

Comment for planning application 22/01715/OUT

Application Number	22/01715/OUT
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	Erection of up to 500 dwellings with associated access, open space and infrastructure
Case Officer	Samantha Taylor

Organisation Name	Gwyn Bevan
Address	The Old Malt House, Bladon, OX20 1RL
Type of Comment	Objection
Type	neighbour

Comments	<p>Grounds for Objections to</p> <p>1. I object to Blenheim's outline proposed development East of Park View on four principal grounds:</p> <ul style="list-style-type: none">a) meeting need for affordable housing,b) traffic congestion,c) environmental impactd) and other infrastructure <p>Meeting need for affordable housing</p> <p>2. The justification for Blenheim's proposed development East of Park View is to meet Oxford's need for affordable housing. lists current developments of nearly 1,200 'dwellings' (17.3):</p> <ul style="list-style-type: none">300, Land East of Woodstock;180, Land North of Hill Rise, Woodstock;250, Land North of Banbury Road, Woodstock;76, Land South of New Yatt Road, North Leigh;40, Land North of New Yatt Road, North Leigh;169,(and a GP surgery) Land South of Witney Road;120, Land South of Main Road, Long Hanborough;41, Land between Wychwood House and Malvern Villas, Freeland;150, Land North of Witney Road, Long Hanborough. <p>3. The scoping report does not mention the development of Saltcross at Eynsham. Its purpose is to meet Oxford's need for affordable housing and by doing so reduce the amount of infilling and small / medium developments around neighbouring villages. But that is what Blenheim has proposed with this development.</p> <p>4. How will Blenheim meet the desirable objectives of meeting goals for net zero, high quality landscaping and provide housing that families on average incomes or less can afford?</p> <p>Traffic congestion</p> <p>5. Traffic congestion is a major problem. The Environmental Statement (Ch 8 Traffic, para 8.49) estimates that this development would result in a 38.9% increase in traffic on A4095 which it describes as being 'small magnitude'. That is inconsistent with the statement that, without signalling they would expect increased delays at the Bladon roundabout (para 8.54). Blenheim undertake to monitor the effect of mitigation strategies, but what will happen if the traffic is worse than predicted? What would be the impact on traffic congestion of the current development of over 1,000 dwellings and Saltcross.</p> <p>6. A key element in the future mitigation of expected traffic is a 'potential' Park & Ride (P&R) by Bladon roundabout. This raises a series of questions:</p> <ul style="list-style-type: none">a) Will this P&R in place before the development is occupied?b) Will there be adequate provision of buses at the P&R so people would not use cars?c) What will be the impact on air quality given this is sited by an airport on busy road (and we won't all be driving electric cars when this development is completed)?d) We've had a number of events at Blenheim that have brought traffic to a standstill.
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How will this be avoided in future with this development?

7. The proposal suggests it will have less impact on congestion than we would expect because it envisages a future of non-car use. This can only be an aspiration for long after these 500 homes would be built as shown by the proposed parking spaces for nearly 1,100 cars (875 allocated to individual dwellings and 207 additional unallocated spaces (see Design And Access Statement Part 6, p.65). And how are they to get to Hanborough and Combe stations without driving down the A4095?

Environmental impact

8. The cumulative effect of the added development and P&R would increase the sense of built-up semi-urban use rather than open countryside. This development threatens the distinctive characters of Woodstock, Bladon, Yarnton and Shipton by merging settlements. Infilling in this way means that there is no sense of leaving one community and entering another. The proposal would have the effect of developing an suburb of Oxford, not a rural market town of historic importance and adjacent villages. It will destroy what makes this part of Oxfordshire so attractive. The proposals make a nonsense of the status of this as a conservation area and World Heritage Site. UNESCO justifies Blenheim's status from its setting:

The integrity of the property is well protected by its enclosing wall but important visual links do exist between the gates, the parkland buildings, buildings in the surrounding villages and landscape, and care needs to be taken to ensure these key visual links are protected (emphasis added).

Infrastructure

8. The Flood Risk Assessment And Drainage Strategy Part 1 (Page 28) states that the sewage system does not have capacity for this development. It must be upgraded before development of this scale goes ahead.

9. This proposed development will increase the population by about 1,500. Current provision of primary and hospital services cannot cope with current demand. Our schools are stretched. The pharmacy in Woodstock say the reason they cannot cope with demand is the recent increase in population - there have been an extra 300 houses in the Park View development. We just cannot go on letting private developers make profits on developing new houses without substantial material increases in expenditure on roads, health care and schools. I do not see any prospect of there being finance for public expenditure on the scale required.

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Attachments