LAND EAST OF PARK VIEW, WOODSTOCK

EIA SCOPING REPORT

BLENHEIM STRATEGIC PARTNERS

DECEMBER 2021

TERENCE O'ROURKE

LAND EAST OF PARK VIEW, WOODSTOCK

EIA SCOPING REPORT

BLENHEIM STRATEGIC PARTNERS

DECEMBER 2021

TERENCE O'ROURKE

Issue / revision	FINAL	Prepared by	Lauren Tinker
Reference	226403G	Signature	
This document is issued for		Date	December 2021
[ ] Information	[ ] Approval	Checked by	Will Cobley
[ ] Comment	[X] Submission	Signature	
Comments		Date	December 2021
		Authorised by	Will Cobley
		Signature	
		Date	December 2021
		Please return by	

LONDON
23 Heddon Street
London
W1B 4BQ

BIRMINGHAM
Enterprise House
115 Edmund Street
Birmingham
B3 2HJ

BOURNEMOUTH
Everdene House
Deansleigh Road
Bournemouth
BH7 7DU

TELEPHONE
020 3664 6755

www.torltd.co.uk

© Terence O'Rourke Ltd 2021. All rights reserved.
No part of this document may be reproduced in any form or stored in a retrieval system without the prior written consent of the copyright holder.

All figures (unless otherwise stated) © Terence O'Rourke Ltd 2021.
Based upon the Ordnance Survey mapping with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office © Crown Copyright Terence O'Rourke Ltd Licence number 100019980.

Terence O'Rourke Ltd Reg. No.1935454 Registered office Everdene House Deansleigh Road Bournemouth Dorset BH7 7DU Registered in England and Wales VAT No.905095727

Contents

Figures

1 Introduction

Purpose of the scoping report

1.1 Blenheim Strategic Partners intends to apply to Cherwell District Council (CDC) for outline planning permission to develop either up to 500 dwellings or up to 450 dwellings and a primary school at Land East of Park View, Woodstock (figure 1).

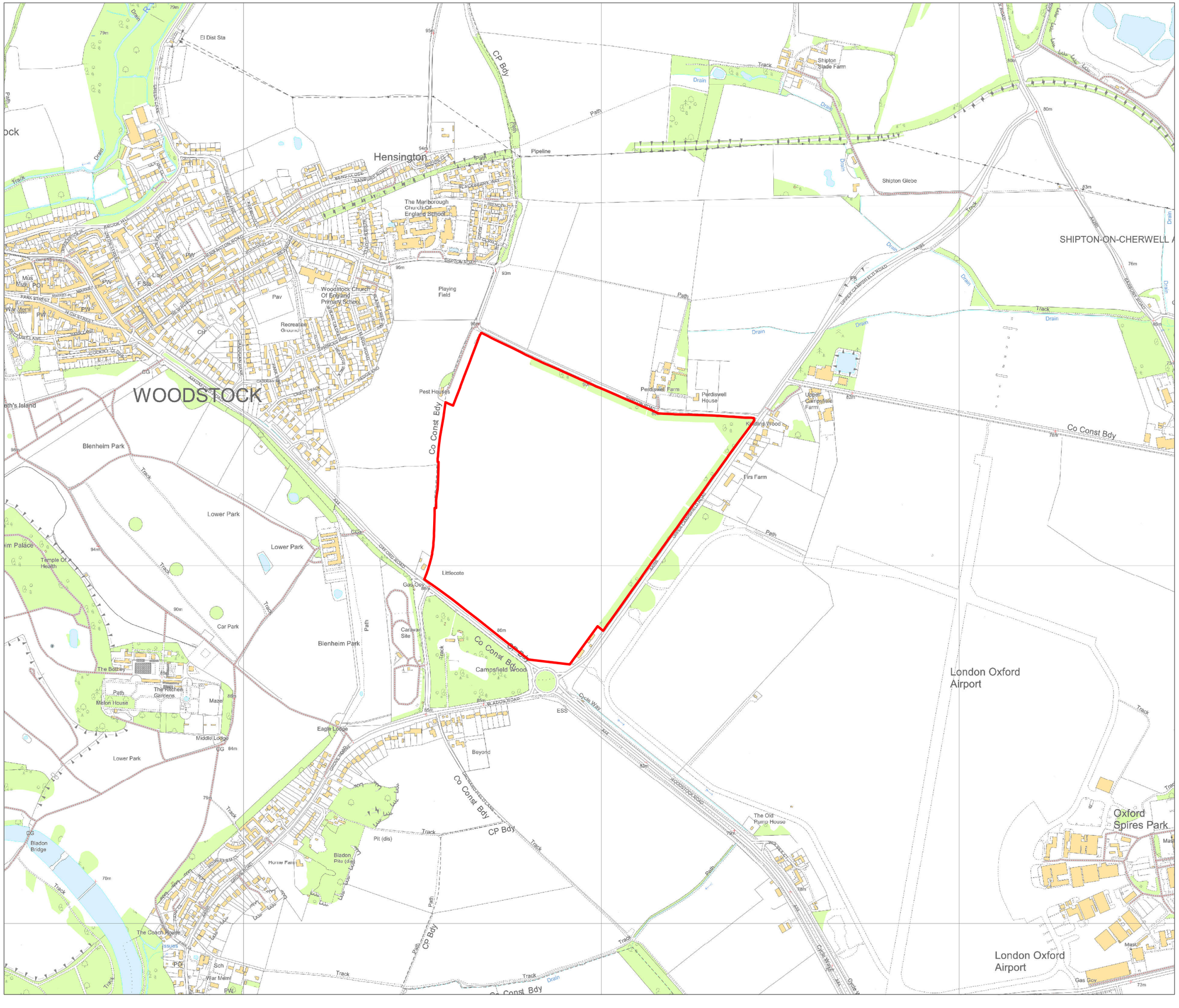
1.2 The proposed development falls within schedule 2 of the Town and Country Planning (Environmental Impact Assessment) Regulations 2017 (as amended; hereafter the EIA Regulations) and the location, scale and nature of the development proposals mean that there is the potential for significant effects on the environment. The proposed development is therefore considered to be an environmental impact assessment (EIA) development, as defined by the EIA Regulations, and an environmental statement (ES) will be voluntarily submitted (without initial screening) by the applicant, Blenheim Strategic Partners.

1.3 This report presents information to assist the council in the process of scoping the EIA and outlines Blenheim Strategic Partners' view as to the potentially significant effects that the EIA would need to examine and the preliminary scope of information that would need to be provided in the ES. Blenheim Strategic Partners therefore submits this report as a formal request to CDC for an EIA scoping opinion under the EIA Regulations.

Report structure

1.4 This report is broadly structured as follows:

- Site description (chapter 2)
- Proposed development (chapter 3)
- An overview of the scoping process (chapter 4)
- The results of Blenheim Strategic Partners' scoping exercise (chapters 5 to 17)
- Conclusion with Blenheim Strategic Partners' view as to the information to be provided in the ES and its proposed structure (chapter 18)



Site boundary

Land East of Park View, Woodstock

Blenheim Strategic Partners

0 250 m

N

Figure 1: Site boundary

Dwg no/226403G2/S001	Revision
Status	30 November 2021
Scale: 1:10,000 @A3	Drawn by: JC / Checked by: LT

Based upon the 2021 Ordnance Survey 1:10,000 colour raster map with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office, © Crown copyright Licence No. 100019980.

