monk jack deer and roe deer.

Policy ESD15 Character of the Built Environment  
Expansion beyond the boundary here (rear of Courtington Lane) would erode Bloxham's rural edge and destroy historic settlement patterns and village identity.

I would also like to refer to two sections in the National Planning Policy Framework (NPPF – 2023 version)

Para 159-169 Directs developments away from flood risk areas – this is a flood risk area!

And Para 174 Protects valued landscapes and the natural environment – this plan does not do this so how can it be justified?

People that moved to Bloxham, moved here for a reason, ie to live in a village, not a town or city, to live in a rural setting, protected by a settlement boundary that should be respected by our local council despite current housing pressures. Our rural character needs to be protected. We do not have the infrastructure to support much more development in the village as outlined in this objection and documented in the HELAA output from CDC, nor should we have to.

In summary, further assessments of other sites need further investigation before any decisions are made. The expansion of the school is not needed, the flood risks are significant and well documented. OCC are highly unlikely to fund a library and, as I've outlined, planning on site 1 is in breach of current policies, and I would strongly contest that this land gain is of any major benefit to the village community.

I would like some answers please.

Yours faithfully



[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[illegible]

Dear

Further to my input to the draft neighbourhood plan, below, my attention has been drawn to the proposed 125 new homes on Hobb Hill.  
I must state that I believe this proposal is flawed.

This will significantly increase the flooding danger to the area which already faces the effects of surface water run-off in periods of heavy rain.

New roads, pavements, parking at new houses and gardens are bound to increase the water flow off Hobb Hill towards the residents of Courtington Lane and the rest of the village.

The idea of a very large water retention basin still begs the question of where the water goes next.

Parking, road congestion and the danger to school pupils will be greatly increased.

The proximity to the primary school will impact on the teachers, pupils and operation of the school, including the planned expansion.

I therefore do not support this plan.

Best regards,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Dear Sirs,

Having read the draft plan and attended the resident's briefing in the Ex-Serviceman's Hall on August 14th, I'd like to submit the following input:

#### Population and Households

The plan indicates a growth of around 20% in village residents and households from 2024 - 2035.

	Population	Households
Current	3700	1400
New	800	285
Total	4500	1685
Increase	+21.6%	+20.4%

>I support the expansion of the village to provide homes to help meet the national shortfall, and the expansion of the primary school.

#### New Homes Mix

The plan states a preference for a house construction mix of:

1-2 bedroom	30%
3 bedroom	60%
4+bedrooms	10%
Bungalows	20%

>I support this hoped for mix to help provide homes to first time buyers, those on

limited income and the elderly.

### Cars

I note that 98% of current residents have access to a car with 90% driving to work or working from home. With a 20% increase in population we can anticipate a further 20% increase in cars in the village, a negative given the road structure and parking challenges.

>I support action to try to get an improved bus service for the village.

### Rural Character

>I support the council's view that every effort be made to maintain the rural character of the village.

### Visual Aspects

>I support the plan's requirement to maintain key visual aspects of the village such as Hobb Hill and Bloxham School playing field.

### Other issues

The plan states that new developments cannot make good current deficiencies in the village.

>I trust that the council is working to get the appropriate support, plans, investments and actions from CPC and OCC.

>Air pollution continues to rise due to stop/start vehicle congestion by the shops.

>Doctor, dentist and health care capacity will need to be increased.

>Surface water and flooding threats will continue to grow due to global warming and the growth of the village.

>Pedestrian challenges remain in many areas of the village due to poor pavements, poor road crossings and pavement parking.

[REDACTED]

[REDACTED]

The land running parallel to Courtington Lane (site 1) should be withdrawn from the Bloxham Neighbourhood Plan and not be submitted as the preferred option. The site is positioned in an area of the village that is known to flood, with a failing water infrastructure and a road network that is already dangerously congested.

## **1 The need to expand the primary school (the top and over-riding priority)**

- Expansion of Bloxham Primary School is not needed.
- It has been judged that planning for the future expansion of the primary school is the most important benefit to secure. However, OCC want primary schools of 60 children a year at most which 'conforms to statutory class size requirements and most effective use of revenue resources'. Bloxham primary school already has the capacity for 2-form entry (60 children) and has reached this threshold.
- Oxfordshire County Council Pupil Place Plan (2023/24 – 2027/28) states "Our current pupil projections show a 2.5% increase in primary pupil numbers and a 8.4 % predicted rise in secondary pupil numbers between 2022/23 and 2027/28." Adderbury expanded to meet the needs of housing growth in Adderbury and Deddington, however, according to the plan, the local pupil population has not grown as fast as forecasted. The Bloxham primary school has a capacity of 420 pupils and is severely under-subscribed this academic year. 2024-2025 intake was 350 and 2023-2024 was 373. It has been consistently below full capacity for several years.
- In addition to this, the Pupil Place Plan states Bloxham primary school is "very dependent on attracting Banbury children". These 'Banbury' places can be offered to village residents. Furthermore, the OCC have proposed a new 2-form entry school at Salt Way, Banbury. The expansion of school capacity within Banbury will reduce any future pressures in the village.

## **2 Flooding**

- Site 1 sits in a area prone to flooding. Following a Parish Council meeting, it is understood that 60 additional houses along the Tadmarton Road (site 12) are very likely to proceed. Adding a further 125 properties in this area will place additional strain on an already failing drainage system.
- A lot of the time critical actions needed, following Oxfordshire County Council's Section 19 Flooding Report, hinges on the active involvement of Thames Water.

According to Sky News dated 3rd September 2025, 'Steve Reed, the environment secretary, has signed off the appointment of FTI Consulting to assist with contingency planning for putting Thames Water into a special administration and Ministers have lined up insolvency practitioners to prepare for it's potential collapse.'

Section 19 has requested "Thames Water to conduct ongoing and regular maintenance of Thames Water assets.". Upgrading the water infrastructure in this area of the village is extremely unlikely due to Thames Water's current financial situation. It is also unclear whether OCC have the budget to fund the improvements needed and, furthermore, maintain them.

- The AECOM report ignores the 2024 flood and severely downplays the flooding risk. 35 properties were reported to have flooded internally on the 24th November 2024 but this is a conservative figure. In reality, it will be significantly higher.

- The November 2024 flood also had a significant impact on the primary school. The water rose extremely quickly and flowed with velocity, making the surrounding road network impassible. If the situation arose again, I strongly believe the school will struggle to safely remove children and staff from the premises in a timely manner.
- AECOM states 'there are some isolated areas within the site at medium-high risk of flooding'. It is negligent not to consider downstream impact as shown in the Section 19 Flood Investigation Report which stated fluvial flood risk on to Courtington Lane is HIGH.
- The AECOM Report states under the 'Climate Change and Flood Risk' section to "Avoid vulnerable development in areas of elevated flood risk?". Flood preventions can work 'in theory' and relies on the developer to successfully execute the plan. Yet, there is no guarantee, especially in areas which are already subjected to flooding.

### 3 Traffic congestion

- Adding an additional development on Hobb Hill will increase traffic significantly. Courtington 'Lane' is not a major road, yet it is the main route in and out of the village for these new developments. It is already dangerously congested during commute time and school drop off/pick up, with cars mounting the pavement in order for the traffic to flow. With an average of two cars per household, further developments will exasperate this problem and increase the level of danger for pedestrians and school children.

I feel developing land with a history of flooding is inappropriate. It does not consider the 'quality of life' of local residents. I believe site 4 is a more suitable option for the following reasons:

- Accessible – less traffic will be travelling in and out of the village
- Within walking distance to the secondary school, thus, reducing carbon emissions
- Could potentially offer a much needed car park for Warriner
- Does not pose a flood risk for current residents or, indeed, the new homeowners
- Is opposite a site which has already had planning approved
- Equates to 100 new houses (similar quantity to site 1)

[REDACTED]  
[REDACTED]  
[REDACTED]

## Page 2 Video submissions – Courtington Lane Flooding



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[REDACTED]

[REDACTED]

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[REDACTED]

Dear Sir or Madam,  
I am writing to submit, on behalf of a group of residents of Courtington Lane, Bloxham, the attached letter outlining a number of serious concerns regarding the proposed development of the agricultural land situated behind Courtington Lane on Hobb Hill.

Foremost among these concerns is the increased risk of flooding along Courtington Lane, which many residents believe would be exacerbated by the loss of permeable land and changes to natural drainage patterns. This issue is particularly pressing given recent weather events and the known vulnerability of the area to surface water accumulation.

We trust that these concerns will be given careful consideration as part of the planning and consultation process. Should you require further information or wish to engage directly with the residents' group, I would be pleased to assist.

Yours faithfully,

[REDACTED]



12 September 2025

## **Objection to Proposed Development Behind Courtington Lane Bloxham**

### **Background**

There is a proposal to build 125 houses on the fields behind Courtington Lane Bloxham. These fields directly overlook existing homes in Courtington Lane. We are concerned that development on this site will exacerbate flooding risks for these houses and gardens, as well as increase flood exposure elsewhere in the village.

### **Flood Risk**

The site currently relies on an extensive drainage system installed around 2009 by the previous landowner. That system manages seepage water (infiltration flow) from steady rain by directing it into an underground pipe beneath the proposed footpath opposite Painters Close. The pipe then runs under Courtington Lane and the playing field before discharging into the stream.

- This drainage system of land drains in the field will be broken by development trenches in the field.
- At present the pipe down to the stream is unmaintained and would in any case be inadequate if the volume of water increases due to additional impermeable surfaces. Any increase in flow puts further pressure on the capacity of the stream to carry the water away from the village without further flooding.
- A larger concern is surface runoff, triggered by heavy rainfall or when the soil is dry and compacted. According to page 5 of the Section 19 Flood Investigation Report (3 July 2025), the local soil has very low permeability. New construction would inevitably expand the area of impermeable surfaces and increase both the volume and speed of runoff.
- Even at present, heavy rain causes surface water to enter gardens along Courtington Lane. The inevitable hard surfaces from drives and roads etc. will inevitably increase this runoff. Any new homes at the bottom of the slope will also be at heightened risk from runoff shed by properties higher up.

