

# 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: Dr Kate Bird

Address: 25 Rosamund Drive, Woodstock, Oxfordshire OX20 1YE

## Comment Details

Commenter Type: Member of the Public

Stance: Customer objects to the Planning Application

Comment Reasons:

- Affect local ecology
- Design and layout
- Highways
- Landscape
- Neighbourliness
- Other - give details
- Policy / Principle

Comment: I have lived in Woodstock for 14 years. I am married with two children, one at Woodstock Primary school and the other at The Marlborough School (secondary). Woodstock is a reasonably small market town, with a vibrant, close-knit and supportive community. I strongly object to the proposed development 14/02063/OUT as I believe it is disproportionate to the size of the existing town and would irrevocably change the nature and feel of the town. In particular:

1. Woodstock has a strong sense of community; we talk to and help our neighbours, and as a result we have one of the safest towns in the region. Increasing Woodstock as substantially as this

planning application proposes would threaten the important support structures which exist.

2. Both schools are situated on Shipton Road. This road is often gridlocked at the start and end of the school day and it is extremely dangerous for pedestrians, especially the children. As many Woodstock families have dual incomes (often through necessity due to high house prices) many parents drop their children off on the way to work. Therefore this situation is unlikely to change, and has indeed become considerably worse since the recent expansion of the primary school. Children are put off walking or cycling to school as a result of the traffic. Siting an entrance to the new estate, and indeed, a route through to a second primary school, on Shipton Road would have serious implications for the existing schools and, indeed, the local residents.

3. The secondary school is very much part of our community. Many Woodstock residents went to the school and now have children at the school themselves. It is renowned for its inclusive, nurturing atmosphere. It incorporates the Ormerod Resource Base, which caters for students with learning and physical disabilities. Most of these students attend mainstream classes and this has undoubtedly helped foster an attitude of tolerance and equality among the students. Moreover, as one of the smaller secondary schools in the area, it is able to provide individual attention to the children who need it, and allows the more vulnerable children to feel safe. As there is no provision for another secondary school within the proposed development, I assume that numbers attending The Marlborough School would increase substantially, and I am in no doubt that this would irreparably damage the atmosphere and nature of the school, and I am sure that many of the children, particularly those on the autistic spectrum, simply would not cope in such an environment. I also have serious safety concerns about siting an entrance to the new estate next to a school with a high number of disabled students.

4. Traffic through Woodstock is an ongoing problem. Various schemes have been suggested over the years, including plans for a bypass some 14 or so years ago to alleviate the heavy traffic using the A44. Parking within the town is often impossible. As a daily commuter to Oxford, I can testify that there are times of the day when driving along the A44 towards Oxford is simply no go. Taking into consideration all the other housing developments which have been proposed for West Oxfordshire and around the Oxford ring road, adding another potential 3000 cars to the mix could make this situation intolerable.

5. Proposing new shops in the development may be welcome to some, but I believe that more investment should be made to support our existing shops and business units. Our shops are important, as they provide a service to the community, employment, they are within walking distance for most people and are a social meeting place. By building an alternative shopping centre, again, would simply fragment an already stable and thriving community.

6. Finally, I object on the grounds that this is Green Belt land, and it is vitally important that we protect our open spaces for our wellbeing, our education, the protection of our wildlife and above all, the enjoyment of future generations.