

Date:

(sender name and address)

Planning Department

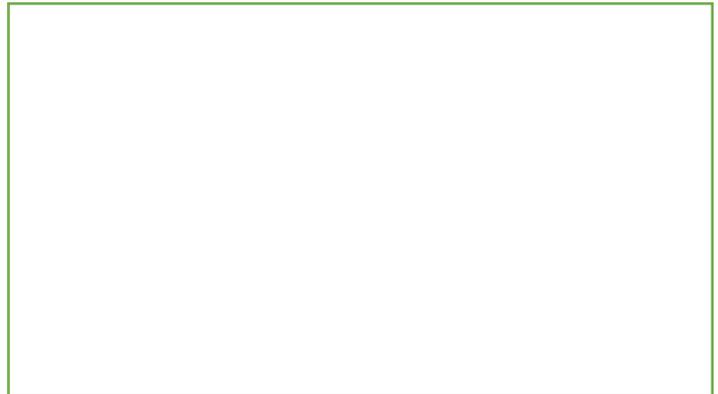
West Oxfordshire District Council

New Yatt Road

Witney

Oxon

OX28 1PB



**Ref. 21/00189/FUL, Land East of Hill Rise, Woodstock, Oxfordshire - OBJECTION**

Dear Sirs,

I write to strongly **object** to the above-mentioned planning application on the following grounds:

- This development is unsuitable, in an inappropriate location, on the edge of a historic town.
- This development, alongside the proposed Banbury Road development will bring 1,024 more people to register at the Woodstock Surgery. These are in addition to new people from the Park View development which is currently being built in the town. Combined, this is 1,752 more people. The Government target is 1,800 patients per GP and Woodstock Surgery already exceeds that at 2,276. The NHS Oxfordshire Clinical Commissioning Group (OCCG) says the surgery building is not suitable for expansion.
- There is no safe way to walk or cycle into the centre of Woodstock, with narrow pavements it is hard to navigate especially for wheelchair users, those with pushchairs and / or young children. The 180 new homes proposed at this site will bring nearly 500 more people to Old Woodstock with no way of safely walking or cycling to necessities such as the local schools, shops, and the medical centre. The plans offer no solutions to this major issue.
- The existing infrastructure cannot cope with the projected extra 1000+ daily car movements from this development. Woodstock is already busy with HGVs and cars on its substandard transport network and experiences major congestion. There are no amenities in Old Woodstock and due to its distance from the town, and hazardous cycling route to town, residents readily use their cars. This development will significantly increase car journeys on the already busy A44.
- This proposed development is 60 houses above the number of houses originally proposed, a 50% increase in the number approved by the local plan. There is no requirement for this increase in numbers in the local plan.
- With this development many children would have to be driven out of the town to find places at other schools which will also be under pressure from other developments (not convenient or eco-friendly). According to Oxfordshire County Council, the planned housing development in Old Woodstock will require 57 more primary school places. Even if they must go to Wootton Primary school, there are only 40 places there, maximum. There is currently no spare capacity at Woodstock Primary School, where the children should be able to go to school, and even with expansion there will not be enough places for all the children in Woodstock. If all the proposed developments for Woodstock are built there will be an anticipated shortfall of 111 places at Woodstock Primary School (after a proposed expansion).
- The design of the development is not small scale, the proposed houses (and flats) are of a different style to those neighbouring it, some being three story. The proposed parking barns are large and unattractive; they will potentially invite anti-social behaviour. This development is not in keeping with the character of this historic town.
- If permitted, this development will cause the loss of well used, open, green space. The proposal does not demonstrate that an overall gain in biodiversity can be achieved with this

development. It will significantly impair the peace and tranquillity of this site which is contrary to Policy EH2 of the Local Plan.

For the above reasons, I strongly request that planning permission is **NOT granted** for this planning application.

Yours faithfully,

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*(sign)*

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*(print)*