Shipton-on-Cherwell & Thrupp Parish Council

Response to planning application for Land South of Perdiswell Farm 25/01510/OUT

DATE

Summary

Shipton-on-Cherwell & Thrupp Parish Council ("Shipton") is agnostic about the proposal to build 500 new homes on the land.

If it is approved, we believe that the developer should be required to provide/enhance facilities for the benefit of residents of the parish and within walking distance, where local facilities are already identified as needing provision or enhancement.

In particular, this should address the sports, leisure and social/community needs of residents – for whom no provision is made on site beyond the statutory provision of basic play areas for young children.

Where S106 funds are provided we recognize that they will be allocated/paid to Cherwell District Council ("Cherwell"). However, we feel it should be clearly stated in the agreement when those funds are intended to be spent in Shipton, Woodstock or Bladon parishes. The need for S106 funds to be clearly allocated from Cherwell to another District Council has been highlighted in responses from Oxfordshire County Council ("OCC") and Woodstock Town Council ("Woodstock").

It is particularly important this is clearly documented in the light of the imminent reorganization of local government as people and roles will change, emails will go missing/be unavailable, and collective memory will be lost.

A description of "in the vicinity of" is vague and could lead to misinterpretation and incorrect allocation of funding vs. what was intended by those involved in the decision-making process at the time.

We want it "on the record" that this is Shipton's preferred approach to the S106 funds, although we recognize that may not be achievable.

We would also ask that the developer implements some practical measures on the estate for the benefit of residents, overlooked when the neighbouring Park View development was built.

Mitigation Measures

The independent Community & Socal Effects report from Tor & Co (planning document "ES Part 4 – Community"), commissioned by the developer as part of this planning proposal, clearly identified that the closest local facilities for this development are generally in Woodstock.

Where they are not available close by (e.g. swimming pool) the closest ones are often in Kidlington – which necessitates a car or bus journey.

- Not all residents will have access to, or be able to pay for, transport. This is not "inclusive" and leads to a community where only those with the funds have access to certain facilities.
- It is the strategy of many organisations (Cherwell, West Oxfordshire District Council ("WODC"), OCC, Active Travel England etc) to encourage walking wherever possible as this reduces the use of cars and has health benefits.

We therefore feel that S106 funds should be used to enhance and broaden existing facilities in Woodstock for the benefit of new residents, and to offset harm caused to existing residents by pressure on existing facilities from the new residents.

Key requirements

1. Outdoor sporting provision

WODC has clearly identified a need for a 3G sport pitch in Woodstock, with plans underway to site this at The Marlborough School.

WODC has requested S106 contributions to facilitate this. We fully support this.

2. Indoor sporting provision

WODC also plans to provide an sports hub/provision in Woodstock for the benefit of the wider community. This includes a gym, as the nearest public gym is in Kidlington. Plans are underway to site this at the Marlborough School.

WODC has requested S106 contributions to facilitate this. We fully support this.

3. Upgrade open air swimming pool

Woodstock has an open air swimming pool within c. 0.5km of the development (once the new path required by OCC is in place). Due to local weather conditions and cost of heating it is only open for a few months of the year, an underused asset for the community. The nearest alternative pool is Kidlington. Plans are underway to upgrade the pool so that it can be used all-year-round.

WODC has requested £290,034 to upgrade the pool. We fully support this.

4. Skatepark

Woodstock Town Council has requested £250,000 to provide and maintain a skatepark in Woodstock. We fully support this.

The WODC Infrastructure Delivery Plan identifies the need for a skatepark.

To our knowledge, since 2016 Blenheim Estates has commissioned 3 independent Community & Social Effects reports for different proposed developments in Woodstock looking at facilities required to support an increasing population.

- Park View in 2016
- Hill Rise in 2020
- Land South of Perdiswell Farm in 2025

All 3 have cited the need for a skatepark – but no land or funding has been proposed or provided by the developer.

There is a growing grass roots public campaign for a skatepark in Woodstock. Active dialogue to achieve this is ongoing with Woodstock Town Council, WODC, The Marlborough School and Calum Miller MP. The campaign has arranged for some Woodstock children (both primary and secondary) to meet with Dominic Hare, Roger File and Ashley Maltman of Blenheim on 21st May 2016 to talk to them about the lack of skatepark, the need for variety in play provision in Woodstock, and what they would like to see included in future proposals for development by Blenheim Estates.

Ideally, we would like to see the NEAP area on the development reallocated and redesigned as a skatepark; this could have been done by the developer at the design phase. However, if this cannot be achieved in the time allowed we would like to see S106 funding allocated to enable a skatepark facility to be built elsewhere in Woodstock.

5. Informal space for outdoor ball games

We would like provision of space for informal ball games such as football and basketball to be made on the development. This was included in the initial proposal for the site by the developer but no provision has been made.