Copyright Terence O'Rourke Ltd, 2021

TERENCE O'ROURKE

LONDON
23 Heddon Street
London W1B 4BQ

BIRMINGHAM
Enterprise House 115 Edmund Street
Birmingham B3 2HJ

BOURNEMOUTH
Everdene House Deansleigh Road
Bournemouth BH7 7DU

TELEPHONE
020 3664 6755

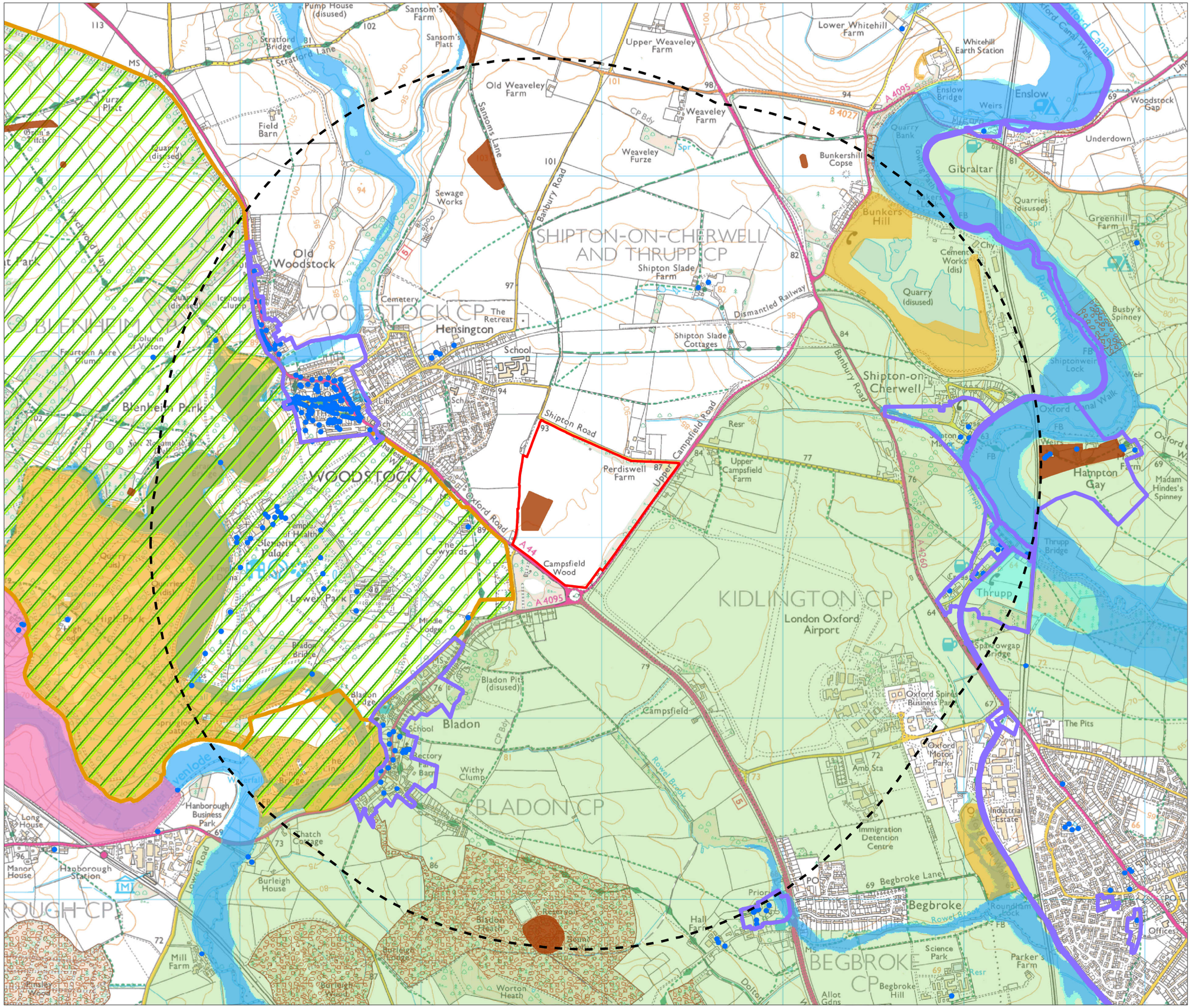
www.torltd.co.uk

2 Site description

2.1 The 48.6 ha site lies to the south east of Woodstock along the A44 Oxford Road (figure 1). It comprises a large arable agricultural field, with a line of woodland along its northern and eastern edges and hedgerows along its southern and western edges. The site slopes gently from approximately 91 m above Ordnance datum (AOD) in the north west to 85 m AOD in the south east. There are no public rights of way on site.

2.2 The site is bordered to the south by the A44 Oxford Road, beyond which is Campsfield Wood and the Bladon Chains Caravan and Motorhome Club Campsite. The Bladon roundabout, where the A44 meets the A4095, lies at the site's southern corner. Just to the north east of this is the Woodstock Boarding Cattery. The A4095 Upper Campsfield Road runs along the site's eastern edge, beyond which are several residential properties and London Oxford Airport. Shipton Road runs along the site's northern edge, beyond which are buildings associated with Perdiswell Farm and more fields. The ongoing Park View development is under construction to the west of the site, beyond which is the main residential area of Woodstock.

2.3 The Blenheim Villa scheduled monument, the buried remains of a Roman villa and associated field system, lies in the south west of the site (figure 2). Blenheim Palace World Heritage Site (WHS) and grade I registered park and garden lies approximately 33 m to the south west of the site at its nearest point. Bladon conservation area is approximately 605 m to the south west of the site, while Woodstock conservation area is approximately 810 m to the north west. Blenheim Park Site of Special Scientific Interest (SSSI) lies within part of the WHS, approximately 1.2 km to the south west of the site.



- Site boundary
- 2km study area
- Listed buildings
- Scheduled monuments
- Registered parks and gardens
- World Heritage site
- Conservation areas
- Ancient woodland
- Site of Special Scientific Interest
- Area of Outstanding Natural Beauty
- Flood Zone 2
- Flood Zone 3
- Green belt

Land East of Park View, Woodstock
Blenheim Strategic Partners

0 500 m

N

Figure 2: Designations

Dwg no/226403G2/S002	Revision	
Status	30 November 2021	
Scale: 1:20,000 @A3	Drawn by: JC	Checked by: LT

Based upon the 2021 Ordnance Survey 1:25,000 colour raster map with the permission of the Ordnance Survey on behalf of Her Majesty's Stationery Office, © Crown copyright Licence No. 100019980. © Natural England copyright. Contains Ordnance Survey data © Crown copyright and database right 2020. © Historic England copyright. Contains public sector information licensed under the Open Government Licence v3.0
Copyright Terence O'Rourke Ltd, 2021

TERENCE O'ROURKE

LONDON
23 Heddon Street
London W1B 4BQ

BIRMINGHAM
Enterprise House 115 Edmund Street
Birmingham B3 2HJ

BOURNEMOUTH
Everdene House Deansleigh Road
Bournemouth BH7 7DU

TELEPHONE
020 3664 6755

www.torltd.co.uk

3 Proposed development

3.1 The proposed development will comprise either up to 500 dwellings or up to 450 dwellings and a primary school, including a mix of housing types and a proportion of affordable housing. The proposed built development will be towards the north east of the site and will be located away from the scheduled monument and its setting. It will also be outside the areas identified as containing archaeological remains (see section 7).

3.2 The sensitivity of the site means that a heritage and landscape led master planning approach will be adopted. It is envisaged that large areas of informal green space will be provided in the south and west of the site, which will also be enhanced to provide biodiversity benefits with the aim of achieving more than 10% biodiversity net gain on site. Play spaces and allotments will be provided within and close to the built development area. Areas of new tree planting will be provided to the south of the built development to help soften the edge to the green space.

3.3 Vehicular access will be from a new junction off the A4095 Upper Campsfield Road and a connection through to Cowells Road to the west, which will provide a link to the Park View development. Pedestrian and cycle links will be created through the site, including onto the A44 Oxford Road and Shipton Road. The existing boundary woodland and hedgerows will be retained and strengthened, except where small gaps are required for access. Sustainable drainage systems will be used to manage surface water runoff.