### **Climate Change Considerations**

Climate change is forecast to increase the frequency and intensity of heavy rainstorms. The flooding in Bloxham last autumn offered a clear warning of future risks. After heavy rain, water stands in the furrows at the bottom of Hobbs Hill. Climate change and development will exacerbate this.

### **Other Considerations.**

Although the flood around Workhouse Lane stems from a different drainage system, it demonstrates how fields with similar soil types can generate dangerous surface flows.

### **Additional Graveyard Concern**

The developer has proposed allocating land for a new village graveyard. If this site lies on the low

ground adjacent to Courtington Lane, there is a significant risk that graves could flood. This will be unacceptable to bereaved families if graves have to be bailed out for burial.

### Conclusion

This development is ill-advised. It will increase flooding risk for existing homes and gardens on Courtington Lane, as well as for the new properties themselves. It fails to address surface runoff adequately and overlooks the long-term impacts of climate change.

We request that the planning application be refused, risk assessment *be carried out* and robust mitigation measures proposed before any planning decision is discussed.

Yours Sincerely,

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[REDACTED]

Bloxham Parish Council

Dear Sirs,

Re: proposed Building East of Tadmarton Road

I am opposed to the proposed building of 125 houses on Hobb Hill on the following grounds:

This plan worries me considerably due to the flooding in this area.

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.

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.

My daily records of the rain over many years shows that the annual rainfall since 2008 in Bloxham has been significantly lower than previous years, with the exception of 2012. In both 2023 and 2024 there was a sharp rise in rainfall which is in keeping with the predicted changes caused by Global Warming.

As I do not live in the part of Courtington Lane that suffers from flooding and am, therefore, not always aware of when there has been flooding in other parts of the road. However, after heavy rain there is standing water at the end of my garden, which has not happened for several years, until November 2024.

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, not only for the new houses but also for the existing houses in Courtington Lane and beyond.

Traffic through Bloxham, like everywhere else is an increasing problem. Traffic along Courtington Lane is now constant all day. This is exacerbated by the parking along the road. This is not caused by staff or parents of Primary School, but by residents, who in many cases do not have driveways, or have more vehicles than they have parking spaces. There are already some very large lorries using the road. Building will increase the number of these. This is particularly dangerous there are small children walking along a narrow potholed footpath. There are children walking along Courtington Lane, not only before and after school, but during the day on their way to swimming and other sporting activities. Because of the congestion vehicles often mount the footpath. Tadmarton Road, is

also very busy with traffic and heavily parked at school times. There have been accidents, fortunately very minor, involving children. The 20mph speed limit is frequently ignored.

Yours sincerely,

[REDACTED]

Date 21.08.2025

To The Bloxham Parish Council



**Subject: Objection to 125 Homes Planned for Hobb Hill**

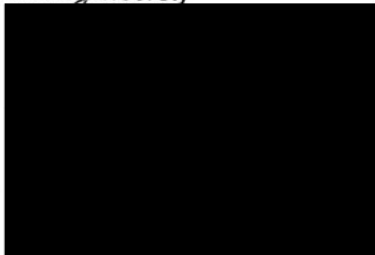
Dear Sir/Madam

I am writing to register my objection for your proposal of 125 homes for Hobb Hill for following reasons:

1. Houses at the bottom of Hobb Hill have been flooded on number of occasions in 2024 even with moderate rain fall. Frequency of flooding has increased over the years particularly since the additional homes were built along the Tadmarton Road. During the last flooding, our garden was up to knee deep water threatening to enter ground floor of our and adjacent properties. With new house building and reduced green land to absorb rainwater, this will certainly make situation worse for existing and newly built homes. I am aware that Oxfordshire County Council's report on the 2024 flood attributed runoff from Hobb Hill for severe flooding in the village. It is irresponsible and neglectful for the Parish Council to ignore this report.
2. This site borders a busy Primary School at the end of Courtington Lane which is classed as "Sensitive Receptor" in planning terms. Any major construction around this site will seriously affect children's learning and safety.
3. Traffic on Courtington Lane and Tadmarton Road are already unsafe and it will worsen with any further construction in that area.
4. Hobb Hill is an integral part of our community, containing historic ridge and furrow landforms, natural springs and houses Protected species like bats and newts.

I will therefore urge you to consider these factors and look for other sites which are flat, and further away from the centre of the village for building new homes if required.

Yours Sincerely



Dear Councillors

I am aware you need to offer a site for redevelopment in Bloxham for the neighbourhood plan. However find it extremely difficult to understand your logic for putting Hobhill forward.

This is a known flood area of the village affecting numerous houses / homes along Badminton Road, Brookside Way, Cowington Lane, Wark House Lane. Many of these properties have been flooded numerous times despite having put in flood defences. All this due to run off from Hobhill as it stands. Your proposal will put tarmac & house rooves on to this land reducing greatly any water storage & increasing speed & amount of run off. Many of these properties can no longer get insurance due to flood risk. I therefore fail to understand how this company (AECOM) can say flooding is a low risk. These people don't live in the village so are only interested in selling houses or land for housing. But as village councillors to have such low regard for its residents is sad.

Milton Road offers new residents easier access to the Oxford road, A43 & A34 also to the train station along the Oxford Rd.

The fields on Milton Road I believe are was the previous traveller site therefore a brown field site. My understanding is that brown field sites are to be used before productive agricultural land.



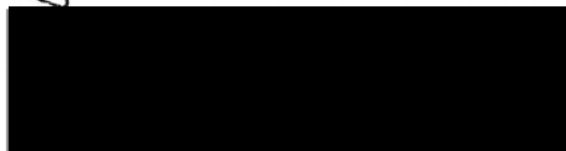
The Hobb hill site is right next to the primary school (which has also flooded) which has newts in its pond and we have bats in this area more construction will interfere with the natural corridor for these species. I thought building round streets was not thought good in planning terms especially when other sites are available.

planner ignored us about building on the old garage site. we wanted them 4 houses was too many, due to the flooding. 2 of the houses flooded last year. Please don't ignore us this time.

Tadricorn Road is a through way to other villages & coronrydon lane has become a no go area it is so blocked & busy 125 houses = 250 cars do you truly wish to add this number to the mix.

so please DONOT put Hobb Hill as your choice think of the residents, the loss of field entrance & view of our historic church & the children's education & freedom to enjoy their school.

Regards



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[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

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[REDACTED]

[REDACTED]

My question is simply, what are the 'windfall schemes' referred to on page 12 of the plan?

My observation relates to the bigger context in which this plan is being produced and the housing demands which are driving development.

A recent BBC news investigation into long Term Empty (LTE) homes ( BBC news website 20 August), found that nationally a huge number of homes are LTE. If half of these were in active housing use, that would go a long way to meeting the government's 1.5m housing target.

Of more significance locally, the study found that there are 456 LTE homes in the Cherwell District area. My suggestion is that as part of the wider context for Bloxham's Neighbourhood Plan, CDC should be challenged on this figure

which is contributing to the housing demand that we are having to respond to. Surely it is better to bring back into use existing housing ( and brown and grey field sites which the government recommends) before destroying natural countryside and rural surroundings which once gone, are lost forever. I hope to respond more fully to the draft Plan before the deadline, but it does seem well written and carefully prepared.

I hope this is helpful,

Thank you,

[REDACTED]

[REDACTED]



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[REDACTED]

I write to you as a resident of Painters Close and someone who has lived in the village for almost fifty years.

The overall rural and village life that existed in 1976 is no longer as evident due, in part, to the continuing building developments without the accompanying infrastructure improvements and lack of sympathetic considerations of the buildings themselves.

The proposed site at Courtington Lane is unsuitable for allocation due to the unprecedented flooding last year and the ever increasing traffic issues which would be further exacerbated by additional housing development.

The Parish Council has a difficult challenge in meeting required building targets and retaining some semblance of existing village life. However, the current Draft Modified Bloxham Neighbourhood Plan, raises significant concerns as follows:

#### FLOODING AND UNSUITABLE LAND

The site lies on heavy clay soil which has previously caused considerable run off. However, the level of serious flooding last year with roads impassable and residents experiencing repeated property damage was unprecedented and unacceptable. At one stage all entrances to the village were blocked.

For anyone to say this was not a serious degradation is simply not to accept the reality of the situation.

Further building in the numbers proposed would, without doubt, seriously increase the unacceptable flooding levels of last year and is at complete variance with:

NPPF Para 159 which requires development to avoid flood risk wherever possible.

The Neighbourhood Plan SEA objective “to increase resilience to climate change and flood risk”.

No assurances have been provided that those concerns will result in satisfactory outcomes.

Existing developments have all increased flooding levels in the village. Promises given by developers are never or seldom upheld and accountability hard to impose. Why should residents trust any promises this time? It is simply naive to think any developer has an interest in our village. The evidence demonstrates that this is simply not the case.

The risk of increased flooding is a paper exercise to developers but reality for residents who are left with the mess to clear up.

#### HIGHWAY SAFETY AND TRAFFIC

The proposal of access to this site from Tadmarton Road immediately adjacent to the Primary School increases the risk of accidents to an already dangerous location.

The school frontage is a 20mph zone. Many vehicles fail to slow on approach, creating a well-documented hazard.

Adding traffic from 125 dwellings at this site will significantly increase risks to schoolchildren and pedestrians.

Courtington Lane and surrounding roads already suffer from congestion, on-street parking, and driver frustration, especially at school drop-off times.

A previous traffic survey of cars parked in Courtington Lane was undertaken during the summer holidays when the school was closed and the normal congestion and danger was less evident. The sort of tactics undertaken by developers and not forensically challenged at the time.

The National Planning Policy Framework (NPPF, para. 116) is clear that development should be refused if there are unacceptable impacts on highway safety. In this case, the dangers are clear, predictable and dangerous.

The proposal also conflicts with Cherwell Local Plan Policy SLE4 (Improving Transport and Connections), which requires that development should not cause significant congestion or safety issues.