Whilst formal play areas are provided, these are likely to be for younger children and ball games will be prohibited in that space. This is the case on Park View, recently built by the developer. We understand that for a development of the size proposed a multi-use games area would normally be provided – but this has not been included in the proposal.

In their planning proposals for Park View the developer proposed that the land near the play area at Shipton Road end would be suitable for ball games, but nothing has been done to prepare the land for that use. It is covered in large rocks, holes and weeds – it is so obviously hazardous that children avoid using it at all. This is a missed opportunity for the Park View community, and one Shipton is keen not to see replicated on the new development.

Older children on Park View have nowhere to go; if they play ball games in the play areas or cycle/skate on the paths they are told off. There are complaints from residents to the Park View Residents Group about antisocial behaviour – arising from lack of provision. The new development is significantly larger; we should anticipate and meet the needs of older children on the development and those living close by.

A significant area of land on the development cannot be “built upon” to protect views or what lies underneath. We understand it will be grassed over and kept as “pubic space”. Shipton requests that:

- An area of this land be cleared of rocks/holes/weeds so that it is suitable for informal ball games
- Turf appropriate to informal ball games is laid
- The area is regularly maintained by the Management Company to be suitable for informal games
- Basic basketball and football posts are provided to facilitate games.

We are not asking for a pitch to be laid/marked out, and do not require the land to be available for organized games.

6. Equipment for the play areas on the new development

Shipton requests that Cherwell and Blenheim Estates liaises with both Shipton and the Woodstock Town Council sports & leisure working group with regard to what play equipment is provided on the new development.

Land and budget has already been set aside for this, we are not asking for more. Shipton would like the opportunity to offer input into equipment and layout so that we enhance what is already available in Woodstock/close by, rather than duplicate it. Early discussions have already been had with the developer and we believe they are open to this.

7. Upgrade to existing play facilities in Woodstock

Woodstock Town Council is seeking to upgrade play facilities in the town; the biggest of these is on New Road, by the Bowls & Tennis club. It is on an indirect route that families can use to go to/from the town centre on foot, and is well known as the focal point for primary aged children in the area after school, at the weekends and in the school holidays.

Woodstock is looking significantly to redevelop and upgrade these facilities. The developer should be required to provide S106 contributions of £100k towards this.

8. Community Meeting Room(s)

We need facilities for residents on the development to meet such as meeting room(s) within the proposed Class E space. We propose that these are built and given to Shipton-on-Cherwell & Thrupp Parish Council for ongoing management/maintenance.

OCC calculates that 500 houses on the development will mean 1254 residents. They need the ability to meet as a community - for example to allow residents to attend Parish meetings and to allow for community meeting space generally.

For example, Shipton cannot see that consideration has been given to the provision of a polling station within the Parish. Best practice is that at least one polling station should be available within the district. The one option currently available is Shipton Village Hall, which can only be reached by car. Parking of c. 5 spaces is inadequate for the c. 1254 residents anticipated – thus materially affecting the electors. Shipton asks that this obvious future requirement is addressed at this stage and a solution agreed.

We understand that Cherwell has requested S106 of £550k towards the provision of meeting facilities. We fully support this. If this cannot be used to provide meeting facilities on the development, we request that:

- A sum of money be set aside to fund the provision of polling station facilities in perpetuity as Shipton Parish Hall will be inadequate. This cost for an additional polling station should not be covered from council tax, but funded from the S106 levy.
- Funds be allocated to provide and/or support the upgrade of community meeting facilities within Woodstock, which will be available to the residents on the development.

9. Library facilities

The nearest library is in Woodstock. OCC's response notes that this is already too small for the existing population and it is only temporary.

Whilst the location is not ideal, we feel that the opportunity to provide a new facility for Woodstock on the development in the Class E space allocated should not be overlooked. It

was considered for the new Woodstock GP surgery but not progressed as a more suitable site was found. Could this this site be considered for the new library?

OCC requests £250,866 to support library provision in Woodstock. We fully support this.

10. Speed management on roads in the vicinity of the development

500 new homes plus travel to business premises on the site will create significant new travel pressure on the roads. Whilst much work has been done to assess the likely impact, the reality will not be known until the development is occupied.

The following roads impacted by the development already have recognised speed issues:

- The A44 by Park View – speed camera, and regular portable speed camera device operated by Thames Valley Police
- The A4095 through Bladon – speed indicator device
- The A4095 to east of development – proposal looking at active measures to reduce speed as part of this proposal
- The A4095 at Bunkers Hill – Shipton Parish Council want speed indicator devices but have no funding

We request that £30k of S106 funds should be set aside to assist Shipton PC, Bladon PC and Woodstock Town Council (£10k each) as those most impacted by increased traffic – to implement measures to monitor and manage speed.

This could include portable speed cameras and speed indicator devices in locations to be identified in due course according to need.

