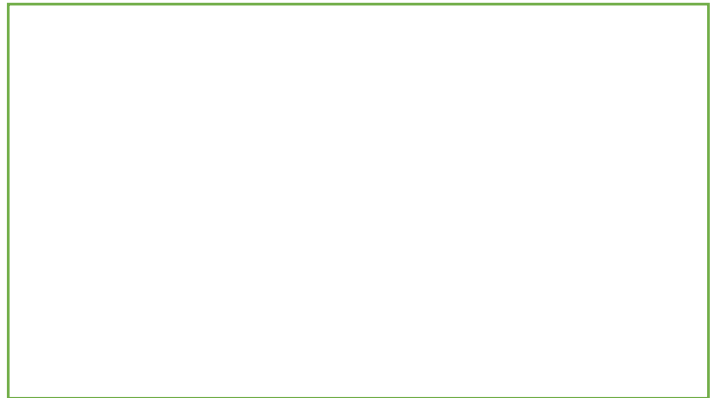


Date:

(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 have seen the several new documents put up on your Planning Portal recently by the Applicant, Blenheim Palace. These offer no solutions to the most serious objections made to their original plans. I therefore continue to object strongly to Blenheim's proposals for this site, on the following grounds:

- The proposed development is unsuitable, in an inappropriate location, on the edge of a historic town.
- The proposed development, alongside the proposed Banbury Road development, would 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, with 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 the extremely narrow pavements on this stretch of the A44, where there have been two serious accidents this year at the two very dangerous pinch-points, it is hard to navigate especially for wheelchair users, those with pushchairs and / or young children. The 180 new homes proposed at this site would 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. Parking in Woodstock Town is already a serious problem for Woodstock residents.
- The existing infrastructure cannot cope with the projected extra 1000+ daily car movements from this development. Woodstock is already busy with large numbers of 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 and pedestrian route to town, residents have every incentive to use their cars. The proposed development will significantly increase car journeys on the already busy A44.
- The proposed development is for 180 homes – this number has not changed at all. 180 homes is 60 more than was allocated in the Local Plan - an increase of 50%. The Local Plan does not approve or even contemplate such an increase and the proposed development is inconsistent with it.
- The Woodstock library is, for the existing population, about half the size set by the County standard.
- 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 a maximum of only 40 places there and there is no safe or viable pedestrian route to that school. There is currently no spare capacity at Woodstock Primary School, where the children should be able to go to school, and even with a proposed expansion there would not be enough places for all the children in Woodstock. If all the proposed developments for Woodstock are built there would be an anticipated shortfall of 111 places at Woodstock Primary School (after a proposed expansion).

- The design of the development is not small scale, and the proposed houses (and flats) are of a very different style to those neighbouring it. The proposed parking barns are large and unattractive; they will potentially invite anti-social behaviour, and for this reason they are opposed, too, by Thames Valley Police. 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. Instead, it will significantly impair the peace and tranquillity of this site which is contrary to Policy EH2 of the Local Plan.

As stated by ICOMOS (UK) – one of the bodies consulted by WODC - the Applicant has not provided a satisfactory heritage impact assessment to assess the effect of the proposed development on the Blenheim Palace World Heritage Site.

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

Yours faithfully,

(sign)

(print)