Once again, this is at variance with the proposal under consideration.

As birth rates appear to be falling in parts of Oxfordshire, this spare capacity means that Bloxham Church of England Primary school is not currently at risk of over-capacity. However, building 125 new homes adjacent to the school (with entrance on Tadmarton Road) would likely lead to increased pupil numbers and significantly more parent traffic at drop-off and pick-up times. As traffic already fails to reduce speed appropriately in the 20mph school zone, even moderate increases in traffic flow poses material risks to child safety, which must be completely unacceptable.

#### LOSS OF GREEN SPACE & BIODIVERSITY

The loss of Hobb Hill to villagers is immeasurable as part of the cultural and recreational life of the village. Historically Hobb Hill had been a centre point for villagers to enjoy all year round. Further disruption to wildlife, livestock and this integral setting overlooking the whole village would be a major loss to villagers.

Policy BL11 states that all development shall respect the local character and the historic and natural assets of the area. Courtington Lane forms part of the countryside setting of Bloxham, an essential feature protected under the Neighbourhood Plan Cherwell Local Plan vision.

Policy ESD13 further states that applications will not be granted if the development would cause visual intrusion into the open countryside, be inconsistent with local character, or harm the setting of existing settlements. Development on this site would inevitably cause such visual intrusion.

As a valued landscape and habitat for wildlife, this area should be protected.

The loss of this beautiful countryside setting would diminish the rural landscape which our village deserves.

Many years ago, I attended a Parish Council Meeting where a councillor from CDC discussed future housing development and indicated it would be 'minimal' as Bloxham had already 'met its quota'. So much for that prediction!

By any standards, Bloxham has indeed taken its fair share of development over the years and perhaps the village now deserves to retain an area in Hobb Hill that remains 'heart and soul' of the village.

The Courtington Lane site would increase flooding, increase traffic and congestion in an already overwhelmed part of the village and greatly diminish the rural and recreational life of the village. On that basis, I object to this proposal.

Many thanks to the Parish Council for all their efforts in trying to preserve the rural and village life we all chose in coming to live in Bloxham.

Best wishes

[Redacted signature]

[Redacted address]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

I am OBJECTING to the plan to build 125 homes on Hob Hill for the following reasons:

**Traffic:**

Courtington Lane and Tadmarton Road are already very busy especially during school drop off and pick up. Many households now have two cars or more. This large increase in vehicle movements will make the traffic situation much worse.

**Effect on the Primary School:**

The site borders the primary school. Years of construction traffic, dust and noise will negatively impact the children's learning and safety.

**Environmental:**

The external consultants AECOM report ignores the effect of flood risk. With climate change, this risk increases as heavy downpours of rain follows periods of drought. Severe flooding occurred in the vicinity in 2024. Flooding is likely at the proposed site even if mitigation is put in place. Hob Hill has natural springs and is in the path of run off, which Oxfordshire County Council report on the 2024 flood attributed to flooding in the village. The sequential test to steer development to areas with the lowest risk of flooding means that other sites should be developed instead.

**Other sites:**

Other potentially better sites are available for development. I understand Cherwell

District Council has not met its housing land supply target. However, Bloxham should not choose to have more than its fair share of development. The 850 potential homes in the parish will make traffic intolerable. Bloxham should accept the minimum development necessary to meet the land supply target. Hob Hill (site 1) is the least suitable of the proposed sites for the reasons outlined above.



[REDACTED]

[REDACTED]

I have two major concerns regarding the above. Firstly flooding and secondly traffic.

There are many springs on Hobb Hill flowing down to Courtington Lane and Tadmarton Road. There are three flowing down to Courtington Lane that are visible when wet. I have seen them a number of times and have seen the middle spring which gushes with some force twice. Both times resulting in flooding in the Lane and Tadmarton Road. What are the developers plans for controlling these especially the large one which can be quite spectacular. Secondly Traffic. I am not complaining about the school traffic. It is bad round 9 o'clock and 3 o'clock but only lasts for half an hour or so when children are being dropped off or collected. If you live in the Lane you go the other way at those times. It is manageable.

All other times especially during the week if you turn into Courtington Lane from the school side of Tadmarton Road the line of parked cars, vans and sometimes lorry's on the right continues well past the Avenue with passing slots unseen. You either trust to luck that no one will come down or you wait until the lane is clear which can result into a tail back to Tadmarton Road. Those in the know use Courtington Lane as a cut through to escape gridlock in the village. This was very apparent during the recent roadworks. You are putting at least 100, possibly 200 extra cars into this mix. It will be chaos. Sometimes it is unavoidable and you might have to drive round a blockage via the path. However for some drivers it is a right of passage and is standard to mount and drive along the path with no consideration to members of the public. This is an accident waiting to happen, especially with school children around. Some people have no patience and are lacking in courtesy. Both Tadmarton Road and Courtington Lane are lanes. We can cope with tractors and lorries laden with hay bales but we are turning into a bypass which is not practical or safe.

Thankyou

[REDACTED]





To whom it may concern,

Please find below my comments on the Neighbourhood Plan document that we reviewed in The White Lion Cafe on Monday 1/9/25.

Thankyou for the effort and reason put into the proposals and for trying to enable Bloxham to be a community centred around a village centre and not a ribbon development of non integrated space with no plan and no community - which I feel it is slowly becoming.

- 1) All planning proposals should be doing their best to provide linked green corridors. To this end Site 1 behind Courtington Lane should begin with a green corridor of trees and hedging behind the current houses incorporating a walkway and cycle path allowing access to the Primary school and the Tadmarton Road end of the village. Hedgerows and trees should also continue to run through the Wildflower meadow and into the Slade which will link a quarter of the village into a green corridor.
- 2) The upper side of the development should also have another green corridor allowing access to the amenity green space and viewpoint also giving a circular route around the new development. All other developments should consider this approach as a primary objective in the development of their plans.
- 3) Burial ground access should be off Tadmarton Road not from within the new housing development.
- 4) I notice that the new amenity green spaces are not given any specific protections and are treated differently to the Rec and Jubilee Park. I think this should be reconsidered and the Wildflower Meadow and new Hobb Hill area should also be adopted by the council or parish and maintained centrally not by disparate management companies funded privately.
- 5) Access to the Slade should be allowed from the Wildflower Meadow, but no dogs, creating

a round Bloxham walking route for residents. Further development on the east side towards Milcombe can continue this theme in time.

6) Village facilities and parking need to be improved to accomodate the growth of Bloxham. To this end there should be some thought given to taking over the carpark at the top of Courtington Lane from Bloxham School and over time consider a new Coop development and carpark on the Banbury side of the current shops. The current buildings could then re-developed and create an improved village centre with parking. Bloxham School parking and storage could be moved out to the Dewey or somewhere else they deem a better option.

7) All property developments should be of an enhanced design such as an eco house standard that will not require major works for heat pumps and under floor heating as we move towards sustainable heating systems in the next 10 or 20 years. This should be mandated of any developer.

Thanks for reading.

[REDACTED]



[REDACTED]

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[REDACTED]

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[REDACTED]

[REDACTED]

[REDACTED]

To Whom It May Concern,

I am writing to express my deep concerns about the proposed allocation of land parallel to Courtington Lane (Site 1) in the Bloxham Neighbourhood Development Plan. I strongly believe this site should be withdrawn as a preferred option due to its history of flooding, inadequate water infrastructure, and the already overstretched road network in this part of the village.

As a mother of two children at Bloxham Primary School, I am particularly troubled by the potential risks to both education and safety:

- The school was forced to close last November due to severe flooding, making journeys to and from school unsafe. Adding a large development on high ground will only increase the risk of such disruption.
- Proposals for 125 homes accessed by a single road directly beside the school will worsen congestion on a route heavily used by children walking to class. This is not just inconvenient — it is dangerous.
- Suggestions that the school can expand seem misplaced. The school is currently undersubscribed, with Oxfordshire Council's stated intake target being 60 pupils per year.

Beyond education and safety, this development would cause unnecessary harm to the village landscape. As a local florist specialising in sustainability and a member

of the Bloxham Biodiversity group, I see every day how precious our green spaces are — not only for the environment but for the wellbeing of our community. Site 1 represents one of these landscapes: home to diverse wildlife and part of the rural character that makes Bloxham unique.

It is also deeply concerning that in previous versions of the Neighbourhood Development Plan, the stated intention was to protect the view from Hobb Hill — a key feature of Bloxham's heritage and identity. This position now appears to have been reversed, undermining the consistency and credibility of the Plan.

There are alternative sites that could accommodate development more safely and sustainably, without putting children's safety, local infrastructure, and the village's natural environment at risk.

As a mother and as someone whose livelihood is rooted in the beauty of our landscape, I cannot support a proposal that endangers our children's wellbeing, worsens flooding, and sacrifices the very views and green spaces that previous plans rightly sought to protect.

Yours sincerely,

[REDACTED]

[REDACTED]

Dear Sir/Madam,

I am writing to submit my reasons for objecting to the draft Bloxham Neighbourhood plan (draft BNP). I will share feedback on specific policies within the on-line form but wanted to set out the main reasons for objecting to the draft plan, plus share what I believe the next steps should be.

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.

The AECOM SEA also needs updating for the flood risk & impact from surface water runoff from Hobb Hill, that is not once mentioned in the report, and the loss of “key views” from Hobb Hill (where 3 of the 4 Hobb Hill views included in the existing and the draft BNP will be materially impacted, if not destroyed).