3.4 To maximise the energy efficiency of the proposed development and minimise carbon emissions, the proposed dwellings will be PassivHaus certified. This means that specific criteria will be achieved in relation to space heating energy demand, primary energy demand, airtightness and thermal comfort.

4 Scoping the environmental impact assessment

Background

4.1 The EIA process examines the significant effects of an EIA development on its receiving environment. This is encapsulated in the advice given in paragraph 035 (reference ID 4-035-20170728) of the Ministry of Housing, Communities and Local Government's (MHCLG) web-based National Planning Practice Guidance: *Environmental Impact Assessment* (NPPG; updated 2020):

> *"Whilst every Environmental Statement should provide a full factual description of the development, the emphasis should be on the 'main' or 'significant' environmental effects to which a development is likely to give rise. The Environmental Statement should be proportionate and not be any longer than is necessary to assess properly those effects. Where, for example, only one environmental factor is likely to be significantly affected, the assessment should focus on that issue only. Impacts which have little or no significance for the particular development in question will need only very brief treatment to indicate that their possible relevance has been considered."*

4.2 This approach is reinforced by case law from UK and European courts. Judgements have stated that, even in relation to the minimum requirements for an ES, not every possible effect has to be considered. The focus should be on the main effects and remedying the significant adverse effects. The Milne judgement (R v Rochdale MBC ex parte Milne) states that *"the environmental statement does not have to describe every environmental effect, however minor, but only the main effects or likely significant effects."* The Tew judgement (R v Rochdale MBC ex parte Tew) noted that the underlying objective of EIA is that decisions be taken *"in full knowledge"* of a project's likely significant effects and stated:

> *"that is not to suggest that full knowledge requires an environmental statement to contain every conceivable scrap of environmental information about a particular project. The directive and the Assessment Regulations require the likely significant effects to be assessed. It will be for the local planning authority to decide whether a particular effect is significant."*

4.3 A comprehensive and focused scoping process, culminating in a constructive scoping opinion that identifies the likely significant effects and any EIA methodologies that CDC wishes to see employed, will enable the production of an ES that provides a concise and objective analysis that deals with the significant areas of impact and highlights the key issues relevant to the decision-making process.

4.4 The aim is to 'scope in' only those aspects considered likely to have significant environmental effects. Where a particular environmental feature or component of it has not been included within the proposed scope of the EIA, this is not to suggest that there will be no associated effects; rather that these are not considered to be among the significant effects. In line with the guidance given in the NPPG, these effects will be given *"very brief treatment* [within the scoping report] *to indicate that their possible relevance has been considered"*, but no detailed assessment work is proposed for them.

The scoping process undertaken

4.5 Baseline data on the site and surrounding area have been gathered for each environmental topic. A checklist has then been used to identify which environmental issues have the potential to be subjected to effects arising from the proposed development, which has been presented as the first table in each topic section. The checklist is based on the features of the environment referred to in the EIA Regulations, the European Commission's (2017) *Environmental Impact Assessment of Projects: Guidance on Scoping* and the Institute of Environmental Management and Assessment's (IEMA; 2004) *Guidelines for environmental impact assessment.* Where no potential for a significant effect has been identified in the checklist, the issue has not been considered further in the scoping exercise.

4.6 To determine whether the identified potential effects are likely to be significant, the relative importance of the potential receptors (classified as high, medium, low or negligible) was combined with the magnitude of the envisaged changes (classified as large, medium, small or negligible) to which they would be subjected, using the matrix in figure 3 below. The findings of this process form the second table in each topic section.

		Importance / sensitivity of receptor			
		High	**Medium**	**Low**	**Negligible**
Predicted scale or magnitude of effect	**Large**				
	Medium				
	Small				
	Negligible				

Key
Likely to be significant – scope into EIA
Possibly significant – scope into EIA
Not significant – scope out of EIA

Figure 3: The scoping matrix

5 Air quality and climate

Introduction

5.1 New development can affect air quality and climate by generating dust during site preparation and construction, increasing emissions to air from traffic, and increasing carbon dioxide (CO_2) emissions during and post-construction. There is also the potential for new developments to be vulnerable to risks associated with climate change.

Currently known baseline

5.2 CDC has declared four air quality management areas (AQMAs), the nearest of which to the site is 4.8 km to the south east on Bicester Road in Kidlington. The neighbouring West Oxfordshire District Council (WODC) has not declared any AQMAs in Woodstock. The nearest CDC diffusion tube monitoring point to the site is on Langford Lane, approximately 1.7 km to the south east, where the recorded nitrogen dioxide (NO_2) concentration was 20.6 µg/m^3 in 2019[1].

5.3 WODC has three NO_2 diffusion tube monitoring points in Woodstock to the north west of the site, on Hensington Road, High Street and Rosamund Drive. NO_2 concentrations at these monitoring points were 19.2, 10.4 and 9.1 µg/m^3 respectively in 2020. WODC also monitors NO_2 concentrations at three locations in Bladon to the south west of the site, where NO_2 concentrations in 2020 were 19.7 µg/m^3 at Park Street, 7.5 µg/m^3 at Heath Lane and 12.3 µg/m^3 at Grove Road[2]. All these levels are well below the annual mean objective of 40 µg/m^3, indicating that air quality in the area is good.

5.4 Data from the National Atmospheric Emissions Inventory[3] show that 1,229,000 tonnes of CO_2 were emitted in Cherwell district in 2018, 227,000 tonnes of which were from domestic energy use and 628,000 tonnes of which were from road traffic.

Potential significant effects

5.5 The initial identification of potential significant effects is set out in table 5.1.

[1] CDC, 2020, *2020 Air Quality Annual Status Report.*
[2] WODC, 2021, *2021 Air Quality Annual Status Report.*
[3] https://naei.beis.gov.uk/laco2app/.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Local air quality (criteria pollutants)	Yes	Yes	Increased road traffic emissions during and post-construction
Dust	Yes	No	Potential generation of dust during construction
Odour	No	No	No odour-generating uses are proposed
Local climatic effects	No	No	The nature of the proposed development suggests that there will be no localised effects on temperature or the moisture content of the air
Transboundary air quality	No	No	The location and nature of the proposed development mean that there is no potential for significant transboundary effects
Global climate	No	No	The nature and scale of the proposed development suggest that there is no potential for significant global climate effects
Climate adaptation and vulnerability to climate change	No	Yes	There is the potential for increased risk from flooding due to increased rainfall as a result of climate change post-construction
Carbon dioxide budget / emissions	Yes	Yes	Emissions from traffic during and post-construction, use of materials in construction, energy use in buildings post-construction

Table 5.1: Initial air quality and climate scoping checklist

5.6 Subject to the nature of the ground conditions, site preparation and construction activities, and meteorological conditions, construction sites have the potential to mobilise dust that can then be deposited on surrounding areas. The significance of dust deposition tends to decrease with increasing distance from the source and is only commonly significant within 100 m of the dust generation source.

5.7 There are residential properties adjacent to the western site boundary within the ongoing Park View development and a small number of residential properties on the opposite side of Upper Campsfield Road to the north east. However, standard and proven best practice construction measures are set out in guidance[4] to minimise temporary effects from dust generation. Such measures will be implemented through a construction method statement, which would be required by a planning condition attached to any consent, and no significant adverse effects are predicted.

5.8 The movement of materials and personnel to and from a construction site will have associated emissions. However, guidance[5] suggests that assessment is not required if traffic flows will increase by fewer than 100 HGVs or 500 other vehicles (annual average daily traffic). Construction traffic associated with the proposed development will not exceed these levels, so no significant effects are predicted.

