2a, Park Lane Woodstock Oxford OX201UD

 29th January 2015

Dear Sir / Madam,

**Re: Application 14/0206/OUT Hybrid Application Woodstock**

I live in Woodstock, and whilst I was aware of this application through the press, local talk, etc., I hadn’t until today realised that the closing date for comments to the proposed development had to be received by today.

I have therefore quickly read through the material on the web-site, and I have found it difficult to know exactly what comments are required at this stage, and to fully understand if the development is a ‘full package’ with new school, parking, sports facilities, care village, that if approved have to be built, or if outline planning permission means that the developer can pick and choose how much is built and when.

At this stage I would therefore like to object, at least until I have a clearer understanding of the following points please (apologies if these points are already answered in the literature):

*Does approval of the proposal mean that everything has to be built and not just the houses i.e. will there be a requirement that the school, football pitches, link and ride etc. are a condition of the development?*

*Will the facilities such as the school, football pitch, link and ride etc., as well as the roads /pathways, have to be in place before any houses are occupied?*

*There is mention of the football club moving, are there plans to develop the New Road area, will the existing ‘green space’ stay for public use?*

*There is reference to a new Primary School, could the existing school area be used as an opportunity for the town to perhaps use that site to move and house the Library, Police station and Fire station, and thereby free space to enlarge the Hensington Road car park for more Town Centre parking? What are the plans for the school area?*

*I didn’t notice any reference to the Doctors surgery, is the current facility able to cope with such an increase in population. There isn’t sufficient parking at the moment for surgery visits, cars parking illegally on double yellow lines every day, where will the extra patients park?*

*Will the low cost housing benefit locals, people born and bred and schooled in Woodstock, rather than the WODC waiting list? Could there be a local ‘low cost housing register’ guaranteeing the offer of a house to say any first time buyer currently at the Marlborough School or a former Marlborough School pupil, currently living in Woodstock, who has spent 10 years or more living and at school in Woodstock? A measure along those lines would help keep locals in Woodstock, who tend to move away as they can’t afford to buy in their home town?*

*Will there be new Town Councillors from the development, if so how many and will they be able to influence and take decisions that affect the future of the centre of Woodstock?*

*On Parking matters there seem to have been a few strange assumptions. Para 4.12 saying ‘it should be noted that a parking problem exists to some degree in Woodstock Town Centre .....because it is being used as an informal park and ride into Oxford.....’* How can the ‘park and ride’ assumption be correct when most town centre parking is restricted to three hours maximum? *Later on in the* *Transport Assessment para 9.54 saying ‘the development will have a positive impact – referring to parking in the centre of Woodstock’* How can 1200 houses, with or without ‘park and link’ improve parking in the centre of Woodstock? *If just one new resident a day drives into the town centre, it makes parking worse? No mention appears to be made of the existing parking problems, cars at lunch time and in the evenings often driving* *round in circles in the hope of finding a spare parking space.*

*Why doesn’t the new development have a public house and restaurant, to lessen the likely noise and traffic of commuting into central Woodstock in the evenings, when parking is normally very difficult?*

*Is the Park and Link facility free and will it run frequently and into the Town Centre in the evening?*

*There is mention of the football club possibly folding soon because current facilities are inadequate, so should the new football facility be built first to avoid the club folding?*

*There are other sports than football that would benefit from floodlights or indoor facilities, swimming, gymnasium, tennis etc., will other sports be considered as well?*

Apologies if some of the points I mention above have already been answered, I have only spent a couple of hours this afternoon looking through the plans and may well have missed things.

Yours faithfully

Peter Gosling