I will cover each of the areas above in more detail below:

**1. The need to expand the primary school (the priority stated as the key need) is not supported by the available evidence:**

- Expansion of the school beyond its current intake of 60 pupils per year is not aligned with *Oxfordshire County Council’s approach to delivering quality primary education*. OCC’s Pupil Place Plan clearly states a preferred maximum size of 60 per year.
- OCC has expanded Hook Norton Primary and Adderbury Primary in recent years, to cope with local housing developments. Both these schools though have made temporary reductions in intake (from 45 to 30) due to falling admissions. Note: The feasibility of expanding Deddington is also within the CDC local plan.
- Bloxham Primary has also seen falling admissions:
  - Sept 2023: 50 pupils admitted (of 60 available)
  - Sept 2024: 34 pupils admitted (30 from the catchment)
  - Sept 2025: 22-24 pupils admitted (16-18 from the catchment).
  - Note: the catchment area includes Milcombe, Milton and the Barfords, so the numbers living within Bloxham itself will be smaller than the catchment number. These 3 villages also have the choice to go to Hook Norton, Adderbury and Deddington respectively.
- To manage the expected growth in demand due to housing development on the south side of Banbury, OCC already has published plans (and sites): firstly to expand Longford Park from 30 to 60, and then to build a new school at Salt Way.
- I was also told by a councillor (the old chair I believe) that s106 funding is already in place. OCC responses to recent planning applications clearly state that this is not the case. The s106 monies have been “forward funded” to deliver the recent “increase in

the size of the school's facilities in line with a standard 2 form entry school" following the early classroom expansion to a 60 intake (early 2010s). i.e. we maybe in deficit !

**2. Building and Land are also highlighted as a key priority within the draft BDP, with a village library specifically called out. This is not supported by the available evidence:**

- The OCC 2024/25 Libraries service plan repeatedly highlights severe financial constraints and states:
  - "the current budget is insufficient to sustain the present scope of network/offer".
  - "Library service us unable to substantially respond to changes in demographics"

OCC clearly could not therefore support any one-off or running costs associated with a new village library and unless the village is willing to fully fund all one off and running costs this aspiration is, unfortunately, not deliverable and therefore should not be within the priority list.

Bloxham has a number of halls already, including within 2 state schools which need funds from their rental.

The Doctor's surgery may require expansion at a new location, but Site 1 would not be a good location for this given the significant traffic around the Primary school between 0815-0915 and 1445-1545.

**3. Normal engagement processes for establishing the vision and priorities were not followed and were instead set by the Parish Council without engagement with the village community:**

Although there is no legal requirement to conduct consultation at every stage, all official guidance strongly recommends early and ongoing engagement (they tend to reference the Locality process that the parish council contacted for grant advice. A schematic of their advised process is copied below).

Here are brief examples of words within the various guidance as to why early and continual community engagement should be undertaken:

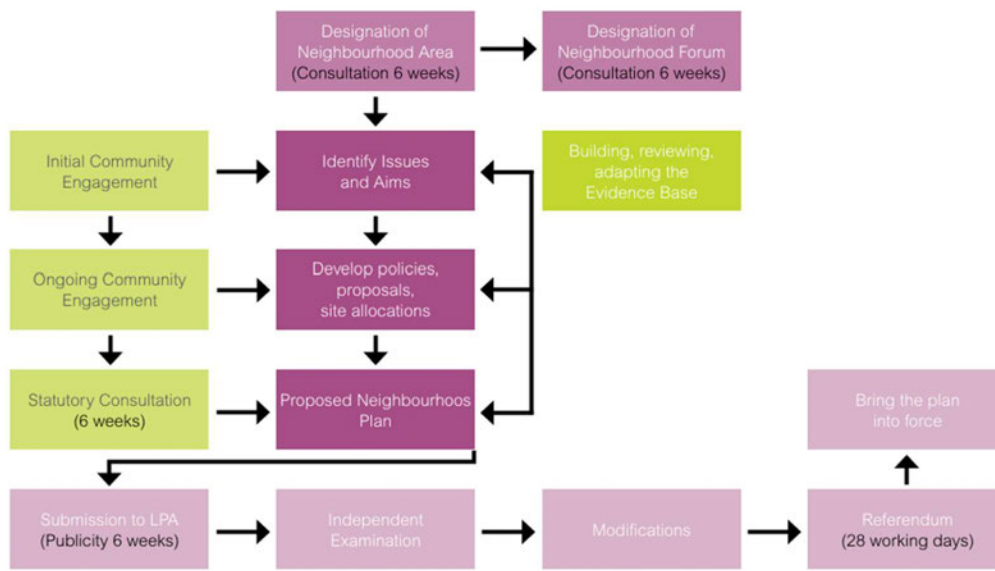
**OCC's Neighbourhood Planning Guide** emphasises:

- Engagement from the start: Community involvement should begin before the vision and aims are developed.
- Mid-stage engagement: Later consultation should include feedback on draft visions, aims, and policy discussions.

**Local Government Association (LGA) and Locality Process** highlights the importance of initial engagement (issues and aims) and ongoing engagement (developing policies and proposals).

**GOV.UK Guidance** recommends that qualifying bodies:

- Allow views to be expressed throughout the process.
- Provide opportunities for active involvement.
- Show how community views influenced the plan

**Figure 1 Neighbourhood planning process (Source: Locality<sup>2</sup>)**

**4. The draft BNP refers to using the Bloxham “Community Benefits List” 2023, but it misrepresents this published document :**

The BNP says that benefits are based on the published community benefits list 2023. But that lists does not include “expansion of Bloxham Primary School” as a requirement, it actually says the requirement is only “if an expansion at Bloxham Primary School is necessary, funds are also allocated for practical elements such as funds for classroom equipment e.g. tables, chairs, books, pens etc”

**5. As the vision and key priorities are not justified by evidence then all site assessments need updating as their conclusions are strongly directed by the wrongly identified needs to expand the school and aspiration for a library.**

The draft BNP is also not clear that when developers offer land / buildings, that this is likely to be *instead* of s106 monies. The site assessments comments are also misleading as they do not highlight that those sites not offering land etc would be required to offer s106 monies that could be used for delivering improvement to existing facilities and infrastructure.

In fact, para.19 on page 34 of the Site Assessment acknowledges that if the primary school and library are not justified priorities then other sites may be appropriate:

*“Were the Parish Council looking only to plan for the lowest housing number from among the ‘least worst’ sites (in terms of constraints) then selecting one or more may be appropriate. The problem, however, is that none of the sites offer a solution to improving the capacity of the village infrastructure to accommodate growth; they will simply add to those problems and require CDC to resolve that using their financial contributions.”*

Sites 4, 6, 10 and 14 should therefore be assessed either individually or in combination to deliver the required housing numbers.

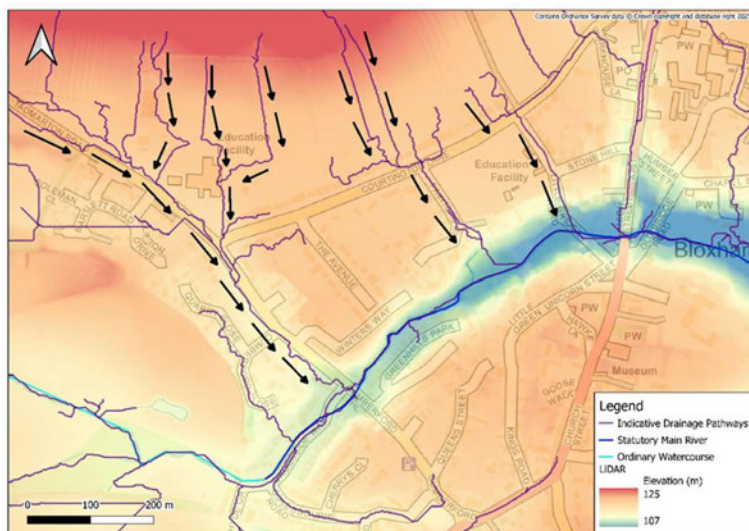
Site 4 has the potential to tackle the identified priority of improving school parking at Grove Road.

The comment included for Site 3 is slightly confusing. It seems to suggest Site 3 could be an option and an attractive one.

## 6. The SEA does not assess the risk, or scale of impact, of surface water runoff from Hobb Hill

The SEA makes no mention of Hobb Hill in any of the sections covering flood risk, e.g. in “Appendix B Scoping Information” it says “Most of the areas at risk of surface water flooding are the same as those at risk of fluvial flooding; this is likely linked to the drainage into the rivers surrounding the area, such as the Sor Brook”

It appears to be solely based on the DEFRA information that was shown in Figure 4 of the recent Section 19 Report on the November 2024 floods. But they have not looked at the topography of the area and then considered what might be the cause of the high risk surface water areas. This is clearly shown in figure 5 of the Section 19 report:



The section 19 report is clear that the root cause of the catastrophic flooding in Nov. 2024 was the surface water runoff from the topographic high point of Hobb Hill.

Not to mention this at all clearly shows the this has not been assessed, neither the higher risk than other sites; the extent and cost of any SUD mitigations (which could add to housing cost as mentioned land clean up for site 5); nor the scale of the impact should anything go wrong in SUD design or operation i.e. an even larger number of houses flooded than the 35 catastrophically flooded in November 2024.

Site 1 is clearly a higher risk than site 5 and the assessment should be updated for this.

**7. The loss of “key views” from Hobb Hill is not included within the site assessment and this is directly in conflict with the existing and draft BNPs.**

3 of the 4 Hobb Hill views included in the existing and the draft BNP will be materially impacted, if not destroyed, by the proposed development on Site 1. As illustrated below.

