

Mrs Joan Desmond
Principal Planner WODC
Elmfield
New Yatt Road
Witney
OX28 1PB

July 25 2023

Dear Joan Desmond

Scoping Opinion 23/01512/SCOPE: North Witney Land

On behalf of the North Witney Action Group (NWAG) representing 1,100 concerned local residents, we would like to thank you for an excellent, thorough and much welcomed response to the NW SDA consortium Scoping submission.

Since June 2016, NWAG has submitted six evidence-based papers to WODC challenging both claims and interpretations of research culminating in our response to the current scoping paper. In the light of your comments and requests to North Witney Land on 12 July 2023 we would like to highlight and enhance a few critical issues.

Traffic and access

To your concerns regarding traffic and access we would highlight the **highly restricted road and pavement widths** in relation to :

- Buses/coaches 8' 3" (2.55m) wide
- HGV 8'0" (2.49m) wide
- Cars 6'0" (1.8m) wide

West End

Immediately before West End joins Hailey Road at the Cannon Pool junction, the street width between property walls is 21' 8" (6.6m) with the road itself restricted to 15' 1" (4.6m) leaving two footpaths at 2' 11" (0.9m) and 3' 8" (1.1m).

New Yatt Road

Road widths are 15' (4.5m) and 17' 6" (5.3m) kerb to kerb on two particular lengths immediately north of the WODC offices. Footpath widths are also very narrow in places.

Both these roads are significantly strategic in any development of the NW SDA as drivers will invariably use them as short cuts or alternative routes to and from the town centre. These are residential roads and key pedestrian routes to four pre school and schools.

These highly restricted road widths have never been mentioned in any Reports on the proposed development.

Absence of WEL

Turley's assumption (7.14) that there will not be a WEL is both arrogant and alarming. NWAG's response to that statement is in our submission on the WODC web site. This can now be enhanced by the OCC note to NWAG by a Senior Transport Planner dated July 4 stating:

*"The West End Link remains in the West Oxfordshire Local Plan 2031 and without this infrastructure coming forward as part of the development WODC would need to take a view (in consultation with OCC) **on whether the NWSDA is in breach of policy**"* NB. the bold type is ours.

WODC Biodiversity Officer

Your challenge regarding skylarks is welcome. Our home with balconies directly overlooks land earmarked as parcel 55.298 ac and 48.009 ac in Plan 2 in the scoping submission. Both parcels are highly populated with skylarks.

Viability

Hailey Parish Council and NWAG has consistently maintained that the SDA is not viable.

WODC told the Planning Inspector at the 2031 Local Plan examination that the site was viable with a CIL charge of £100 per square metre. This calculation was declared correct by the Inspector who also accepted the viability of the SDA.

Under WODC's proposals the landowners would receive £67m for the land. In 2019, post the statement to the Local Plan examination, WODC employed a different consultant, and they declared CIL to be non-affordable and, even after CIL was set to zero, the North Witney SDA was declared to be marginally non-viable.

Yours sincerely

Stuart Harrison
Chair
North Witney Action Group
www.northwitney.org.uk