11. Cycle & walking route between the development and Shipton

A safe cycling/walking route from Shipton to Woodstock must be provided.

OCC has requested £130,000 to address/improve public rights of way within the impact area of 3km of the development. We fully support this.

OCC have specifically highlighted the need for a path to the North of the development e.g. connecting to The Marlborough School and the proposed new sports/leisure facilities there.

In addition, there is no cycle/footpath between Shipton and Woodstock. This means the parish/community is divided between the existing village/houses and the new development.

We believe the existing walking/cycling routes within Woodstock and beyond should include a route from the development to Shipton (possibly Bunkers Hill, along the old railway track). The developer has plans for further development on the Banbury Road in Woodstock which would also benefit from this facility.

12. Access to GP's

Woodstock Surgery is already significanty oversubscribed; a potential new site within the town has been identified, with plans underway to get things agreed within the coming months.

We believe it is highly likely that the majority of the residents of the development will seek to register with this surgery as it is within walking distance. We feel the S106 contribution requested by the Thames Valley ICB should be allocated to Woodstock to expand the facility there. We fully support this.

13. Affordable Homes Provision

We recognize the need for affordable homes.

We believe priority should be given to "local" people. This should include people who can demonstrate links (employment, family) living close by in Woodstock/Bladon, not just those local to Cherwell.

We would request that Cherwell amends the exceptions to its affordable housing criteria when applied to this development to give equal recognition to those with connections to Woodstock and Bladon.

Practical Measures on the estate for the benefit of the new residents

14. Bus route connection from Park View

OCC have highlighted in their response that the developer has yet to show that Cowells Road on Park View, whilst intended for buses, is suitable for their use. They have requested that the developer demonstrates that this road is fit for purpose. We fully support this.

Thought should be given to the design of the main route through the new development e.g. width, where bends are, where people are likely to park – to enable free movement of vehicles, cyclists and pedestrians with clear lines of sight.

We request that how Cowells Road on Park View is being used (e.g. whether people park and block view lines or movement) should be formally reviewed and lessons learned before site design for the new development is signed off. Any previous analysis of Cowells Road is flawed as the road has not been fully opened until April 2026, and even now is unsafe to use due to very deep holes where drainage manhole covers are sited.

15. 20mph speed limit

OCC's response clearly requires 20mph speed limit from the start. We fully support this.

Shipton Parish Council requests clear signs at the entrance to the development and at key points (near play area, near community space and shops) to encourage drivers to slow down e.g. "Children playing"

16. Parking

OCC's response clearly highlights the need for a residents parking zone to be implemented to deter commuter parking. We fully support this.

Shipton Parish Council requests that it is implemented from the outset so that costs and implications are clear to all residents when they first choose to live on the development.

17. Litter/dog waste bins

Bins should be located at key locations where people (and rubbish) congregate or on dog-walking routes once those locations are made available to residents.

Without bins at key locations littering will occur; this has been the experience at Park View, where the Park View Residents Group have had to campaign to get a bin installed. Rubbish is unsightly, dangerous to wildlife, and will incur an ongoing cost in the management charge to remove.

Litter bins are a cost-effective means of managing and preventing littering. Shipton Parish Council requests the developer contracts with WODC to provide this service as the development becomes occupied.

Locations likely to need bins should be identified during the current planning phase, and include:

- By play areas
- Dog-walking routes
- Community area
- By shops (depending on what goes into the Class E buildings)

18. Salt bins

Salt bins should be requested from Woodstock Town Council once the development starts to become occupied according to the process and timeline set out by OCC. They should be sited at key locations on the development, so that residents can help themselves when roads/paths are icy.

Without salt bins on the development the nearest available salt bins will only be accessible with a vehicle, to which not all residents will have access. Salt bins provided on the development would be reasonably accessible by many residents with buckets or wheelbarrows.

19. Discharge of surface water into soakaways

OCC's response makes it clear that surface water is discharged into soakaways, not Thames Water sewers.

This makes residents eligible for a reduction in the rates payable to Thames Water. We request that this is made clear to residents by the developer when buying or renting a property for the first time, and that relevant documentation to support claims for a reduction is made freely available.

Surface water drainage | Account and billing | Help | Thames Water

20. Education provision

OCC's response is clear that there is likely to be no provision for children at the new development at the closest primary (Woodstock Primary) and secondary (The Marlborough) schools.

The developer must be required to be clear about this when selling properties and in its marketing. It will be an easy and logical assumption for prospective purchasers & tenants to assume their children can attend the closest schools; it is therefore important they are given accurate information and not inadvertently misled when making major financial and lifestyle decisions.

21. Defibrillator

A defibrillator should be installed by the developer near the proposed community square, with responsibility for ongoing maintenance and costs to be passed to the Management Company in due course.

With c. 1254 people living close by plus those visiting/using the Class E space on the development, quick and easy access to a defibrillator could save lives not only on the development but within the wider community.