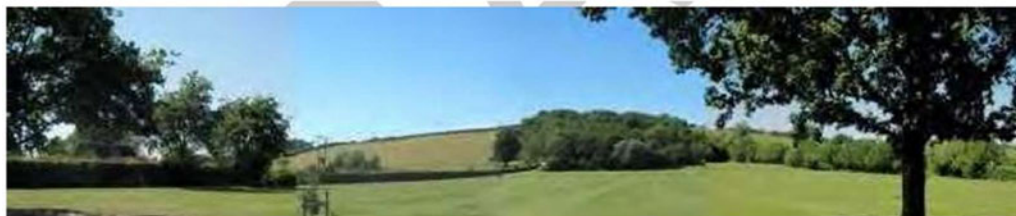
2 Views from Hobb hill to village are shown in the existing and draft BNP:



Here is a mock up based on Site 1 indicative plans (houses would actually start at the trees in the middle of the field, so housing will be even more prominent):

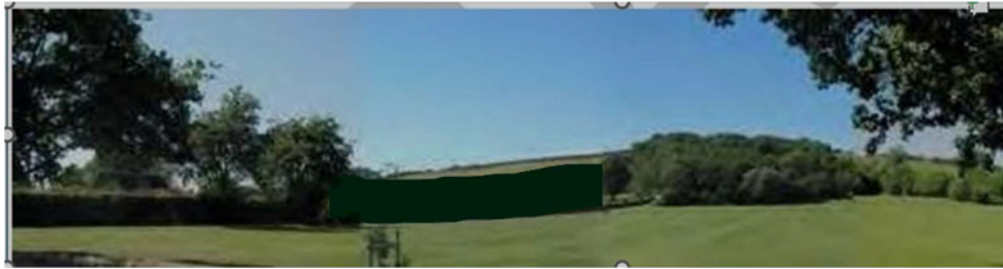


Whilst the plan describes a woodland belt will be added to protect this current view:





But this will in effect remove the view (the dark green bar where the hedge was represents the trees of the new woodland belt, obscuring most/all of the hill):



The impact to Hobb Hill views is also discussed within the Appeal report published for the 55 houses on Quarry Close. Whilst Quarry Close development is noted as on the “edge of the view, obliquely and is a very small component”, the proposed Site 1 development would clearly be central, directly in view and a large component.

Without the need for the primary school expansion, proposing site 1 makes little sense if preserving the panoramic views of the village in its verdant setting are a priority.

**8. Amending the SEA site 1 and 5 assessment for flood risk and Landscape would make the sites of equal scoring.**

The commentaries for the SEA topics of Air Quality, Biodiversity, Community wellbeing and transport do not give any material difference between the two sites (apart from the school) and therefore there is no justify prioritisation of site 1 over site 5 for these topics.

With the inclusion of the flood risk and impact to Hobb Hill views, Site 5 is favourable for climate/flood risk and landscape, whilst Site 1 is favourable for historic environment and Land/Soil.

Sites 4, 6, 10 and 14 though may have less negative impacts than sites 1 and 5, they definitely will do so for flood risk (and potential impact), historic environment and landscape, as well as offering benefits through s106 monies.

**Suggested Next steps:**

1. The BNP should be updated with a vision and priorities that are supported by evidence of their need, including a vision for all ages. Appropriate community engagement should be undertaken for taken for this.
2. Revised Site assessments could be completed in parallel to this, again with community input taken as to comments/preferences on sites.
3. This would ensure a quality BNP and one that is most likely to be accepted by CDC and to be accepted at referendum. If either CDC reject the plan, or the referendum is negative, then an even longer delay would be incurred.

Yours faithfully,

[Redacted signature]

[Redacted name]



[illegible]

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My name is Paul Warner and my elderly father lives at 79 Courtington Lane, having moved in around 1980. I grew up there. I've reviewed your Draft Modified Bloxham Neighbourhood Plan and supporting documents and have a number of points to raise if I may.

Overall, I disagree with your selection of Option 1 - Site 1 as the preferred development location. I believe there are a number of flaws and omissions from the selection.

## Flaws -

I read the Bloxham Parish Council – Community Benefits List - March 2025 document. It states that 'If an expansion at Bloxham Primary School is necessary', but the selection of Option 1 - Site 1 seems to be wholly based on this requirement. Your figures show the school is currently under capacity and I believe you have overestimated the needs of future spaces when looking at the existing and future aging demographic of the village.

Option 2 - Site 5 meets many more of the community benefits which were previously unprioritised. Also it rather cryptically states that 'again, the scheme could help fund primary school expansion'. Surely it is then down to Oxon County Council to plan the expansion with this funding in place?

When comparing Figure 5.1 in the Bloxham NP SEA Environmental Report\_V2\_Jul25\_Consultation Version with Figure 3 - Main River in the Bloxham-Section-19-Report-v3, the risk of flooding in Option 2 - Site 5 is low risk and only on a small portion of the overall development.

The risk of surface flooding in Option 1 - Site 1 appears to be much worse. I'd suggest that mitigation against fluvial flooding is more straightforward than surface flooding.

The planned development of Option 1 - Site 1 also appears to ignore the existing ponds - Plan 1. Illustrative Concept Plan for BL2: Land East of Tadmarton Road - <https://historicengland.org.uk/listing/the-list/map-search?postcode=ox15%204hs&clearresults=True> the existing ponds help manage rainfall and prevent worse surface flooding. Residential developments have continuously seen that no drains can handle large volumes of rainwater.

## Omissions -

Increased pollution. Option 1 - Site 1 is so close to the primary school that vulnerable young lungs would be exposed to construction pollution for many hours a day over potentially years. We have tragically seen young people die from pollution and this should be a consideration in your site selection.

Damage to wildlife habitats. My father has seen many different types of wildlife in and around his garden including kites, woodpeckers and bats. I don't recall seeing any analysis of where these protected animals live and breed?

Damage to historical environment. The medieval ridge and furrows would be destroyed. I understand an application could be made to register them as a scheduled monument to prevent changing them. Also, you state that 'Incomplete excavations in 1929-35 opposite

the current primary school unearthed evidence of a Romano-British settlement.' I assume that before any development, further excavations will take place to see if any important history might be lost?

As the Natural England Technical Information Note TIN086 states 'Remember! The historic environment is irreplaceable. Once lost it can never be regained!' It would be sad if this current parish council would be responsible for losing such an important community benefit as the key view from Hobb Hill.

It is sad that council members have received abuse, but I hope that you understand the feelings from the community on your proposal and I urge you to reconsider in view of my points above and from the many others who are against the plan.

I'd be grateful if you could confirm safe receipt of this email.

[REDACTED]

[REDACTED]

[REDACTED]

[illegible]

[REDACTED]

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I am writing as a resident of Courtington Lane to object to the proposed allocation of land at Courtington Lane for approximately 125 dwellings in the Draft Modified Bloxham Neighbourhood Plan (2025–2040).

I recognise the significant challenges the Parish Council faces in balancing housing pressure with the protection of Bloxham's character and sustainability. However, for the reasons outlined below, I believe this site is unsuitable for allocation and should be removed from the Plan.

## 1. Highway Safety and Traffic Impact

The proposed—and only feasible—access to the site is from Tadmarton Road, directly adjacent to Bloxham Primary School. This is an exceptionally dangerous location:

- The school frontage is a 20mph zone, but traffic flows almost immediately into a 60mph zone beyond the school. Many vehicles fail to slow on approach, creating a well-documented hazard.
- Adding traffic from 125 dwellings at this pinch point will significantly increase risks to schoolchildren and pedestrians.
- Courtington Lane and surrounding roads already suffer from congestion, on-street parking, and driver frustration, especially at school drop-off times.

The National Planning Policy Framework (NPPF, para. 116) is clear that development should be refused if there are unacceptable impacts on highway safety. In this case, cumulative impacts are clear, foreseeable, and dangerous. The proposal also conflicts with Cherwell Local Plan Policy SLE4 (Improving Transport and Connections), which requires that development should not cause significant congestion or safety issues.

When Cherwell District Council reviews this Draft Modified Neighbourhood Plan, it should also consider its own Local Plan policy emphasis on development in locations that support

sustainable transport options and strengthen urban centres — neither of which apply to further developments in Bloxham.

I would also note that “surveys” conducted by developers regarding road and foot traffic during the summer holidays are not representative of circumstances during the majority of the year.

Recent school capacity data for Bloxham Church of England Primary School shows a capacity of 420 pupils, with approximately 350 currently enrolled, leaving around 70 spare places. Although birth rates appear to be falling in parts of Oxfordshire, this spare capacity means the school is not currently at risk of over-capacity. However, building 125 new homes adjacent to the school (with entrance on Tadmarton Road) would likely lead to increased pupil numbers and significantly more parent traffic at drop-off and pick-up times. In a setting where traffic already fails to reduce speed appropriately in the 20mph school zone, even moderate increases in vehicular flow pose material risks to child safety, which is wholly unacceptable.

## 2. Flooding and Unsuitable Land

The site lies on heavy clay soil and is prone to flooding, the extent of which cannot be overemphasised. Residents have witnessed increased flooding events following past developments in the village, which simply did not happen 40 years ago. Last year, almost all entrances to the village were shut during one flooding episode as roads became impassable. Anyone who has lived here long enough and walked through the proposed building site knows that the ground always floods here. More recently, roads have suffered from frequent surface flooding.

Further large-scale building here would worsen surface water run-off, contrary to:

- **NPPF paragraph 159**, which requires development to avoid flood risk wherever possible.
- The Neighbourhood Plan SEA objective to “increase resilience to climate change and flood risk.”

So far, no developer in Bloxham has successfully mitigated known flood risks, and residents have experienced the cumulative effects of successive developments. We have no reason to trust that future proposed developments would be any different. Taken together with climate change, this represents an unreasonable risk to the village and its residents.

## 3. Loss of Green Space and Biodiversity

Policy BL11 states that all development shall respect the local character and the historic and natural assets of the area. Courtington Lane forms part of the countryside setting of Bloxham, an essential feature protected under the Neighbourhood Plan vision.

Generations of villagers have walked on Hobb Hill and enjoyed its open fields, livestock, and wildlife. Development here would not only erode biodiversity but also diminish the cultural and recreational fabric of the community, negatively impacting the character of Bloxham and its rural heritage.

Cherwell Local Plan Policy ESD13 further states that applications will not be granted if the development would cause visual intrusion into the open countryside, be inconsistent with local character, or harm the setting of existing settlements. Development on this site would inevitably cause such visual intrusion.

As a valued landscape and habitat for wildlife, this area should be protected.

## 4. Housing Need Misalignment

The Housing Needs Assessment (AECOM, 2024) states that Bloxham’s need is for smaller, affordable homes (1–3 bedrooms). As Bloxham is considered a “premium” location, homes are not generally classified as affordable. Large estates such as the one proposed on Courtington Lane typically deliver predominantly 3–4 bedroom detached houses, exacerbating the existing imbalance. This allocation therefore fails to meet identified local

needs and conflicts with Cherwell Local Plan Policy BSC4 (Housing Mix).

