

Bletchingdon Parish Council
The Village Hall
Whitemarsh Way
Bletchingdon
OX5 3FD

19th August 2026

Spitfire Homes

Dear Sir / Madam,

Re: Proposal for new homes in Bletchingdon

Thank you for attending Bletchingdon Parish Council's meeting in July 2026, and for the information provided on www.landwestofspringwellhill.co.uk regarding the proposed development of 65 new homes in Bletchingdon.

As was requested at the meeting, the Parish Council requests that you hold a public meeting to allow members of the community to hear from you directly and raise their concerns for discussion. We would be grateful if you could confirm your position on this and whether you will schedule the meeting.

We have reviewed the proposed plan alongside the final submission of our Neighbourhood Plan dated July 2026. Whilst this supports the potential addition of 50 dwellings, this includes infill dwellings some of which have already been delivered. At 65 dwellings in one location we are concerned that your proposed development cannot be sustained by local infrastructure.

We are also concerned that the proposed development does not meet the requirements for our community as described in the final submission of our Neighbourhood Plan, which sets out policies for sustainable development; character and design; nature and infrastructure; and facilities and infrastructure.

Within the plans you have put forward, insufficient consideration has been given to maximising the sustainability of the development or for maintaining Bletchingdon's character. The design is lacking adequate parking provision which will exacerbate the existing parking challenges in the village, and the design does not give sufficient consideration of integrating the new development into the existing environment.

We have concerns about the robustness of local infrastructure, in particular regarding water pressure which continues to be an ongoing issue. Thames Water are aware of this with multiple complaints from properties throughout the village. Engineers have attended homes on multiple occasions, water pressure monitoring has taken place and there has been direct correspondence with the Chief Executive of Thames Water and

our MP. This is an ongoing issue over several years and is a live and current example of the 'water stress' that affects Cherwell.

We understand that you have been assured that water pressure is not a problem and the water supply can serve new homes, however that is not the case. We have similar concerns regarding the sewage system which the village has also experienced difficulties with.

Given the current poor water supply to the village we do not believe that new development can take place in Bletchingdon without work to provide adequate water supply to existing properties, and additional works to supply new homes.

There are similar concerns in relation to the electricity supply. The current network is subject to frequent power cuts and additional works will be required to maintain current supply before further housing can be accommodated.

In addition, we do not believe your plans give sufficient consideration to the traffic speed or visibility on Springwell Hill, even with the proposed extension of the 20mph limit. Further work is required to manage speed of traffic along this road as we know that traffic moves along this road - and other roads in Bletchingdon - at high speeds. The Parish Council and the community remain concerned about road safety, in particular for pedestrians and cyclists, and further work is required to ensure that entering and exiting the development is safe.

We repeat our request to meet with the local community to discuss these and other issues, and that you consider the points raised above.

Yours sincerely

Bletchingdon Parish Council

CC Cherwell District Council