

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 Jonathan Madden

Address: 6 Park Lane Woodstock Oxford

Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Highways
- Other - give details
- Policy / Principle

Comment:I wish to object to this planning proposal.

The proposed development is out of scale relative to the size of the town of Woodstock. It would change the character of the area detrimentally.

Without addition of new water reservoir facilities, construction of such a large number of new houses would place water supplies under additional strain during times of drought. Furthermore a full appraisal of existing water supply and drainage infrastructure is required in order to minimise the risk of damage to supply pipework, and consequent outages as a result of building work and heavy vehicle movement.

The A44 from Witney to the Headington Roundabout is chronically inadequate. Similarly the A44

from Yarnton to the A40 junction experiences severe congestion during weekday mornings, with transit times of 40 minutes or more.

The A34 suffers from frequent congestion, all the way from the M40 to the south at Milton and beyond.

A new link road from the A44 to the A40 will not alleviate pressure from increasing traffic volume.

In order to travel from Woodstock to the John Radcliffe Hospital on weekday mornings requires a journey time of up to 90 minutes

The A4095 from the A44 through to Hanborough and beyond is much too narrow and bendy to accommodate today's volume of traffic. It is too narrow adjacent to Bladon Church for HGVs to pass each other and has a pavement on the Church side that cannot fit a pushchair. The road is dangerous for cyclists to use, especially at night.

At the same time this road is a feeder for commuter traffic into North Oxford as well as providing access for Hanborough station and the Cotswold Line.

No increase in potential traffic volume should be permitted along the A4095 until such time as an enforced alternative route for heavy goods vehicles is in place.

The proposed development is on an area that marks the south-eastern edge of The Cotswolds, where land topography changes from the level land of the Thames Valley to the undulating hills of the Cotswolds. There are limited options for road upgrades to the A44 northwards and the A4095 westwards, as well as the A40 to the north of Oxford.

Planned expansion with 1500 new houses, together with separate housing proposals along the A4095, would create a cluster of urban expansion that would make road travel in the area even slower than at present and cause a further deterioration in access to essential services such as hospitals in Oxford, from towns and villages to the north.