5.9 Roadside NO_2 concentrations in Woodstock to the north west and Bladon to the south west are well below the annual mean objective of 40 µg/m^3 and there are no air quality management areas in the vicinity of the site. While the proposed development is likely to increase vehicle movements by more than 500 per day, this threshold only indicates that an assessment should be carried out; it does not provide an indicator of effect significance. The EPUK and IAQM guidance states that, at exposure levels less than 75% of the air quality assessment level (in this

[4] Institute of Air Quality Management (IAQM), 2016, *Guidance on the assessment of dust from demolition and construction v1.1.*
[5] EPUK and IAQM, 2017, *Land-Use Planning & Development Control: Planning for Air Quality.*

case, the annual mean objective of 40 µg/m^3), as is the case in the vicinity of the site, the degree of potential harm is likely to be small. Given the existing low levels of air pollution in the area, and the relatively small scale of the proposed development, no significant adverse effects are predicted.

5.10 The potential for adverse effects on ecological receptors as a result of traffic emissions is examined in section 12.

5.11 Traffic and energy use associated with the occupation of the proposed development will generate CO_2 emissions, as will the development's construction. However, as discussed in section 3, the proposed dwellings will be designed in accordance with PassivHaus standards to minimise their carbon footprint. Given this, and the scale and nature of the proposed development, the changes are not considered likely to be significant in the context of existing emissions in the district. It is therefore proposed that CO_2 emissions are examined in the sustainability and energy statement that will be submitted as part of the planning application, rather than in the ES.

5.12 As discussed in section 16, the site lies within flood zone 1 and is at very low risk of surface water flooding. There is the potential for climate change to increase the risk of surface water flooding through increased rainfall levels and intensity. However, as set out in section 16, this issue is not considered likely to be significant. The location of the site and the nature of the proposed development mean that it is not vulnerable to any other climate change risks, such as the urban heat island effect.

5.13 The proposals will therefore not lead to any significant air quality and climate effects and air quality and climate are scoped out of the EIA. However, an air quality assessment will be submitted in support of the planning application as a stand alone document, in accordance with local requirements. This will assess the potential for effects on NO_2, PM_{10} and $PM_{2.5}$ levels in the area. In addition, CO_2 emissions will be examined in the sustainability and energy statement.

Air quality and climate effects summary

5.14 The findings of the scoping process in relation to air quality and climate effects are summarised in table 5.2, which confirms that there will not be a specific air quality and climate chapter in the ES.

Potential effect	Receptor importance / sensitivity[1]	Magnitude or scale of effect[2]	Likely significant?	To be included in the EIA?
Particulates and dust generation during construction	High (Neighbouring population)	Negligible Short term	X	No
Road vehicle emissions during construction	High (Population along local road network)	Negligible Short term	X	No
Road vehicle emissions post-construction	High (Population along local road network)	Negligible Long term	X	No
Generation of CO_2 during and post-construction	High (District's CO_2 emissions)	Negligible Long term	X	No
Vulnerability to climate change risks	High (Residents and site users)	Negligible Long term	X	No

Table 5.2: Air quality and climate effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

6 Community, social and economic effects

Introduction

6.1 The proposed development has the potential to cause a range of community, social and economic effects. These include population changes, increased provision of market and affordable housing, generation of employment and the increased demand for and provision of local services.

Currently known baseline

6.2 The site lies in Kirtlington ward, which had a population of 3,055 at the time of the 2011 Census. There were 1,227 households in the ward at in 2011[6]. CDC's (2019) *Cherwell District Council Housing Strategy 2019-2024* states that over 1,000 low income households are waiting for affordable housing in the district. However, the council's (2020) *Annual Monitoring Report 2020* states that 446 affordable dwellings were completed in the district in 2019/20, exceeding the target of 190. The annual monitoring report concludes that the district has a 4.7-year overall housing land supply of deliverable sites for the period 2021 to 2026. Unemployment in the district is below both the regional and national averages[6].

6.3 Oxfordshire County Council's (2020) *Oxfordshire Childcare Sufficiency Assessment* indicates that there are not likely to be spare early years places in Woodstock. However, Oxfordshire County Council's (2019) *Pupil Place Plan 2019-2023* states that the Park View development includes new early years accommodation into which Woodstock Under 5's Association (WUFA) could move into from the town's primary school and expand.

6.4 Woodstock Church of England Primary School is currently over capacity[7], although the pupil place plan notes that the school could expand if WUFA moves off site. There is currently spare capacity at The Marlborough Church of England School, but the pupil place plan states that the school is investigating options to expand by one form of entry to meet the needs of local housing growth.

6.5 WODC's (2016) *West Oxfordshire Infrastructure Delivery Plan* (IDP) highlights that discussions are underway regarding the potential relocation of the Woodstock GP Practice, as the existing site is constrained and parking is limited. There is a range of formal and informal public open space in Woodstock, including a bowls and tennis club, recreation grounds, children's play areas, allotments and semi-natural greenspace. The IDP states that the council's priority in the town is to support the community in looking at the feasibility of an outdoor floodlit training area or artificial turf pitch and identifies a future requirement for a skateboard park in the town.

Potential significant effects

6.6 The initial identification of potential significant effects is set out in table 6.1.

[6] www.nomisweb.co.uk.
[7] https://www.get-information-schools.service.gov.uk.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Population profile and demography	No	Yes	Increased population and changes to demography as a result of new dwellings
Housing supply	No	Yes	Provision of new market and affordable housing
Employment	Yes	No	Generation of employment during construction
Economy	No	No	The creation of employment during construction will not be on a scale sufficient to lead to significant effects on the local economy
Lifestyle / standard of living	No	No	The nature of the proposed development means that it will not affect local standards of living
Health	Yes	Yes	Potential for health and wellbeing effects through generation of noise and emissions to air, provision of public open space and increased demand for healthcare services
Education, healthcare and local services	No	Yes	Increased demand for local services by new residents and provision of public open space and potentially a primary school
Public health and safety	No	No	The nature and location of the proposed development mean that there is no potential for effects on public health and safety
Local environmental amenity	Yes	Yes	Construction works may affect the amenity of local residents. Potential long term changes in amenity post-construction
Telecommunications	No	No	The proposed development will not affect telecommunications
Microclimate (e.g. overshadowing, wind effects)	No	No	The scale of the proposed development limits the potential for microclimate effects
Tourism	No	Yes	The proposed development has the potential to affect the setting of Blenheim Palace WHS, which could in turn affect tourism in the area

Table 6.1: Initial community, social and economic effects scoping checklist

6.7 The increase in population associated with the proposed dwellings has the potential to alter the population profile and demography of Kirtlington ward. Given the rural nature of the ward and the existing number of households, it is considered that this effect has the potential to be significant. The proposed development will provide both market and affordable housing. The identified shortfall in overall housing provision in the district, ongoing need for affordable housing and the scale of the proposed development mean that this is likely to be significant.

6.8 The construction of the proposed development will generate temporary employment in the area. However, the small number of jobs that will be created and the relatively low unemployment levels in the district mean that this effect is not considered likely to be significant.

6.9 The increased population has the potential to lead to a corresponding increase in demand for local facilities such as schools and healthcare. The proposed development will also provide new public open space and may include a primary school. Given that there are identified capacity issues in Woodstock, it is considered that these effects are likely to be significant.

6.10 There is the potential for the proposed development to affect the health and wellbeing of local residents through the generation of noise and emissions to air during and post-construction, increased demands for healthcare services post-

construction, and the provision of public open space. However, as discussed in sections 5 and 13, emissions to air and the generation of noise are not considered likely to be significant. The increased demand for healthcare services and provision of public open space will be covered in other elements of the community and social assessment discussed above. No other potentially significant health effects are envisaged, although the potential for wider health and wellbeing effects will be examined in a health impact assessment matrix structured around the health priorities identified in WSP's (2021) *Oxfordshire Health Impact Assessment Toolkit*, which will be submitted as part of the planning supporting statement.

6.11 There is the potential for construction works to lead to a reduction in local amenity. However, as discussed in sections 5 and 13, this will be addressed through standard good practice construction mitigation measures and no significant adverse effects are predicted. The potential for long term changes to amenity through changes to views, including as a result of increased lighting, will be examined in the landscape and visual assessment and it is not considered appropriate to duplicate coverage here. As discussed in section 13, no significant noise effects are predicted post-construction so these are not considered likely to affect amenity.

