

# Comment for planning application 22/01715/OUT

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

<b>Organisation Name</b>	Michael Parker
<b>Address</b>	Rose Cottage, 17 Church Street,,Bladon,,Woodstock,,OX201RS.

<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour

<b>Comments</b>	<p>I would like to raise an objection to the proposed development, Application number: 22/01715/OUT</p> <p>My reasons for objecting are:</p> <p>1. Traffic Congestion. Adding together all the separate development sites proposed around Woodstock and Long Hanborough together with the new 'Bladstock' proposed development, the published estimate in the Environmental Statement (Chapter 8, para. 8.49.) relating to the proposed development is for an increase of approximately 1,500 new dwellings. It will not be possible to widen the A4095 through Bladon, Woodstock or Long Hanbrough without demolishing houses or gardens and so, the intensity of the traffic flow stated in your own figure of a 38.9% increase in traffic flow will inevitably make for a funnelling effect through the villages and a greater overall intensity and volume of traffic through the village, especially of lorries when the proposed building is taking place.</p> <p>This increased volume will add to the noise levels. I can hear lorries running through the village up to 24.00. and from 04.00. more or less daily and the noise and air pollution factor of this is a stress factor to villagers. One woman on Grove road spoke of having to move away as the constant noise and pollution was too much for her to bear.</p> <p>Traffic congestion has resulted in court cases in London where those with asthma have suffered health problems from Carbon Dioxide (CO2), carbon particulates and Nitrous Oxide (N2O) levels raised by living close to busy roads. In a recent case a girl died and her family have received a judgment from Court that her death was caused by air pollution from traffic. This is already a factor for those living in Bladon and is likely to become worse with a major increase in traffic volume. There is a Junior School on the main A4095 and their welfare might need to be seriously considered in relation to air pollution consequent on a significant increase in traffic volume. I would not regard a 38.9% increase as negligible and nor does anyone I have spoken to in the village think this figure is negligible.</p> <p>It is unlikely, in my understanding of the law, that a Park and Ride system would alleviate the noise and air pollution consequent on increased traffic flow because while from 2030 it will no longer be possible to buy a new petrol or diesel car, those already in possession can be legally owned until their functioning life is over. It is unlikely that many will be able to afford expensive new electric cars or stop driving altogether and so, air pollution is likely to remain a major issue for decades to come until all petrol and diesel cars and particularly lorries, are no longer on the roads. Noise pollution and running the gauntlet of traffic across the A4095 will remain an additional challenge for those who are older in the village.</p> <p>2. Infrastructure. Conversations with local villagers do note the significant pressure on Schools, GP Surgeries and the local pharmacies in Woodstock and Long Hanborough with the dramatic increases in population locally in Bladon and Woodstock, rates of increase which are very significantly greater than the national average rate of population increase. Published in GOV.UK, Trend Deck 2021: Urbanisation, Section 3, in which the Rural population rate of increase is set at 5.2%, with a greater rate of 6.2% for Urban areas. The estimated rate of town size and population increase in Blenheim's proposal for the development South of Woodstock, 'Bladstock', is given as 41% on the Blenheim website, taking all the proposed developments together. This is an enormously disproportionately large increase to foist on any rural area.</p>
-----------------	--

It must be asked how this is justifiable and why other areas are not so burdened. This represents a disproportionate increase in population size, car ownership volume and need for schools, GP Surgery services and Pharmacy services weighted far above the National average levels, begging the question why does this need to happen to a rural area priding itself in being and advertised as a 'World Heritage Site'. The current Infrastructure is unlikely to be able to cope with this and conversationally these services are already strained to a problematic level and I am not aware of actively publicised plans to address these shortfalls in the Infrastructure provision in the Bladon, Long Hanborough and Woodstock area and I would propose that this is an essential part of any new development, if the development has to go ahead at all.

### 3. Environmental.

#### A) Waste Water Flows.

West Oxfordshire Green Party notes that in 2020 there were 400,000 instances of raw sewage (Waste Water flow) being pumped into the local rivers Glyme, Evenlode, Windrush and Thames and their tributaries. As a past fisherman I have tried to fish at Minster Lovell only to find the Windrush completely unfishable there due to its being polluted with very high levels of sewage which discolours the water to a grey-sludge consistency and kills off fish life in the river which subsequently impacts on the river bird populations but most troublingly on the health risk to families and children who play in or near any of these rivers. With an increase in 41% town size and population, and the resultant future increase on this, there is a serious environmental issue concerning a substantial increase in sewage overflow output, because it does cause quantifiable and very real damage to the river environment which is not catered for in the proposed plans. I propose that no move towards development takes place until this and other environmental concerns have been addressed and Waste Water treatment Plant improvements and expansion planned to ensure the health and safety of the local population living near these sources of pollution. It cannot be avoided as a fact that large increases in population result in greater sewage flows and that these need to be catered for adequately.

A second environmental issue centres around the plans creating an urbanisation effect in the local area of Bladon, Long Hanborough and Woodstock in the form of rapid urban sprawl in which many of the local villages are coming to be joined together and will lose their identities and character. This may not be a concern to planners but I know it is a serious concern to local people, sufficient to be likely to result in appeals to the newspapers and media, which of course, would potentially result in poor publicity for the District Council and to Blenheim estate. In some peoples' view, it has come to that.

#### B) Air pollution.

This has been commented on under traffic flows above.

#### C) Agricultural land.

The change in usage from useable agricultural land to housing development is a major issue in the Oxfordshire and Buckinghamshire area and I would want to state that in times of political uncertainty in relation to food production luxurious houses with large provision for cars might not seem the safest way to develop when taking out land for growing crops reduces the capacity to grow food locally, and arguably more predictably and safely. Reducing the available land to grow crops on seems a low priority but perhaps it needs to receive a higher profile, greater importance in the light of recent and still current political developments internationally.

#### D) Climate Change.

In order to try to meet the challenge of climate change, would it help to have developments, if they have to go ahead, to do so at a more modest pace: fewer houses and with more focus on the planting of trees and the inclusion of green oxygen-producing spaces integrated into the plans. I would propose some tighter units with multi-occupancy featuring good internal sound insulation and solar panelling would house more people in a smaller acreage and potentially offer more affordable accommodation to some local people. I do appreciate that in the 'Bladstock' plan there are green spaces and trees and for this I know many of us locally are very grateful but the overall feeling about the proposed plan is that it, together with all the other significant developments in the area, represent far too much too quickly and I, for my own part, would ask that the plans are tailored to be more modest, to lessen the impacts I have outlined above and include some more affordable, perhaps multi-occupancy units, so that local people really do feel consulted about these developments and that they pay real attention to the rural agenda locally and the green agenda which we have, just recently had brought even more dramatically to out attention.

Thank you very much for your attention to these concerns,  
Michael Parker,  
Bladon Village.

## Attachments