### **5. Wider Infrastructure Constraints**

Beyond Courtington Lane, I am concerned about the overall number of dwellings proposed in the Draft Plan. The Parish Council itself has acknowledged that Bloxham's infrastructure is already under severe strain. For example:

- The GP surgery is at full stretch, with recruitment difficulties, long waiting times, and no capacity for extension. The village has an ageing population with inevitably complex health needs that will further increase demands on services.
- The dental practice is closed to new patients.
- Two out of the three village shops, along with the pharmacy, are located on the High Street, where parking demand already far exceeds supply.

Any additional dwellings will only increase car traffic and parking pressures in a village that already struggles to cope.

For these reasons, I respectfully urge the Parish Council to remove Courtington Lane from the Draft Neighbourhood Plan. Allocating this site would sacrifice safety, biodiversity, and community well-being in ways that cannot be adequately mitigated.

I fully support the Parish Council's efforts to update the Neighbourhood Plan and strengthen protections against speculative development. However, this allocation would undermine the Plan's own stated objectives of preserving Bloxham's rural setting, conserving green spaces, and ensuring growth remains within the limits of local infrastructure.

[REDACTED]

[REDACTED]

[illegible]

**We strongly object to the selection of Hobb Hill ('Painters Farm') as the preferred site for 125 new homes, given the significant increased flood risk to both the surrounding areas and wider community of Bloxham.**

My husband [REDACTED] and I own [REDACTED] on Courtington Lane. In relation to his online submission we are sharing Figure 4 and 5 from the recent OCC Section 19 Report. **Your Site Selection needs urgent reassessment following the S19 Report, which highlighted the High surface water flood risk across the entirety of Tadmarton Road and many parts of Courtington Lane, as well as the attribution of the 2024 flood to runoff from the proposed site.**

On 24th November, during Storm Bert, our cottage was severely flooded with over 2 feet of water. After 4 hours of desperately trying to protect our home in vain, we were eventually rescued by the fire service and lifted to safety. Nearly a year on, restoration work is ongoing and we are still living in temporary accommodation - our 3rd since November. Our current insurance claim is estimated to be

over £250,000. We would never have comprehended the extent of the damage with the entire house being affected.

As you can imagine it's been incredibly traumatic, essentially losing everything. Irreplaceable things, like gifts from relations no longer with us. Sentimental items. Wedding gifts, books, photos. The things that make up a life together, destroyed by contaminated flood water and mould.

It has had a huge impact on our livelihoods - our business which we run from home, and my health. During a site visit last week, I collapsed and an ambulance was called on blue lights. Having a chronic illness whilst navigating this situation has been challenging. And what's worse? After a year of stress, over 1,000 hours of flood admin, we'll move home - and it could just happen again.

This is the reality of when it goes wrong - and we aren't alone. So many Bloxham residents were adversely affected by the surface flooding and are, like us, still trying to pick up the pieces. Still trying to dry their homes. Investing in flood defences. Desperately praying it doesn't happen again.

It is staggering to read that the preferred development site is Hobb Hill - a site which, as identified by the OCC Section 19 report, is responsible for such significant flooding on Tadmarton Road and areas of Courtington Lane (as shown in Figure 4). This surface water flows directly from the hill onto those areas (Figure 5).

However, this doesn't just impact a few people on Courtington Lane and Tadmarton Road. Developing on this site will increase impermeable surfaces (concrete, tarmac, roofs) which will increase surface water run-off. This will further exacerbate the flooding across the entire village.

The Assessment fails to properly quantify the flood risk, and is contrary to the National Planning Policy Framework which requires local authorities to **steer development away from areas of flooding and to ensure developments do not increase flood risk elsewhere**. Given the catastrophic flooding our village suffered during Storm Bert in 2024, proposing this Site - and putting local residents' homes at even greater risk - would be morally reprehensible.

We have included some photos which begin to show the scale of what we have experienced.





The land east of Tadmarton Road running parallel to Courtington Lane should be withdrawn from the draft Bloxham Neighbourhood Plan and should not be the preferred proposed site for new housing.

The site of the proposed development forms water retentive pastureland on the lower slopes of Hobb Hill. This holds back run off from the higher slopes to reduce flooding across Courtington Lane. Land of this type forms part of any natural flood management plan and should be husbanded and improved not destroyed.

In 2010 (approx.), under the stewardship of Peter Smith, an extensive network of sub-surface land drains was installed in his fields on the upper and lower slopes on the southern face of Hobb Hill. These are interconnecting perforated pipes laid in trenches in repeating herringbone patterns which break up the underlying clay. The backfill of gravel allows surface water to drain through to the pipes and then away. This network has successfully reduced surface water and improved drainage, particularly evident on the lower slopes. Prior to this work the lower slopes were permanently waterlogged with standing water particularly at the eastern end of the proposed development. Construction of the access road and other works will compromise this drainage network causing the land to return to a water saturated condition. This will inevitably lead to flooding in the proposed development and an increase in the frequency and severity of run off events. The current performance of this land can readily be contrasted with the adjacent close-cut grassland of the Bloxham School recreation field opposite Workhouse Lane. Both receive the same rainfall pattern, both are beneath similar slopes but currently only the sports field is the source of rapid surface run off which caused internal flooding of up to 12 houses in the Workhouse Lane area with water depths up to 45cms. (See Section 19 Flood Investigation Report on 24<sup>th</sup> November flooding. Section 2.1.4)

Figure 5 of this Section 19 report shows the pathways of surface water run off from Hobb Hill with concentrations along Courtington Lane around Little Bridge Road, around Painters Close and at the junction of Courtington Lane and Tadmarton Road. The “preferred” development lies across all of these identified surface water run off pathways. Meaning that, setting aside all other exacerbating factors, the development will be at high risk of flooding. Further, even with the land drainage system functioning, the report shows (Figure 4) patches of land at high risk of flooding from surface water under the footprint of the proposed development and at the junction of Courtington Lane and Painters Close.

The Section 19 Flood Investigation Report identifies numerous faults with drainage design and maintenance, but the underlying cause of flooding in Bloxham, from intense rainfall over a short time period, is that the village is largely set in a valley dominated by Hobb Hill. The surface of this hill is of known low permeability with an underlying geology of mudstone and loaming clay. Put simply, during periods of intense rainfall, water will run off Hobb Hill into the village for the drains and watercourses to cope with, or not, on the day.

The current, 2016, Neighbourhood Plan requires new developments to be flood resilient and not increase flood risks elsewhere. The proposed development is not flood resilient and will increase flood risks elsewhere. It should therefore be removed as the Councils preferred proposed development site from the Draft Modified Bloxham Neighbourhood Plan.

[REDACTED]

[REDACTED]

[REDACTED]



I attach a video clip taken at 19.48 on Sunday 24<sup>th</sup> November 2024.

This starts at the Courtington Lane entrance to the Primary School where surface water run off from Hobb Hill flowed out of the school grounds to join the flow down Courtington Lane. This then merged with the flow down Tadmarton Road. The second larger overland flow from the Hill above and to the west of the School was not filmed.

The run off pathways for this part of Hobb Hill are all clearly marked on Figure 5 of the Section 19 Report. What this means in reality needs to be viewed by those supporting the development parallel to Courtington Lane.





**Subject: Formal Objection to the Bloxham Neighbourhood Development Plan (NDP) and Strategic Environmental Assessment (SEA).**

Dear Sir/Madam,

I am writing to formally object to the proposed allocation of Site 1 within the draft Bloxham Neighborhood Development Plan (NDP) and to highlight deficiencies in the supporting Strategic Environmental Assessment (SEA). I believe there are more suitable alternative sites in the village that would better meet the long-term needs of the NDP.

The prioritisation of Site 1 appears to rest on criteria which, upon closer examination, are either inconsistent or unsupported by evidence. For example, one justification given is the need for additional school places in the future - even though the school is currently undersubscribed. This position in the NDP is not reflected by Oxfordshire County Council's Pupil Place Plan. If this rationale is set aside, the case for Site 1 weakens, and alternative sites become more appropriate.

My intention is to provide constructive and collaborative feedback to assist the Parish Council in revisiting the site assessment. I recognise and respect the considerable effort councillors have already invested in this process. However, the NDP will shape the future of our village for generations, and it is vital that decisions are made on the strongest possible evidence base. It is my concern that the plan is being rushed through primarily out of concern that other sites may come forward for approval. Ultimately, securing the right NDP for the village with approval by Cherwell County Council is more important than securing a fast NDP which risks not being approved. By ensuring the evidence base is robust, the plan will stand the best chance of success at examination and adoption.

My specific objections are outlined below, with reference to relevant planning policy and statutory requirements where applicable.

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**Grounds of Objection**

**Flood risk and surface water run-off**

Site 1 lies on Hobb Hill, an area prone to surface water flooding. In 2024, over 30 houses were flooded, schools and roads closed, and damage exceeded £1.5m. The Oxfordshire County Council Section 19 Flood Investigation Report (July 2025) explicitly identifies Hobb Hill run-off as a cause, yet the SEA makes no reference to either this report or the 2024 event. Hobb Hill contains natural springs, clay soils, and forms a natural run-off into Sor Brook, all of which heighten flood risk. As a Courtington Lane resident, I saw water over a foot deep around my home, narrowly avoiding internal flooding. Building on land with such conditions is irresponsible and would place the village at further risk.

While the SEA may have been finalised before the OCC report was published, AECOM could easily have sought information from OCC or local evidence. Its omission is a serious oversight and undermines the credibility of the SEA in presenting Site 1 as a suitable option. The National Planning Policy Framework requires plans to reflect the latest flood evidence and to avoid inappropriate development in flood risk areas; the SEA fails to meet this standard.

Site 1 is not suitable as it risks making the issue of flooding in the village worse. There are many other proposed sites that have been rejected that will not exasperate the risk of further flooding and these should be revisited.