6.12 As discussed in section 7, there is the potential for the proposed development to affect the setting of the Blenheim Palace WHS, which is an important tourism destination in the area. Setting effects will be examined in the cultural heritage assessment, which will consider the potential for associated effects on the outstanding universal value of the WHS. It is considered that this will adequately address the potential for changes that could affect tourism and further coverage is not required in the community, social and economic effects assessment.

Community, social and economic effects summary

6.13 The findings of the scoping process in relation to community, social and economic effects are summarised in table 6.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Changes to local population and demography	Medium (Ward's population)	Small Long term	✓	Yes
Increased provision of market and affordable housing	Medium to high (District's market and affordable housing supplies)	Small Long term	✓	Yes
Generation of employment during construction	Low (District's unemployment level)	Negligible Short term	X	No
Effects on health and wellbeing	High (Local population)	Small Long term	✓	Yes – to be covered elsewhere in the community and social assessment
Increased demand for and provision of local facilities	Medium to high (Local facilities)	Small Long term	✓	Yes
Effect on local amenity during construction	High (Local population)	Negligible Short term	X	No
Effect on local amenity post-construction as a result of changes to views	High (Local population)	Small to medium Long term	✓	Yes – to be covered in the landscape and visual chapter
Effect on tourism as a result of changes to the setting of Blenheim Palace WHS	High (Area's tourism)	Small Long term	✓	Yes – to be covered in the cultural heritage chapter

Table 6.2: Community, social and economic effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

6.14 The existing community and social baseline conditions will be established in detail through a desk-based study, which will obtain data from a range of sources, including CDC, WODC, Oxfordshire County Council and the Office for National Statistics. The potential population increase arising from the development will be estimated based on the 2011 average household size for Kirtlington ward and this will form the basis for the predictions of increased demand for services and facilities.

6.15 The significance of effects will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix. Potential effects will be considered at the ward, town and district level as appropriate.

7 Cultural heritage

Introduction

7.1 New development can affect cultural heritage assets, including buried archaeology, the historic landscape and built heritage features. These can include effects relating to damage to or loss of a heritage asset itself, as well as changes to an asset's setting. A development necessitating archaeological investigations can be beneficial by improving understanding of an area's history or providing a better understanding of the archaeological record.

Currently known baseline

7.2 Blenheim Villa scheduled monument, the buried remains of a Roman villa and associated field system, lies in the south west of the site and the historic Roman route of Heh Straet runs along the site's western boundary. A programme of archaeological evaluation across the site in 2014[8] found that the main focus of Roman settlement was to the north and south of the villa, with another area in the north eastern corner of the site found to contain Late Iron Age / Romano-British features indicative of occupation. Historic England has advised that the villa was designed to face east-south east, to overlook its agricultural land holding. The archaeological evaluation confirmed that the land east and south of the villa remained free of obstruction to allow extensive views from the villa across its land.

7.3 Blenheim Palace is a WHS consisting of numerous listed buildings and several scheduled monuments set within a grade I registered park and garden. The WHS's south eastern edge is approximately 33 m to the south west of the site at its nearest point and the grade II listed park wall is just beyond the A44. Bladon conservation area is approximately 605 m to the south west of the site, while Woodstock conservation area is approximately 810 m to the north west. There are numerous listed buildings within the conservation areas.

7.4 Oxfordshire County Council's (2017) *Oxfordshire Historic Landscape Characterisation Project* classifies the site as former post-medieval planned enclosure, now prairie / amalgamated enclosure.

Potential significant effects

7.5 The initial identification of potential significant effects is set out in table 7.1.

[8] Thames Valley Archaeological Services, 2014, *Land at Shipton Road, Woodstock, Oxfordshire Archaeological Evaluation.*

Component	Potential construction effect?	Potential post-construction effect?	Comments
Archaeology	Yes	No	Potential disturbance of archaeological remains on site during construction
Scheduled monuments	Yes	Yes	Potential for effects on the Blenheim Villa scheduled monument and changes to its setting during and post-construction
Architecture / buildings / structures	Yes	Yes	Potential for changes to the settings of nearby listed buildings during and post-construction
Conservation areas	Yes	Yes	Potential for changes to the settings of Bladon and Woodstock conservation areas during and post-construction
Historic parks and gardens	Yes	Yes	Potential for changes to the setting of Blenheim Palace WHS and registered park and garden during and post-construction
Other historic interest	Yes	Yes	Potential for changes to the site's historic landscape character

Table 7.1: Initial cultural heritage scoping checklist

7.6 The site is undeveloped and has been found to contain archaeological remains. While the main recorded areas of archaeological remains will be retained as public green space, the destruction of below ground archaeology by construction works would be a significant effect.

7.7 During consultation on the Park View application to the west of the site, Historic England advised that a buffer of at least 30 m should be maintained between the Blenheim Villa scheduled monument and new development. It is proposed that an approximately 50 m wide buffer area will be provided, with sensitive landscaping on the intervening land. This means that there will be no direct physical impact to the scheduled monument. The buffer area will allow the retention of the immediate above ground undeveloped setting and the important views to the east and south east from the scheduled monument. However, there will still be changes to the wider setting, which have the potential to be significant.

7.8 The proposed development will lead to changes to views into the site and increases in traffic on the local road network. The proximity of the site to Blenheim Palace WHS and registered park and garden, Bladon and Woodstock conservation areas, and a number of listed buildings mean that these changes have the potential to lead to significant effects on the settings of these designated heritage assets.

7.9 The development of the site will lead to the loss of its historic agricultural character, which has the potential to be a significant effect.

Cultural heritage effects summary

7.10 The findings of the scoping process in relation to cultural heritage effects are summarised in table 7.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Impact on archaeological remains on the site during construction	Low to high (Archaeological remains on site)	Large Long term	✓	Yes
Change to setting of Blenheim Villa scheduled monument during and post-construction	High (Scheduled monument)	Medium Short and long term	✓	Yes
Change to settings of listed buildings in the vicinity of the site during and post-construction	High (Listed buildings in vicinity of site)	Small to medium Short and long term	✓	Yes
Change to settings of Bladon and Woodstock conservation areas during and post-construction	Medium (Bladon and Woodstock conservation areas)	Small Short and long term	✓	Yes
Change to setting of Blenheim Palace WHS and registered park and garden during and post-construction	High (Blenheim Palace)	Small to medium Short and long term	✓	Yes
Loss of site's historic landscape character	Low (Site's historic landscape character)	Large Long term	✓	Yes

Table 7.2: Cultural heritage effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

7.11 An assessment of designated and undesignated heritage assets will be undertaken in accordance with paragraphs 189 to 207 of the National Planning Policy Framework (NPPF; 2021), the MHCLG's (2019) NPPG: *Historic environment* and Historic England's (2017) *Good Practice Advice in Planning Note 3: The Setting of Heritage Assets.* An updated desk-based assessment will be undertaken, which will review the findings of the archaeological evaluation and will be discussed with Oxfordshire County Council's archaeologist.

7.12 The assessment will be supported by an analysis of viewpoints to and from key historic locations, including the WHS and selected listed buildings, which will be agreed with CDC's and WODC's conservation officers. The assessment will cross reference with the landscape and visual and traffic and transport ES chapters, as appropriate. It will also be informed by a number of stand alone assessment reports, including the lighting and noise assessments, and by the Blenheim Palace WHS Management Plan (2017). A landscape, heritage and biodiversity management plan will be produced.

7.13 The significance of effects will be determined by combining the importance of identified receptors with the predicted magnitude of change, using a matrix.

