Comment for planning application 25/01510/OUT

Application Number	25/01510/OUT
Location	Land South Of Perdiswell Farm Shipton Road Shipton On Cherwell
Proposal	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
Case Officer	Carlos Chikwamba
Organisation	
Name	Sharone Parnes
Address	9 Lewisfield Way,Woodstock ,OX20 1DF
Type of Comment	Objection
Type	neighbour
Comments	FORMAL OBJECTION AND PROCEDURAL REPRESENTATION 25/01510/OUT - Land South of Perdiswell Farm, Shipton Road, Shipton-on-Cherwell Proposal: Outline planning application for up to 500 dwellings and commercial floorspace with associated access, open space, and infrastructure. Submission Capacity: Individual Town Councillor and Woodstock Resident Dear Head of Planning and the Development Management Team I am writing to log my strong, formal objection to application 25/01510/OUT. I submit this representation in my dual capacity as an individual Town Councillor and a deeply concerned local resident of Woodstock. I request that this document be uploaded immediately to the public planning register as a material procedural representation. My objection and formal demands are based on the following critical grounds: 1. Deficient Application Data and Procedural Unfairness The statutory response from National Highways dated 14 July 2026 explicitly states that the applicant, Blenheim Estate Homes, has failed to provide sufficient information to understand the development's impact on the Strategic Road Network. Specifically, the severe cumulative traffic impacts on the A34 Peartree Interchange, Shipton Road, and the Bladon Roundabout have not been properly or safely assessed. Because the initial public consultation window closes while the developer's transport assessments are deemed entirely inadequate by national authorities, the local community is being forced to comment on a fundamentally flawed and incomplete case file. We cannot meaningfully object to or analyze essential infrastructure mitigation schemes that do not yet exist. Forcing a consultation cutoff under these conditions is procedurally unfair. 2. Compliance with the Secretary of State's Directive Following the Secretary of State's formal Article 31 holding directive issued to Cherwell District Council on 11 July 2026, final decision-making power has been restricted while Whitehall considers a full call-in of this application. Cherwell District Council must comply fully with this directive and withhold outline planning permission. Furthermore, because any subsequent technical data, traffic modeling, or highways mitigation agreements submitted by the developer will constitute substantial new environmental and infrastructure information, it cannot be processed behind closed doors. I formally demans that Cherwell District Council triggers a full, transparent, and mandatory 21-day public re-consultation period the moment either the developer submits new transport data, or the highway authorities (National Highways and Oxfordshire County Council) issue revised technical reviews or proposed mitigation schemes. The community must have a lawful right to review and challenge these models before this application is permitted to progress to a committee vote. 3. The Threat to Local S106 Infrastructure Funding and Financial Viability I raise a critical objection regarding the severe threat this highways failure poses to local infrastructure funding. To satisfy National Highways at the A34 Peartree Interchange and local routes, the developer will likely be forced to fund multimillion-pound engineering mitigations. There is a high risk that the developer will subsequently submit a Financial Viability Assessment to claim the project is no longer profitable enough to afford its other local obligations. The community must not see the vital, local education mitigation fund -

which must legally stay within the immediate Woodstock catchment area to meet statutory tests - or local affordable housing quotas decimated to pay for tarmac on the strategic road network.

Cherwell District Council must demand an absolute guarantee that any highways fixes will not be delivered at the expense of Woodstock's essential community infrastructure, school places, or social housing.

In light of the double-intervention by National Highways and the Secretary of State, the developer's timeline is broken and the application is deficient. I urge the Council to uphold its duty to local democracy, enforce the holding directives, protect our S106 funds, and commit to the demanded public re-consultation.

Yours sincerely,
Sharone Parnes
Woodstock Resident and Town Councillor

Received Date 18/07/2026 00:13:10

Attachments