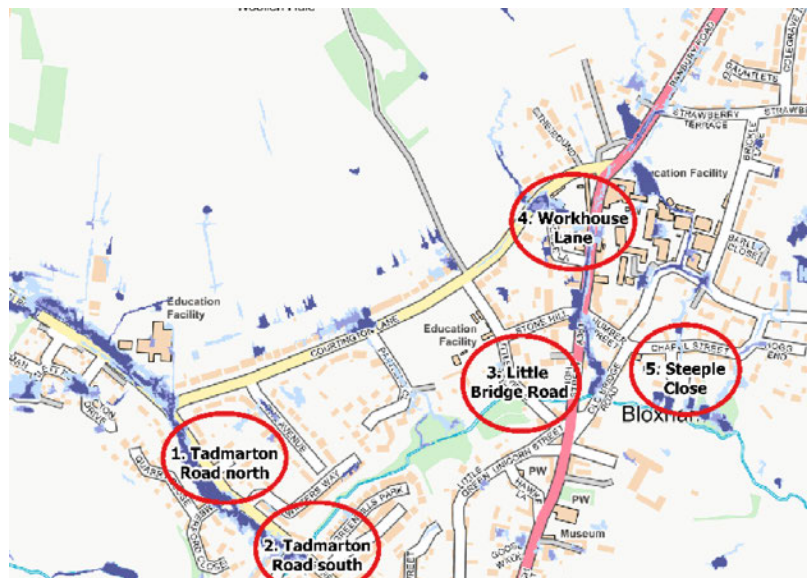


Fig 1- shows the areas of risk of flooding from surface water. The proposed development will sit along an area already identified as at risk and risks making the issue of surface water run-off worse. Source: OCC Flood Report July 2025.

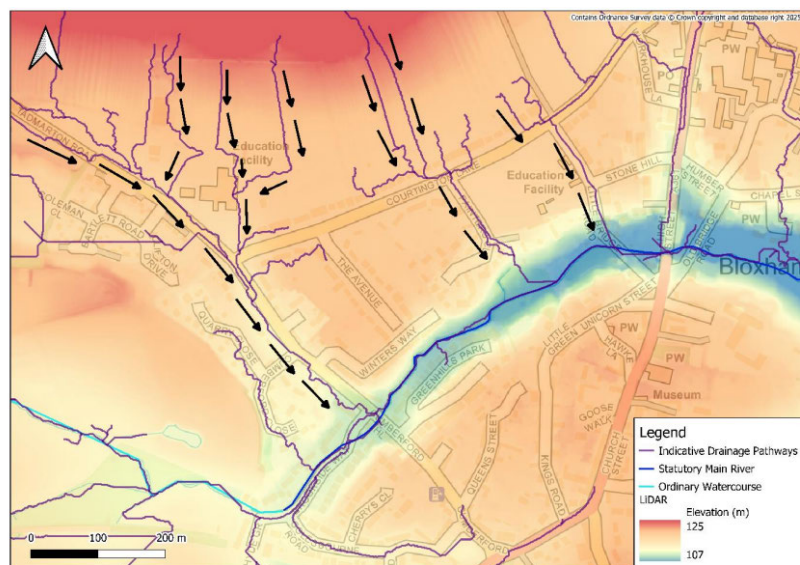


Figure 5 - Indicative overland flow pathways near Tadmarton Road north, Tadmarton Road south and Little Bridge Road. Data from [DEFRA Data Services Platform](#) (2025)

Fig 2- Showing the indicative overland flow pathways. Water running down through Hobb Hill, and towards the Brook at the centre of the village. Source OCC Flood Report July 2025.

Site 1 is not suitable as it risks making the issue of flooding in the village worse. There are many other proposed sites that have been rejected that will not exasperate the risk of further flooding.

### No need for primary school expansion

A key reason for the selection of site 1 for the NDP is the assertion that the village will require more school places and that the landowner of Site 1 is able to allocate land to the school. The Primary School is currently significantly undersubscribed. 22 children were subscribed into reception this, year from a total capacity of 60. This is not a one-off, in the year before admissions were also extremely low. Oxfordshire County Council's own Pupil Place Plan outlines a maximum size of 60 children per year, which Bloxham Primary already meets. The OCC has already accounted for the expected growth in the local area (expansion of Longford Park and a site at Saltway already earmarked for future development).

Therefore, the need for additional school capacity has been overestimated in the NDP. If this is removed as a key reason for the development of Site 1, then other sites bear more weight. S106 money can be used in a number of ways for the Primary School, and it is unnecessary to assume the only way any improvements can be made to the Primary School are by acquiring extra land – which given expansion of schools beyond 60 students per year is not preferred by OCC - may not actually be required at all.

### **Heritage and loss of ridge & furrow, in addition to the broader landscape impact**

Previous Neighbourhood Plans identified the view from Hobb Hill as a key feature to be protected, stating that "we seek to preserve these views for present and future residents." Allocating Site 1 represents a reversal of this principle. Building 125 houses along the foot of Hobb Hill would materially alter the historic view towards the village.

Site 1 also contains ridge and furrow land, a recognised non-designated heritage asset. Its loss has not been assessed or balanced against public benefit, contrary to NPPF requirements.

The proposed picnic area at the hilltop is not a meaningful benefit. Instead, it risks disturbing wildlife, generating litter, and lacks clarity on funding or management.

Finally, there remains uncertainty over burial provision, with suggestions that land on the opposite side of Hobb Hill may be used. In effect, both sides of this valued landscape could be compromised for benefits that are neither necessary nor fully justified.

### **Impact on children as sensitive receptors**

The proposed allocation places new development directly beside the primary school. Children are nationally and internationally recognised as sensitive receptors to pollution, traffic, and noise, yet the SEA fails to assess these impacts. The NPPF requires plans to avoid significant adverse effects on health and quality of life, but this obligation has been overlooked.

Beyond health risks, construction and increased traffic would disrupt education. Both the WHO and Department for Education identify schools as highly sensitive environments where noise and disturbance directly impair learning. The school has already endured disruption during the construction of its new hall; exposing pupils to further years of disturbance would be unacceptable.

### **Highway safety risks**

Access to Site 1 would be taken from Tadmerton Road, exactly where the speed limit drops from 60mph to 20mph and directly beside the school entrance. This presents obvious risks to children and pedestrians, yet the NDP and SEA fail to acknowledge it. By contrast, Site 5 sits more centrally within the village and wholly within the 20mph zone.

The NPPF requires developments to provide safe access and avoid unacceptable highway safety impacts. Locating the sole access point at an already hazardous junction will worsen risks, particularly with the additional HGV traffic during construction and the daily movements of schoolchildren at this location.

### **Lack of transparency on Site 1 plans**

At consultation sessions in summer 2025, I raised questions about Site 1 and remain concerned by the lack of written commitments or transparency from the landowner. No documentary evidence of communication between the Parish Council and the landowner has been provided. A critical plan should not rely on verbal promises that may later be withdrawn.

- Councillors indicated the landowner may build the site himself. One assumes that in practice this will still require a developer in one way or the other. This raises serious risks, as verbal commitments could be renegotiated and delivery standards uncertain. By contrast, Site 5 is owned by Taylor Wimpey, a national developer with established capacity and safeguards.
- Proposals for a community facility lack detail on funding or management. Its remote location would encourage driving rather than walking, and the village already has sufficient halls, play areas, and open space. The NPPF requires clear and deliverable contributions, which are absent here.
- A number of other verbal promises have been made which at this stage I am told are not legally binding.
- There is no indication of where the proposed burial ground will be, nor how this will be accessed.



These gaps highlight major risks to deliverability and undermine confidence in Site 1 as a suitable allocation.

### **SEA undertaken as a desk-based exercise**

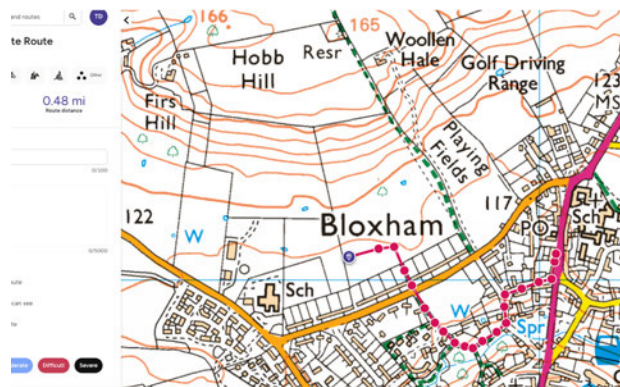
I am told that the SEA relied solely on desk-based study, failing to capture key site-specific issues such as flooding, heritage assets, and ecological sensitivity. This approach does not meet the requirements of the Environmental Assessment of Plans and Programmes Regulations 2004, which call for sufficient information to identify significant effects—typically through field assessment.

### **Inconsistencies in walking distances, unrealistic proposed walking route.**

At a recent consultation, I confirmed with a Parish Councillor the route used to calculate the 400m distance from Site 1 to village facilities. This has been incorrectly presented: the true distance from the site centroid is 0.48 miles (772m), as measured via Ordnance Survey.

The proposed walking route fails to meet NPPF requirements for “safe and suitable access for all users.” It lacks pavements, lighting, and pedestrian crossings. It is unsuitable for wheelchair users, difficult for parents with buggies, and unsafe for children, particularly after dark. Painters Road, for example, has no pavement or street lighting and the Goggs can become impassible during the winter, particularly with a buggy or in a wheelchair.

For these reasons, Site 1 cannot be considered accessible on foot in line with planning policy.