8 Ground conditions

Introduction

8.1 The existing ground conditions of a site can be of concern due to the potential mobilisation of contaminants during construction or exposure of sensitive receptors such as construction workers, groundwater, surface waters and future site users to such material. The potential for the proposed development to alter the ground conditions of the site post-construction is limited.

Currently known baseline

8.2 The site is largely greenfield and there is the potential for limited hotspots of contamination associated with its agricultural use, for example from localised fuel spills / leaks and the use of pesticides or herbicides. An isolation hospital was located in the north of the site in the 1920s and there was an unknown structure in the centre during World War II. A small quarry was reported to have been present in the north east of the site. Potential contamination sources associated with these uses include Made Ground and infilling of the quarry.

8.3 A programme of intrusive investigations, comprising 43 exploratory holes, was carried out on the site in 2014 to investigate the potential for contamination. No exceedances of the relevant generic assessment criteria for a residential end use with plant uptake or UK drinking water standards were recorded[9].

8.4 The site is not within a minerals safeguarding area and online mapping[10] indicates that the site is in an area that is at low risk from unexploded ordnance.

Potential significant effects

8.5 The initial identification of potential significant effects is set out in table 8.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Geology and geomorphology	No	No	The nature and location of the development mean that effects on geology are unlikely
Ground contamination	Yes	Yes	Limited potential for contamination from existing agricultural use and historic hospital and quarry
Mineral resources	No	No	The site is not within a minerals safeguarding area
Unexploded ordnance	No	No	The site is not known to be in an area of elevated unexploded ordnance risk

Table 8.1: Initial ground conditions scoping checklist

8.6 The existing and historic land uses on the site mean that the potential for contamination is limited to isolated hotspots and potential areas of Made Ground that could have arisen from the site's agricultural use, the historic hospital or the infilling of the former quarry. However, intrusive investigations did not record any evidence of contamination and it is considered that any hotspots of contamination found during construction can be mitigated through the use of standard personal protective equipment and good practice construction techniques. No significant effects are therefore predicted on human health and the water environment as a

[9] Listers Geo, 2019, *Phase 1 Geoenvironmental Desk Study Report Land off Shipton Road, Woodstock.*
[10] https://zeticauxo.com/downloads-and-resources/risk-maps.

result of mobilisation of, or contact with, existing contamination during or post-construction.

8.7 It is therefore proposed that ground conditions is not scoped into the EIA and will not be considered in the ES. However, a phase 1 geoenvironmental report that reviews the results of the past intrusive site investigations will be submitted in support of the planning application as a stand alone document, in accordance with local requirements.

Ground conditions effects summary

8.8 The findings of the scoping process in relation to ground conditions effects are summarised in table 8.2, which confirms that there will not be a specific ground conditions chapter in the ES.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Potential for human health effects from contact with contaminants during construction	High (Construction workers)	Negligible Short term	X	No
Potential for human health effects from contact with contaminants post-construction	High (Future residents)	Negligible Long term	X	No
Potential for mobilisation of existing contaminants into the water environment during construction	Medium (Groundwater on the site)	Negligible Short term	X	No

Table 8.2: Ground conditions effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

9 Land use and land take

Introduction

9.1 Proposed developments can have an effect on the local area through the introduction of a new land use, which can complement, co-exist or conflict with the existing land uses, and through the loss of existing uses on site.

Currently known baseline

9.2 The site is in agricultural use and comprises a large arable field. The agricultural land is classified as grade 3b (moderate quality)[11]. There are no public rights of way on site.

Potential significant effects

9.3 The initial identification of potential significant effects is set out in table 9.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Agricultural land and soils	Yes	No	Loss of agricultural land and soils on the site
Horticulture	No	No	No horticulture on the site or proposed
Forestry	No	No	No commercial forestry on the site or proposed
Recreation / open space / rights of way	No	Yes	Provision of new public open space land use on site
Mineral extraction	No	No	No mineral extraction on the site or proposed
Industrial / commercial / retail	No	No	No industrial / commercial / retail uses on the site or proposed
Residential	No	Yes	Provision of new residential land use on the site
Health / social / education	No	Yes	Potential for the provision of new education land use on the site
Waste disposal	No	No	No waste uses on the site or proposed
Other (specify)	No	No	No other land uses on the site or proposed

Table 9.1: Initial land use and land take scoping checklist

9.4 The proposed development will lead to the loss of 48.6 ha of land from agricultural production and the associated loss of soils within the area proposed for built development, although these will be retained within the green space. Given the relatively small area of land to be lost in relation to the total area of agricultural land in Cherwell (43,614 ha in 2016[12]), and the fact that no best and most versatile agricultural land (grades 1, 2 or 3a) will be lost, it is considered that this is a negligible effect that will not be significant.

9.5 New residential and public open space and potentially education land uses will be provided on the site through the proposed development. However, as discussed in section 6, these effects will be examined in the community and social effects assessment. It is not considered appropriate to duplicate coverage in this section.

9.6 It is therefore proposed that land use and land take are not scoped into the EIA and will not be considered in the ES.

[11] ADAS, 2014, *Woodstock East Agricultural Land Classification.*
[12] Defra, 2018, *Local Authority breakdown for key crops and livestock numbers on agricultural holdings.*

Land use and land take effects summary

9.7 The findings of the scoping process in relation to land use and land take effects are summarised in table 9.2. This confirms that there will not be a specific land use and land take chapter of the ES, although issues associated with the provision of new land uses will be examined within the community and social effects chapter.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Loss of agricultural land and soils on the site	Low to medium (Agricultural land on the site)	Negligible Long term	X	No
Introduction of new residential and public open space and potentially education land uses	Low (Land use on the site)	Medium Long term	✓	Yes – to be covered in the community and social chapter

Table 9.2: Land use and land take effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

10 Landscape and visual effects

Introduction

10.1 Effects on the landscape can arise from a development giving rise to direct changes to physical elements of the receiving landscape, which may affect its features, character and quality; or from indirect effects on the character and quality of the surrounding landscape. Visual effects can result if the development changes the character and quality of people's views. Landscape and visual effects are linked, but have different attributes, so are considered as two elements.

Currently known baseline

10.2 At the county level, the site lies within the Estate Farmlands character area, as identified in the *Oxfordshire Wildlife and Landscape Study* (OWLS, 2004). This area is a rolling agricultural landscape characterised by parklands and a well-ordered pattern of fields and estate plantations. Its key characteristics include medium to large, regularly shaped hedged fields, small geometric plantations and belts of trees, large country houses set in ornamental parklands, small estate villages and dispersed farmsteads.

10.3 At the district level, the site lies at the north western edge of the Lower Cherwell Floodplain landscape character area, within the Large Scale Open Farmland: elevated or low lying farmland with weak structure landscape type, as identified in the *Cherwell District Landscape Assessment* (Cobham Resource Consultants, 1995). The key characteristics of this area include large, flat fields and thin hedge and tree cover that lacks the visual strength to provide structure and unity to the landscape. WYG's (2017) *Cherwell District Council Local Plan Part 1 Partial Review Landscape Character Sensitivity and Capacity Assessment* concludes that the site is of medium landscape sensitivity.

10.4 There are no areas of outstanding natural beauty in the vicinity of the site. As discussed in section 7, there is a scheduled monument on the site and the Blenheim Palace WHS and registered park and garden is in close proximity. Bladon conservation area is approximately 605 m to the south west of the site, while Woodstock conservation area is approximately 810 m to the north west.

10.5 Few direct views are available into the site because of the enclosure provided by the woodland shelter belt along the eastern and northern edge of the site and the mature hedgerow field boundaries. The main locations where direct views are possible are through the gate field access and filtered views into the site from properties and roads adjacent to its boundaries. WYG (2017) classified the site as being of medium to low visual sensitivity.

