

# Comment for planning application 25/01510/OUT

<b>Application Number</b>	25/01510/OUT
<b>Location</b>	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
<b>Proposal</b>	Outline planning application for the erection of up to 500 dwellings and commercial floorspace (Use Class E) with associated access, open space and infrastructure - All Matters Reserved except for Access
<b>Case Officer</b>	Jason Traves
<b>Organisation Name</b>	Kenna Bourke
<b>Address</b>	10, Rose Drive, Woodstock
<b>Type of Comment</b>	Objection
<b>Type</b>	neighbour
<b>Comments</b>	<p>Objection to Planning Application 25/01510/OUT - Land East of Park View, Woodstock</p> <p>I write to object to the above application for outline planning permission for up to 500 dwellings and associated infrastructure at Land East of Park View, Woodstock. I live on Rose Drive, immediately adjacent to the existing Park View development, and I am directly affected by the proposed expansion.</p> <ol style="list-style-type: none"><li><b>'Social Cohesion' Claim - Unfounded and Misleading</b> The applicant asserts the scheme will promote 'social cohesion,' yet the proposal is more likely to disrupt than enhance local community dynamics. Adding 500 dwellings could increase Woodstock's population by up to 40% in a short timeframe-undermining community stability. The site is detached from Woodstock's core and separated by the A44, limiting integration. There are no secured or phased community facilities within the outline plans. This fails to meet requirements of NPPF para 92, para 8(b), and Cherwell Local Plan Policy BSC 10, which demand inclusive, accessible, and healthy places.</li><li><b>Infrastructure and Services Under Strain</b> The proposal includes no binding commitments to deliver social infrastructure-only general suggestions that Class E floorspace 'could' house a GP or nursery. Without firm delivery mechanisms (e.g., via s106 obligations or phased triggers), residents may face years without key services.</li><li><b>Harm to Heritage Assets and Landscape</b> The site lies within the setting of the Blenheim Palace World Heritage Site and adjacent to the Blenheim Roman Villa Scheduled Monument. Despite mitigation, the introduction of large-scale development alters the rural landscape and affects visual receptors from key viewpoints. This contravenes NPPF para 213 regarding harm to designated heritage assets.</li><li><b>Prematurity and Lack of Democratic Legitimacy</b> This proposal is premature. The site is not allocated in the adopted Cherwell Local Plan, only in a draft form that has not yet undergone full public examination. Approving this application would undermine local democratic planning. Notably, Bladon Parish Council was not consulted at the application stage, despite the direct relevance to their area.</li><li><b>Excessive Scale and Cumulative Impact</b> Park View was already a significant expansion of Woodstock. This proposal effectively becomes a 'development beyond a development,' risking disconnection, service overload, and further erosion of local identity. Sustainable development should be gradual and planned.</li></ol> <p>This application does not deliver the inclusive, integrated, and sustainable community it claims. Far from promoting integration, the scale, pace, and lack of certainty around infrastructure delivery suggest the proposal will strain local services, fragment Woodstock's social fabric, and create an isolated urban enclave disconnected from its host town.</p> <p>While I recognise that the revised scheme includes improvements over the previous (withdrawn) proposal-including increased landscaping, a central square, and biodiversity enhancements-I do not believe these mitigate the fundamental and cumulative harms this</p>

development would bring to the area.

I respectfully request that the application be refused on the grounds of excessive scale, inadequate infrastructure, harm to heritage assets, procedural shortcomings, and the misleading claim of 'social cohesion.'

**Received Date**

09/07/2025 16:06:42

**Attachments**