*Fig 3- The proposed route, measured using Ordnance Survey Maps.*



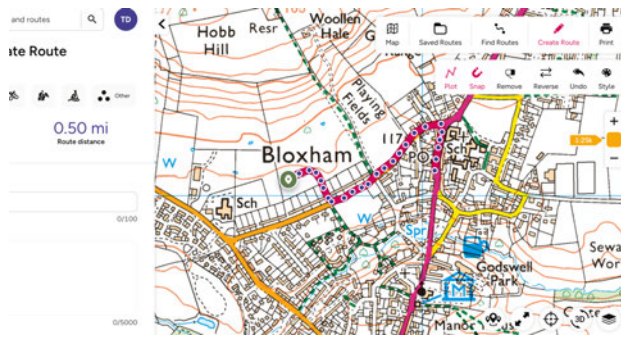
*Fig 4 – Example of the path down through the “Goggs” on the proposed walking route. This can be very difficult to navigate during the winter as it becomes muddy; almost impossible to push a buggy up and certainly not suitable for disabled and other vulnerable groups to use. Note also the lack of streetlighting.*



*Fig 5 – Painters Close, note the lack of any pavement or streetlighting.*

Having done further research it is evident that the only realistically safe route which meets the NPPF criteria is all the way to the start of Courtington Lane and back towards the village. This route is actually 804 metres.





*Fig 6 – The walking route from the approximate centroid which factors in a safe and accessible route for all users – measured at 804 metres.*

From the approximate centroid of Site 5, the walking distance to village facilities is approximately 0.49 miles—virtually the same as Site 1. The NDP's assertion that Site 1 is closer is therefore inaccurate, and its scoring over Site 5 on this basis is unjustified.

Site 5 is also significantly nearer to the doctor's surgery, an essential facility for vulnerable residents, which would encourage walking rather than car use. As the landowner controls the adjoining footpaths which are currently on the fields, they are also potentially better placed to upgrade routes to ensure safe and accessible pedestrian access.

## Conclusion

Site 1 is not a suitable allocation for the Bloxham NDP and I encourage Bloxham Parish Council to revisit the suitability of other sites. Site 1 is prone to flooding, lacks any genuine need for school expansion, and poses serious risks to children's health, education, and safety. The SEA has overlooked critical evidence, relied on desk study, and failed to address impacts on heritage, landscape, and accessibility. Assertions that Site 1 is closer to village facilities are inaccurate, while proposed benefits such as a barn conversion or picnic area are not fully evidenced and undeliverable.

By contrast, alternative sites such as Site 5 offer safer access, better proximity to key facilities, and delivery by an experienced national developer. To comply with planning policy and safeguard the long-term interests of the village, the NDP should be revisited with a fair, evidence-based reassessment of more appropriate sites.

I trust these concerns will be given full and proper consideration.

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Dear Council,

I have attended several meetings held at the Ex Servicemen's Hall and listened to several Parish Councillors concerning the Bloxham NDP. I was able to raise several questions especially connected with what appears to be the PC's preferred and primary site for development at land east of Tadmarton Road or what is commonly known within Bloxham as Hobb Hill.

Whilst I have listened to and accept that the Parish Council is keen to move forward with the new Development Plan, I am NOT convinced that Site 1 (Hobb Hill) is the best area for any development and should be removed

from the site list for numerous reasons :

1. From the information provided by the Parish Council's commissioned consultants AECOM, it would appear that an expansion of the Primary School has been awarded as the first and most important priority. However, I understand from OCC Pupil Place Plan (23/24 -27/28) that a rise in pupil numbers was expected for both Adderbury and Deddington who then expanded their facilities only to discover that this forecast growth in demand had not materialised. I believe that not only does Bloxham Primary School depend on attracting children from Banbury (in itself an increased traffic concern) but, I understand, it has not filled capacity for several years. Perhaps, with OCC proposing a new entry school at Salt Way in Banbury to cater for Banbury children, the freeing up of space in Bloxham could provide Bloxham children with a place at their own village Primary School - in Bloxham.

I cannot agree that expanding the Primary School is a benefit to the village when I understand it already conforms to primary school class size requirements stipulated by OCC, it could have a total capacity of 420 children, has reached the threshold of capacity for 2-form entry (60 children) but is consistently undersubscribed and below full capacity anyway.

2. Flooding issues.

The geography of Site 1 (Hobb Hill) is a known and experienced area for serious flooding. It's very name indicates that water will flow downwards!

Unfortunately, Site 1 is situated on the side of and to the bottom of Hobb Hill directly behind houses facing Courtington Lane and that do already have a history of flooding. There are photographs that record this.

Historically, ridge and furrow management of this land has been installed by farming entities in the past and this should logically advertise that people have tried to mitigate heavy water problems.

55 houses (now consented for on site 12) and sitting opposite another potential 125 houses on site 1 (Hobb Hill) will place further extensive pressure on an already failing drainage system as experienced by residents closest to this area (and beyond) in November 2024 (Storm Burt).

The OCC's Section 19 report is extremely welcome in Bloxham - several areas of the village were flooded during the evening of 24/11/2024 and some residents are still recovering from the effects of that occasion.

Within the S19 report - requests are made of Thames Water to regularly maintain their assets. However, I believe there were reports (3/9/25 Sky News) that Steve Reed, the then Environment Secretary (and replaced by Emma Reynolds on 5/9/25) had signed off FTI Consulting to assist with putting Thames Water into "special administration" preparing for its potential collapse - which begs the question - what guarantee is there that Thames Water will upgrade the water infrastructure anywhere in Bloxham and to what timelines? And if Thames Water can't improve or maintain their assets within Bloxham, who will take responsibility and have the funds to do so?

Sadly, within any report concerning development on site 1, there appears to be no proper significance given to the flooding event in November 2024 - which I believe is a huge mistake and extremely short sighted. Storm Burt

occurred on a Sunday evening when children were not at the Primary School.

We are told, on a regular basis, that climate change will bring longer wetter winter months and I do believe that should this type of event happen again (which it will) and during a school day - removing children and staff from the premises quickly and safely will not be an easy or acceptable situation.

There is mention of 'isolated areas' within the site at medium-high risk of flooding but little consideration is given to the "downstream" impacts affecting those not within the immediate area.....e.g the bottom of Cumberford Hill, Tadmarton Road, Workhouse Lane, properties with their backs to Workhouse Lane and facing the High Street, properties on the High Street including residences immediately next to the road and The Red Lion pub and car park (to demonstrate just a few).

3. As an aside and separately, but still connected to site 1 : mention is made of a cemetery (somewhat inappropriate given the closeness to a primary school and the need for children to be play freely and loudly when outdoors), but nothing is mentioned concerning the size of the cemetery or how well drained the land will be for numerous internments, no mention of a separate and guaranteed car park for funerals and the cortège of vehicles that would accompany such, or quiet space for visitors, or mention of future graveyard/car park maintenance.

Although a library is mentioned - this is not well explained in terms of monetary accountability or management.

#### 4. Traffic, Cars, Safety

Courtington 'Lane' and Tadmarton Road are not major roads.

125 new homes on Hobb Hill and opposite 55 new homes on Tadmarton Road (next to Park Farm) will hugely increase all forms of traffic.

The main route to or from either development will be along Courtington Lane - already a main route in and out of Bloxham for residents and towards/from Banbury using the A361. Or they may choose to join the A361 at the top of Cumberford Hill - either to escape the bottleneck on Courtington Lane at peak times to get to Banbury or onward to Chipping Norton.

Farm and milk collection vehicles will continue to use Tadmarton Road - Park Farm is predominantly a dairy farm - and large tractors/trailers are known to pass the Primary School as and when necessary en route to other sites.

With increased traffic volume in this area, safety for all needs to be reassessed - rapidly.

The junction for Courtington Lane, at Tadmarton Road, and with the Primary School immediately on the corner is so dangerously congested at school drop off/pick up times that it is amazing no serious accidents have occurred. Cars and larger vehicles regularly mount the pavements on either side to park or drive in order to maintain a flow of traffic - the clear and present danger to young children, their guardians, any pedestrians and the need to ensure their safety at these particular times of day should be a major consideration.

Increased traffic volume is clearly not sustainable anywhere within Bloxham and with the village infrastructure as it is - but particularly in site 1.

I also believe that Site 1 will not be within the parameters of what is considered to be "easy walking distance" of village amenities - ie the shops on the High Street, the village halls or the Church. Even now, people wanting to use the shops for a 'big shop' use their car (no one wants to carry heavy bags too far) and if they can't park in the limited spaces available, they will drive onwards to Banbury or Chipping Norton.

Bloxham is considered a "sustainable" village because of these amenities but with the high pressure of traffic already visible on the A361, these amenities are not easily reached by residents - when driving or as pedestrians.

Additional housing, wherever placed, is increasing pressure on the health services provided within Bloxham. Godswell Surgery provides a service for residents in Hook Norton, Milcombe and Bloxham. New homes are scheduled for all 3 areas without addressing how primary health care will cope satisfactorily with the increase in population.

A standard appointment to see a GP is currently 6 weeks.

With sincere respect and for the reasons above, I firmly believe a development on Hobb Hill (Site 1) is wholly inappropriate and will not bring enough specific benefits to the whole of the village. It will also ruin and remove what has been enjoyed by so many for centuries - and that is the clear and unspoilt view of Bloxham from the top of the hill - and that is a major natural benefit for all of us that live here!

However, I do believe that Site 5 along Milton Road would be far more suitable :

A. Allowing for a potential 230 new homes

B. This site would be far more accessible and with less traffic needing to pass through Bloxham given there are different options : for driving through Bloxham and onto A361 for Banbury or Chipping Norton, or driving to/from Banbury via Milton Road and onto the Oxford Road A4260 (for Banbury or Oxford via Deddington) or driving along Hornhill Road into Adderbury and then onto Banbury, or turning for Aynho and Brackley and/or Northampton.

C. I believe there is adequate space at Site 5 for an adequately sized cemetery (looking well into the future) alongside a possible orchard, allotments and community building of some sort (perhaps this could be an additional GP Surgery).

The cemetery would be on higher dry ground and much closer to the church.

These are new amenities that would benefit the whole village and could greatly enhance community cohesion.

D. Secondary school children could use the public footpath to take a quieter/safer route to the Warriner School.

E. There is a significantly lower flood risk at site 5. Any fluvial water may naturally flow or could be channelled towards Sor Brook.

In conclusion and for all the main reasons listed above (1-4), I firmly believe Hobb Hill should remain intact as agricultural land and without ruin.

I do hope my thoughts and suggestions are of help to the Parish Council in determining the correct way forward.