Potential significant effects

10.6 The initial identification of potential significant effects is set out in table 10.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Landform / topography	No	No	No significant re-profiling of the land is proposed during construction
Land cover	Yes	Yes	Change of land cover from agricultural use to buildings and public open space
Landscape / townscape character	Yes	Yes	Character will change from agricultural to built development and open space
Protected landscapes / townscapes	Yes	Yes	Potential for changes to views from the WHS, registered park and garden and conservation areas
Sensitive views	Yes	Yes	Changes to views from residential properties, public rights of way, roads and the wider countryside

Table 10.1: Initial landscape and visual effects scoping checklist

10.7 The proposed development will change the land cover on the site from agricultural land to buildings and public open space. Similarly, the landscape character of the site will change from agricultural to built development and open space. The sensitivity of the site and surrounding landscapes and the scale of the changes mean that these effects have the potential to be significant.

10.8 The proposed development also has the potential to lead to changes to views from sensitive visual receptors in the vicinity of the site, including residential properties, public rights of way, Blenheim Palace WHS and registered park and garden and local conservation areas. These will include changes to night time views as a result of increased lighting. Given the scale of the proposed development and the proximity of many of the sensitive receptors to the site, it is considered that these changes have the potential to be significant

Landscape and visual effects summary

10.9 The findings of the scoping process in relation to landscape and visual effects are summarised in table 10.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Change to land cover of the site	Medium (Site's land cover)	Medium to large Long term	✓	Yes
Change to landscape character of the site and effects on surrounding landscape character areas	Medium to high (Character of site and surrounding areas)	Medium to large Long term	✓	Yes
Change to views from designated landscapes and townscapes	High (WHS, registered park and garden and conservation areas)	Small to medium Long term	✓	Yes
Changes to other sensitive views, including from residential properties and public rights of way	Medium to high (Visual receptors in the vicinity of site)	Small to medium Long term	✓	Yes

Table 10.2: Landscape and visual effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

10.10 Natural England and Defra's (2014) *Landscape and seascape character assessments* and the *Guidelines for Landscape and Visual Impact Assessment 3rd Edition* (2013) produced by the Landscape Institute and the Institute of Environmental Management and Assessment will be used to guide the assessment of the site and surrounding area. Reference will also be made to the national, county and district landscape character assessments and the Blenheim Palace WHS Management Plan (2017).

10.11 The landscape and visual assessment will include determination of the landscape character of the site and surrounding area, the site's topography, the quality of the landscape and the existing land cover on site. This will be undertaken through a desk study and site visits. A detailed study of the visual setting of the site and the potential visual receptors that may be affected by the development proposals will be undertaken. This will include mapping of the zone of theoretical visibility (ZTV), which will inform the extent of the study area. In defining the ZTV, the screening effects of existing buildings and woodland will be considered.

10.12 Representative viewpoints will be established and confirmed with CDC's landscape department. Photographs will be taken at each viewpoint and used to create a panorama of the view. The precise locations (Ordnance Survey grid reference), date and time of day will be described for each viewpoint taken.

10.13 The landscape and visual assessment will also be informed by a lighting assessment for the proposed development, which will be submitted as a stand alone document in support of the planning application in accordance with local requirements. A landscape, heritage and biodiversity management plan will be produced.

10.14 The significance of the effects on landscape and visual receptors will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix.

11 Major accidents / disasters

Introduction

11.1 A new development can increase the risk from major accidents / disasters if it introduces new receptors to a location close to a major hazard site, such as a fuel terminal. Alternatively, new development itself can introduce a new source of major accident risk.

Currently known baseline

11.2 The site is in flood zone 1 and is not in an area at risk from natural disasters. There are no control of major accident hazard (COMAH) sites within 4 km of the site and no other potential sources of major accident risk (such as high pressure gas mains) in the vicinity.

Potential significant effects

11.3 The initial identification of potential significant effects is set out in table 11.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Major accidents	No	No	The nature of the proposed development means that it does not have the potential to lead to major accidents that could pose a significant risk to human health, cultural heritage or the environment. The location and nature of the proposed development mean that it is not at risk from major accidents
Disasters	No	No	The risk from flooding is addressed in section 16. The location and nature of the proposed development mean that it is not at risk from any other forms of disaster

Table 11.1: Initial major accidents / disasters scoping checklist

11.4 The location and nature of the proposed development mean that no potential effects are identified in table 11.1 and no further scoping is required. Major accidents / disasters are therefore scoped out of the EIA.

12 Natural heritage

Introduction

12.1 Potential natural heritage effects that could arise from a development such as that proposed include habitat loss, habitat degradation during and post-construction, killing or disturbance of animals during and post-construction, loss of or modification to breeding and foraging habitat, and effects on designated nature conservation sites (e.g. from increased public use).

Currently known baseline

12.2 There are no national site network (NSN) sites or Ramsar sites within 5 km of the site. The nearest is the Oxford Meadows Special Area of Conservation (SAC), approximately 5.4 km to the south east. The nearest nationally designated site is the Blenheim Park SSSI, approximately 1.2 km to the south west. The Shipton-on-Cherwell and Whitehill Farm Quarries SSSI is around 1.3 km to the north east. The nearest locally designated sites are the Woodstock Water Meadows Local Wildlife Site (LWS) and the Glyme and Dorn Conservation Target Area (CTA), approximately 1 km to the north west.

12.3 The site comprises arable land, with margins of semi-improved grassland bordered by species-poor hedgerows. A belt of semi-natural broad-leaved woodland runs along the site's eastern and northern edges. The arable and grassland habitats are of low ecological value, while the hedgerows and woodland are habitats of principal importance for conservation in England.

12.4 There is the potential for the site to be used by bats for foraging and commuting, although bat surveys have recorded limited activity. A large main badger sett is present in the north east of the site and badgers are also likely to use the site for foraging. Small numbers of reptiles have been recorded on site, but no evidence of great crested newts or dormice was found. Four territories of skylark (a species of principal importance) were recorded on the site and it is also likely to be used by other farmland and woodland bird species.

Potential significant effects

12.5 The initial identification of potential significant effects is set out in table 12.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Habitat types	Yes	Yes	Loss of existing habitats and creation of new habitats on the site
Protected species	Yes	Yes	Potential for effects from habitat loss and increased disturbance
Ecosystem integrity	No	No	The nature of the habitats in the vicinity of the site suggests that overall ecosystem integrity will not be affected
Wildlife conservation	Yes	Yes	Potential for effects on designated nature conservation sites from increased recreational use and pollution
Resource management	No	No	The management of natural resources (such as woodlands, lakes etc) will not be affected
Natural processes	No	No	No changes are predicted to natural processes (such as hydrodynamics, sedimentation etc)

Table 12.1: Initial natural heritage scoping checklist

12.6 The proposed development will lead to the loss of the existing arable and some of the grassland habitats on site, although the woodland and hedgerows will be retained except for small areas where the new site access junctions will be created. New habitats will also be created on the site, with the aim of achieving more than 10% biodiversity net gain on site. While the habitats to be lost are generally of low intrinsic value, the loss will be large in the context of the site. It is therefore considered that this effect has the potential to be significant.

12.7 The site has been shown to support populations of protected and priority species and there is the potential for the proposed development to affect these through habitat loss and fragmentation and increased disturbance from noise, light and recreational activities. Given the importance of the species present on the site, these effects have the potential to be significant.

12.8 Atkins' (2018) *Cherwell Local Plan Proposed Submission Plan HRA Stage 1 and Stage 2* states that parking provision at the Oxford Meadows SAC is very limited and previous studies have identified that the majority of visitors to the SAC are from Oxford itself, with people walking up to 1.9 km to the SAC. The distance of the site from the SAC, and the provision of public open space on site, mean that significant effects on the SAC are not likely from increased recreational use. The distance also means that significant effects on the SAC are not likely as a result of changes to hydrology.

