

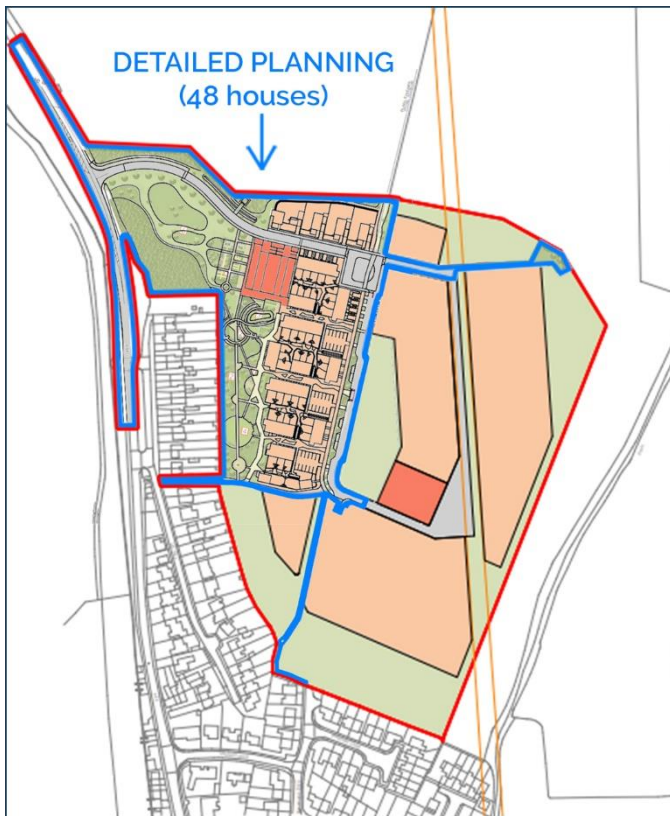
The plans have changed, again.

Your comments are needed for a third time!

Dear neighbour, many of you will know that Blenheim has submitted revised plans for their proposed development east of Hill Rise.

The deadline for objecting to these revised plans is **Thursday 13th October**. We believe that the sheer volume of objections can have a huge impact, as suggested by the Oxford Mail in a recent article (<https://www.oxfordmail.co.uk/news/22812453.hundreds-object-blenheim-plans-third-large-estate/?ref=suit>). We would be so pleased if you would make your voice heard to West Oxfordshire District Council (WODC). You can object by either:

- **Commenting** on the West Oxfordshire District Council (WODC) planning portal: <https://publicaccess.westoxon.gov.uk/online-applications/search.do?action=simple> (type 'Land East of Hill Rise' in the Search box and then click on 'Comments').
- **Writing** to: Planning Department, West Oxfordshire District Council, Elmfield, New Yatt Road, Witney, OX28 1 PB (Ref. 21/00189/FUL Hill Rise), or
- **Telephoning** the Council to object – tel. 01993 861000



Proposed Development at Hill Rise

- The red line is the site boundary.
- Orange areas show the total of 180 homes.
- The blue line outlines 48 homes for which detailed planning permission is sought (Phase 1).



Woodstock, before Park View



Woodstock, after Park View and the current planning proposals at Hill Rise, Banbury Road and nr Bladon roundabout.

(artist impressions, original photography has been edited)

LINKS TO THE PLANS FOR ALL SITES ARE ON OUR WEBSITE: www.c-pow.org.uk

> WATCH our video '<https://bit.ly/Blenheim-Build>' (Key concerns, YouTube, 10 mins) <

Follow us on Facebook [@CampaignPOW](https://www.facebook.com/CampaignPOW)

The main changes proposed by the revised plans are as follows:

- Previously, Blenheim had applied for detailed planning permission for 74 homes and outline planning permission for 106 homes. They are now applying for detailed planning permission for 48 homes and for outline planning permission for 132 homes. **But the total number of homes remains the same – 180.** The position of the 48 homes for which detailed planning permission is sought is shown on the front of this flyer.
- They have re-oriented some of the buildings to create a new “view corridor” of open space through the proposed development. This corridor runs at an angle of about 30 degrees from the public right of way and is said to provide a view of the church tower in Woodstock.
- They have re-located some of the denser buildings towards the centre.
- They have re-designed and re-located the parking barns.
- They have proposed a new path across woodland and the River Glyme to connect the site with the Banbury Road site.

We believe that these changes do not meet the key objections that have previously been made.

You can put in any objection that is relevant but we would highlight the following:

Policy/Principle: The WODC Local Plan said that the site could accommodate 120 homes. The revised application has not changed the total number of homes (180), which is a 50% increase on the number provided for in the Local Plan. There is no justification for this increase.

Infrastructure: The infrastructure of Woodstock cannot cope with the scale of the proposed new developments. Blenheim has also recently applied for permission to build 500 new homes just beyond the Park View development, near the Bladon roundabout (south of Perdiswell Farm). That is in addition to the 300 homes at Park View, the 235 proposed homes at Banbury Road (revised down from 250) and the 180 proposed homes at Hill Rise. The pressure caused by the proposed influx of residents to Woodstock would be unsustainable for our schools, the surgery, and the chemist. The parking problems would be made much worse and the library, already too small for Woodstock, would be swamped.

Connectivity: There is no safe pedestrian or cycle route from the proposed Hill Rise site to the Banbury Road site, the schools, or to town. The A44 is simply too dangerous, as is the proposed new route which would cross dense woods and an area prone to flooding.

Parking Barns: These would be a magnet for anti-social behaviour. Thames Valley Police have already indicated that the new proposals do nothing to meet their objections to the parking barns.

Public Right of Way (PROW): This would become a road through the site and the view of the Church tower from the PROW would be mostly blocked by buildings. The public would have no right to use the proposed new path that runs at a 30 degree angle from the PROW.

Effect on Local Ecology: There are bats, deer, badgers, dormice, skylarks and other birds that will be affected, as well as other creatures like grass snakes and slow worms.

Increased Danger of Flooding: Perhaps flooding issues have affected you.

Neighbourliness: The field is currently used by many local residents, ramblers and dog walkers for recreational purposes. Local residents meet in the fields and this creates a sense of community that would be lost.

To keep informed you can sign up to our newsletter, email contact@c-pow.org.uk, visit our website at www.c-pow.org.uk or call us on 07398 584127.

Lastly, thank you to those of you who have kindly and generously donated before. You have made a huge difference to the campaign. Again, we would be very grateful for further donations (no matter how small) to keep the fight going. A reminder of our bank details: Account Name: Campaign to Protect Old Woodstock. Bank: Barclays Bank. Sort code: 20-65-20. Account number: 43110885.