

# Comments for Planning Application 14/02063/OUT

## Application Summary

Application Number: 14/02063/OUT

Address: Land East Of Woodstock Oxford Road Woodstock Oxfordshire

Proposal: Hybrid Planning Application for a mixed-use development comprising: Outline Planning Application for up to 1,500 dwellings, including affordable housing and up to a 150 unit care village (C2) with associated publicly accessible ancillary facilities; site for a new primary school; up to 930sqm of retail space; up to 7,500sqm locally led employment (B1/B2/B8) including link and ride; site for a Football Association step 5 football facility with publicly accessible ancillary facilities; public open space; associated infrastructure, engineering and ancillary works, (all matters reserved except for means of access to the development); and Full planning application for the development of Phase 1 at the south western corner of the site for the erection of 29 residential dwellings (29 of the 1,500 described above) with associated open space, parking and landscaping; with vehicular access provided from Upper Campsfield Road (A4095), Shipton Road and Oxford Road (A44)

Case Officer: Catherine Tetlow

## Customer Details

Name: Mr Clive Wilkinson

Address: 3 St Andrews Square Woodstock

## Comment Details

Commenter Type: Neighbour

Stance: Customer objects to the Planning Application

Comment Reasons:

- Design and layout
- Highways
- Increase danger of flooding
- Landscape
- Neighbourliness
- Other - give details
- Policy / Principle

Comment: I invite the planning authority to reject this proposed development. The time scale for the public consideration of the proposed development over the Christmas and New Year holidays has been far too short, given the absolute scale of the application. The time allowed has been no different from that allowed for considering a single extension to a dwelling. Here we have 1,500 new dwellings, a school, some new commercial buildings and new shops proposed within the scheme. Two months for public consultation is far too short.

The proposed so-called Woodstock East development for approximately 1,500 dwellings with new infrastructures such as a new school, shops and commercial premises is proportionally far too

large for a location closely adjacent to the historic town of Woodstock (with approximately 1,500 existing dwellings) and also adjacent to the large heritage site of Blenheim Palace and its parkland of approximately 11,000 acres. These proposals would double the size of the existing town of Woodstock and will be extremely detrimental to the existing, important and valuable tourist amenities and will devalue the local community as a whole. There are many listed and historic buildings that benefit the ancient town. Ancestors of my family were in business in New Woodstock in 1797 as one of the then three firms of glove makers.

Over recent years Woodstock has incorporated many new dwellings, including rural exception sites, sympathetic to the existing nature and structure of the ancient rural town and its community. This proposed development fails to recognise these qualities because of its large scale and will do nothing except swamp the area, which is unacceptable to the community.

These proposals are not just about providing much wanted new housing. It is part of the declared intention of raising some £50 million profit over the next 15 years for the applicant/developer.

The existing road structure will not support the new traffic associated with the development.

The proposal for development lasting over 15 years with all the building works and disruptions onto and off the various sites will be detrimental to the existing neighbours and to the occupants of the new dwellings as and when they would be sold over extended years.

Woodstocks medical and care facilities are insufficient to serve the needs of the proposed development and the applicant has no control over those facilities.

Existing transport facilities will be insufficient to cope with the new population and the applicant has no control over extending these requirements.

The site is close to Oxford London Airport and the new community would suffer and consequently complain about noise arising from the airports proximity and jeopardise its dependent employers.

There is likely to be local flooding of part of the applicants site, especially at the south-east corner where the existing road and roundabout regularly suffers during rain.

The existing road network will suffer over a prolonged period of years with the sheer quantities of building materials and minerals necessary for the proposed development. The consequent increase in traffic will snarl communications and be detrimental to tourism. Blenheim Palace is a large business in its own right providing regular exhibitions, concerts, fairs and as a museum, attracting many thousands of people travelling by coach and car to Woodstock. Function organisers have to plan and organise road traffic schemes to accommodate these movements.

The building works and associated transports would interfere with expected large scale traffic to Woodstock.

Space and lack of time prevents me from detailing further objections to this application.