

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	Linda Griffiths

Organisation Name	Margaret Price
Address	Perdiswell Farm Cottage,Shipton Road,Shipton On Cherwell,Woodstock,OX20 1QJ
Type of Comment	Objection
Type	neighbour

Comments	<p>Planning application 22/01715/OUT Blenheim Estate Homes</p> <p>I don't know where to start. I find the above proposal so depressing. Yet another development on Blenheim land taking good agricultural land away from food production. The population is growing rapidly and we should have learnt a lesson last year from the problems of relying on particular countries to provide food. We need to grow more.</p> <p>Cherwell District housing developments are expanding beyond the resources available. Another lesson we should have learnt from last year's heat and drought is that we cannot take water for granted. With the large developments already proposed north of Oxford there simply is not enough water available.</p> <p>Sewage is another problem in this area with raw sewage being pumped into the local rivers and thence flowing into the Thames from where water is extracted to fill the Farmoor Reservoir. This proves that the current system is not sufficient and needs drastic measures for improvement now before there are any plans for further housing developments.</p> <p>I note on the website that ' As the ratio of GPs to patients at the surgery is currently below government targets, GP provision in Woodstock is considered to be of high sensitivity to changes in populations.' This obviously needs addressing but also there is no mention of the actual surgery building itself which is outdated and cramped. A new surgery has been on the cards for years yet still nothing is done about it. I also read that there will be a financial contribution made for healthcare. I wonder as the surgery is in West Oxfordshire and the proposed development is in Cherwell it is thought unnecessary to be involved in providing adequate medical facilities. Yet another serious issue.</p> <p>How is 'single occupancy of vehicles' going into and leaving the proposed development going to be monitored? It is impossible to legislate this crazy idea.</p> <p>The roads around the proposed development are already extremely busy and sometimes congested especially the A4095. Often it can take several minutes to join this road and once on it there are queues to the A44 roundabout and the A4260. With the possibility of an extra 1,000 vehicles joining it is going to be extremely frustrating and cause long delays. Pollution from motionless vehicles will be very high.</p> <p>The ideas proposed for the environmental side of the development look wonderful on paper. But, regarding skylarks, it is noted correctly that '.. this species requires open ground to breed ..' and the loss of habitat could be mitigated by ..'the creation of skylark plots within arable land elsewhere within Blenheim Estate's wider landholding..' There is going to be no arable land if Blenheim have their way in covering thousands of acres with solar panels.</p> <p>Regarding the grassland areas quote ' Access will be restricted within certain areas of grassland to maintain their value and prevent disturbance to wildlife. This will be enforced through clearly identifiable hard substrate and mown footpaths. The nature of the grassland (rough uncut) will also discourage regular use by pedestrians'. Note 'regular', from experience once a path through such areas has been trodden it will soon become an established route. Also children will not keep to paths and please be realistic neither will dogs off leads and roaming cats.</p> <p>How are the green spaces going to be managed? Once contractors are involved often they</p>
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are a law unto themselves and delight in cutting anything and everything so that it is neat and tidy. Nature doesn't evolve in that way. Also some residents might not be happy with uncut areas but want everything neat and tidy and in straight lines. Hedgerows are mentioned as being planted with one species, they need to be mixed native species. Hedges and especially trees take many years to establish and become important for wildlife.

This new 'village' of 500 properties means a population of 1500+ people, wildlife will struggle in all areas especially with noise, pollution (both light and fumes) and predation. The development will certainly not 'enrich' the local environment.

Blenheim applied for planning permission on this site a few years ago when the local plan was being considered and the application was struck off due to the setting being close to a UNESCO World Heritage Site. Nothing has changed in this regard so Cherwell District Council must take a stance on yet another development proposal purely to line the pockets of the land owner and developer without due consideration on the effect it will have on this unique area which is gradually shrinking.

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Attachments