

Elizabeth Woodward
9 Hedge End
Woodstock OX20 1NP

Good afternoon ladies and gentlemen,

Thank you for permission to speak. My comments relate particularly to the

Overlooking and loss of privacy

Character of the area

Design, appearance and layout

I asked to speak as probably my house is the nearest of any of the properties on Hedge End to the new development and therefore I am the most affected of the residents. The distance between my sitting room window and the property line being just 7m.

It was therefore reassuring to read in paragraph 4.1 of the landscape planning document for the site - to remind you

4.1

- *To provide and maintain an attractive/visually appealing and robust landscape setting to the development;*
- *to promote the green space within the site as an area for public enjoyment and recreation,*
- *whilst educating people about wildlife and teaching respect for nature;*

However these aims are apparently absent relating to the land adjoining Hedge End where the gardens of the new houses back directly on to the gardens of Hedge End properties.

- Why is this the case when all other borders of the development have attractive vegetation and/or pathways planned together with a careful management programme to maintain them?
- Why is this block of houses not given the same horticultural attention as the other housing.

18/02574/RES – Land East of Woodstock

Thank you for the opportunity to speak to you today. My name is Joanna Bowyer from Terence O'Rourke, and I am the planning consultant representing the applicants: the Vanbrugh Unit Trust and Pye Homes.

The reserved matters application now before you represents the next step in bringing forward development on this important allocated site. These proposals are in line with the principles and parameters originally established through the hybrid permission granted in May last year, and build on the values established through the first phase of development to ensure that this site will continue to deliver a development of the highest quality.

The application brings forward 254 new homes with a range of unit types and tenures, including affordable housing providing increased supply and choice of housing for the area, alongside commercial and community uses to support a mixed and sustainable community. Large areas of open space and significant landscaping are provided, together with improved links to the surrounding area complementing Woodstock's historic character and delivering net gains for the environment. This development will also secure funding needed to ensure the future of and continued significance of the Blenheim Palace World Heritage Site.

While it is not part of this development phase, space is also reserved at the north of the site for provision of a new nursery facility which will be designed to meet operator requirements.

Since submission of the application, we have worked closely with your officers to review the detail of the scheme to address their comments, and the comments of interested parties including highways and conservation teams. This has addressed all of the points raised, and there are no statutory objections to the proposals.

While we acknowledge Woodstock Town Council's comments, as your officer confirms, the development would have an acceptable relationship with neighbours to the site and would not result in adverse impacts. The arrangement of buildings proposed reflects the historic form of Woodstock and helps to create the high quality public realm. Connections provided to the existing community at the west of the site and the provision of landscaped areas are as envisaged through the parameter plans that have been approved under the hybrid permission here, and the flexible commercial space proposed at the central square will help to provide for

Appendix C

Mr Lotter advised that the land he had purchased had formed part of a larger landholding and had no access. Since acquiring the land he had erected a fence and constructed some steps but he now wished to create an access.

He noted that the Council's Officers had indicated that the access would have no significant impact and advised that it was to be formed off an unclassified lane that only served one property to the left. Further, as there was a deep ford, the lane itself was not highly trafficked.

34 GROVE ROAD: BLADON PARISH COUNCIL SUBMISSIONS TO THE UPLANDS COMMITTEE ON 03.06.19

Thank you for giving us the opportunity to make submissions today. We would like to make several points:

1. The Parish Council is very concerned that the development is not proceeding in accordance with the approved plans, especially given it is in the heart of the Bladon Conservation Area. Our major concern is the area to the rear of the new house where the landscape and ground levels have been radically changed from the approved plan, and a 4' high retaining wall has been built next to the lane from the house to the far end of the plot, with additional fencing seeming likely. Consequently the design of the house has changed with a completely new configuration of doors and windows at the rear. A further wall has been built along much of the far side of the plot. All this impacts adversely on the surrounding area. The site is clearly visible to both pedestrians and cars travelling along the main road.
2. We brought our concerns to the planning department in the middle of April when it became clear that the approved plans were not being followed. We were informed, that the Architect had said that he would reinstate the embankment to its former condition once the majority of the works on the dwelling house had been completed. This seemed unrealistic to us given the physical limitations of the plot. The work continued.
3. We wrote to WODC again on 8th May expressing further serious concerns about the impact of the changes on the Conservation Area, and drawing attention to Condition 12 of the existing permission which was attached "to safeguard the open plan character of the development /and the character and appearance of the area".
4. We understand several site visits have been made by various planning officers, but the work has continued unabated. We now understand that despite apparently acknowledging that it is not being done in accordance with the existing planning permission, rather than take any enforcement action, even temporary, they have invited the developer to apply for retrospective planning permission instead. If an application *is* made, we will look at it carefully but it is probable the PC would lodge objections.
5. We understand the neighbouring residents were advised by WODC to obtain legal advice if they had concerns as to the impact of the work on their property, and that they have indeed done so and that those matters are ongoing between them and WODC.

6. Given all the circumstances we would strongly invite the Committee to pursue the option of taking formal enforcement action as set out in paragraph 4 of the Business Manager's Report.

Thank you.

CLLr I King, Chair of Bladon Parish Council.