Woodstock Town Council

The Town Clerk's Office
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10th June 2026

To: Jason Traves
Principal Planner
Cherwell District Council
39 Castle Quay
Banbury
OX16 5FD

Dear Jason

Subject: Land South of Perdiswell Farm, Shipton Road, Shipton on Cherwell, Reference Number: 25/01510/OUT

Woodstock Town Council would like to reinforce all its earlier objections to the Kidl planning proposals and make additional comments.

There is however one typing error in the original objection. In the second paragraph on education and school capacity the sentence , "Woodstock Town Council endorses this principle and, emphasises the fact that that like Hill Rise, if Perdiswell Farm children are not able....." should read, "Woodstock Town Council endorses this principle and, emphasises the fact that, unlike Hill Rise, if Perdiswell Farm children are not able....."

Support for Comments made by Shipton Upon Cherwell Paris Council

Woodstock Town Council would like to strongly support the objections of Shipton upon Cherwell Parish Council who point out the importance of the related S106 funding being committed to facilities in Woodstock as the local service centre. Especially given the commitment in the Cherwell Local Plan to the relocation of the Woodstock Football Club.

Retention of bus gates and prevention of Cowells Road becoming a rat run

Woodstock Town Council strongly objects to any proposed change that would remove, weaken or compromise the effectiveness of the bus gates or bus-only access controls associated with Cowells Road, Park View estate and the proposed Perdiswell Farm development.

The purpose of these restrictions is not merely technical or incidental. Once Cowells Road is fully open, it is likely to become a through route or 'rat run' between Shipton Road and the A40 for general traffic seeking access to Shipton Road, Woodstock CE Primary School, Marlborough School, Woodstock Outdoor Pool, the wider leisure facilities and other destinations in and around the town.

This is concerning, particularly in the early morning with School runs and likewise at the end of the school day. We point out with concern that the Pre-School is at the junction of Shipton Road and Cowells Road, giving the likelihood of accumulation of cars around this point especially in the early

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morning and late afternoon. All these potential issues will be made much worse if there is also a link between the A4095 and Cowells Road through the proposed development.

It is not entirely clear where the bus gate was going to be sited but it sounds as if it would be the at the end of Henrietta Way where that abuts on to the field proposed for development. Is Henrietta Way really able to take a double decker bus safely?

However, without robust and enforceable bus gates prohibiting vehicles other than buses (and presumably emergency vehicles?) we can see the two developments (Park View and the proposed Perdiswell Farm development) becoming traffic
mayhem.

Cowells Road was not designed to accommodate through traffic. It is a residential road serving local homes, not a distributor road or strategic access route. When general traffic starts passing through, there will be a fundamental change in its character with increased traffic volumes, additional highway safety concerns and more noise, disturbance and air pollution for existing residents. It is likely to become less safe for pedestrians, cyclists and children travelling to school or local facilities.

The Council is particularly concerned that, once through traffic is enabled or encouraged, pressure may then arise for additional parking restrictions on Cowells Road or surrounding residential streets in order to manage the traffic impacts created. Such an outcome would be unacceptable. Existing residents should not be penalised, lose convenient access to on-street parking, or experience reduced residential amenity as a consequence of a development and traffic arrangement that was not designed around the capacity and function of their road.

For these reasons, Woodstock Town Council considers that the retention of effective bus gates and enforceable bus-only controls is essential. Any proposal to remove or dilute those controls would be contrary to good transport planning, contrary to residential amenity, and contrary to the principles of sustainable development. We also ask that the development has an enforceable 20mph speed limit throughout as we also hope will happen at Park View in the near future.

Yours sincerely,

Sarah Williams

On behalf of Woodstock Town Council

Cllr Sarah Williams
Town Mayor of Woodstock
Woodstock Town Council