12.9 The 2018 HRA considered the potential for the proposed development to lead to air quality effects at the SAC and concluded that these were not likely to be significant. However, AECOM's (2018) *West Oxfordshire Local Plan Habitats Regulations Assessment Incorporating Appropriate Assessment* identifies the need for further monitoring of air quality effects at the SAC as a result of increased road traffic on the A34 and A40. As the proposed development has the potential to lead to small increases in traffic on these roads, and given the potential for cumulative effects with other developments, this issue will be examined in the EIA.

12.10 There is the potential for a range of effects to arise on the SSSIs and locally designated sites in the vicinity of the site, including from reduced air quality, hydrological changes, and disturbance from increased noise, lighting and recreational activity. Given the proximity and importance of these designated areas, these effects have the potential to be significant.

Natural heritage effects summary

12.11 The findings of the scoping process in relation to natural heritage effects are summarised in table 12.2.

Potential effect	Receptor importance / sensitivity[1]	Magnitude or scale of effect[2]	Likely significant?	To be included in the EIA?
Loss of existing habitats and creation of new habitats on the site	Low to medium (Habitats on the site)	Large Long term	✓	Yes
Effects on protected and priority species from habitat loss and disturbance during and post-construction	High (Species using the site)	Small to medium Short and long term	✓	Yes
Effects on Oxfordshire Meadows SAC from increased traffic emissions	High (Oxfordshire Meadows SAC)	Negligible to medium (pending further work) Long term	✓	Yes
Effects on nationally and locally designated sites from pollution, hydrological changes and increased recreational use	Medium to high (Nearby designated sites)	Small Short and long term	✓	Yes

Table 12.2: Natural heritage effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

12.12 The results of the desk study, phase 1 habitat survey and protected species surveys will form the basis of the assessment, which will be undertaken in accordance with the Chartered Institute of Ecology and Environmental Management's (2018) *Guidelines for Ecological Impact Assessment in the UK and Ireland: Terrestrial, Freshwater, Coastal and Marine.* In order to facilitate consistency of assessment methodology throughout the ES, the method will be adapted to include consideration of the significance of effects by combining the importance of the identified receptors with the predicted magnitude of change, using a matrix. A landscape, heritage and biodiversity management plan will be produced.

12.13 The assessment will be informed by a number of stand alone assessment reports, including the air quality, lighting and noise assessments. Biodiversity net gain calculations will also be undertaken using an agreed biodiversity calculator.

13 Noise and vibration

Introduction

13.1 The proposed development has the potential to generate noise and vibration during site preparation and construction. Additional road traffic has the potential to increase noise levels during and post-construction.

Currently known baseline

13.2 The main existing source of noise in the vicinity of the site is the local road network, although aircraft noise associated with London Oxford Airport to the east of the site is also audible.

Potential significant effects

13.3 The initial identification of potential significant effects is set out in table 13.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Construction noise	Yes	No	Generation of noise during site preparation and construction
Road traffic noise	Yes	Yes	Increased traffic noise during and post-construction
Operational noise	No	No	No sources of operational noise (such as from fixed plant) are proposed
Vibration	Yes	No	Potential for generation of vibration during construction

Table 13.1: Initial noise and vibration scoping checklist

13.4 Site preparation and construction works will generate noise and vibration and there are residential properties to the north east of the site and to the west in the ongoing Park View development. Standard and proven best practice construction measures are set out in BS 5228:2009+A1:2014 *Code of practice for noise and vibration control on construction and open sites* to minimise temporary effects from construction noise and vibration. Such measures will be implemented through a construction method statement, which would be required by a planning condition attached to any consent, and no significant adverse effects are predicted.

13.5 Construction traffic will access the site from the A4095 Upper Campsfield Road via the A44. Broadly speaking, a perceptible increase of 3 dB in noise associated with road traffic would require a doubling of traffic flows on a given link[13]. Given the existing traffic levels on these roads (see section 14), this is not likely to occur as a result of construction traffic. No significant adverse effects are therefore predicted.

13.6 Post-construction, the proposed development will increase traffic on the local road network. Given the existing traffic levels and the size of the development, it is not likely that it would create sufficient traffic movements to lead to a perceptible increase in road traffic noise and no significant effects are predicted.

[13] Institute of Environmental Assessment, 1993, *Guidelines for the Environmental Assessment of Road Traffic.*

13.7 It is therefore proposed that noise and vibration are not scoped into the EIA and will not be considered in the ES. However, a noise assessment will be submitted in support of the planning application as a stand alone document, in accordance with local requirements.

Summary of noise and vibration effects

13.8 The findings of the scoping process in relation to noise and vibration effects are summarised in table 13.2, which confirms that there will not be a specific noise and vibration chapter in the ES.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Generation of noise during site preparation and construction	Medium to high (Receptors adjacent to the site)	Negligible Short term	X	No
Increased traffic noise during construction	Medium to high (Receptors adjacent to the local road network)	Negligible Short term	X	No
Increased traffic noise post-construction	Medium to high (Receptors adjacent to the local road network)	Negligible Long term	X	No
Generation of vibration during site preparation and construction	Medium to high (Receptors adjacent to the site)	Negligible Short term	X	No

Table 13.2: Noise and vibration effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

14 Traffic and transport

Introduction

14.1 The proposed development will lead to increased traffic on the local road network during and post-construction, which has the potential to lead to associated effects on pedestrian severance, driver and pedestrian delay and pedestrian amenity. There will also be an effect on the local road infrastructure, as the proposals include new site access junctions. Pedestrian and cycle links will be provided through the site.

Currently known baseline

14.2 The A44, which runs along the site's southern boundary, is a strategic road that provides access to Woodstock to the north west, Oxford (around 21 km to the south), and Chipping Norton to the north west via the A34. The A44 Oxford Road connects to the A4095 Upper Campsfield Road / A44 Woodstock Road / A4095 Bladon Road at the Bladon roundabout immediately to the south of the site. The A4095 Upper Campsfield Road runs from the roundabout to the A4260 Banbury Road to the north east, while the A4095 Bladon Road runs south west to Witney. Shipton Road, which forms the site's northern boundary, runs north west into Woodstock.

14.3 Annual average daily flows (AADF) of 10,724 vehicles were recorded on the stretch of the A44 that runs past the site in 2020[14]. This was a reduction on flows in 2019, when 14,791 vehicles were estimated, which is likely to be associated with the COVID-19 pandemic. Similarly, AADF of 7,623 vehicles were estimated on the A4095 Upper Campsfield Road in 2020, compared to 10,069 vehicles in 2019[15]. AADF of 6,737 and 9,000 vehicles were estimated on the A4095 Bladon Road in 2020 and 2019 respectively[16]. AADF data are not available for Shipton Road, but traffic surveys undertaken by David Tucker Associates for the Land North of Hill Rise and Land North of Banbury Road ES in 2019 recorded daily flows of 1,768 vehicles.

14.4 Woodstock is well served by buses, which provide high frequency services to Oxford and the surrounding areas. There are bus stops on the A44 Woodstock Road to the south of the Bladon roundabout. Hanborough Railway Station, which has services to London Paddington, Oxford and Worcester Shrub Hill, is approximately 2.8 km to the south west of the site.

Potential significant effects

14.5 The initial identification of potential significant effects is set out in table 14.1.

[14] https://roadtraffic.dft.gov.uk/manualcountpoints/56362.
[15] https://roadtraffic.dft.gov.uk/manualcountpoints/27700.
[16] https://roadtraffic.dft.gov.uk/manualcountpoints/7637.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Traffic flows and associated effects	Yes	Yes	Increased traffic during and post-construction
Road infrastructure	Yes	Yes	Construction of new access junction
Pedestrians and cyclist links / facilities	No	Yes	Creation of new links
Public transport	No	Yes	Increased use of bus and rail services
Air traffic	No	No	There is no potential for effects on air traffic
Water traffic	No	No	There is no potential for effects on water traffic

Table 14.1: Initial traffic and transport scoping checklist

14.6 There will be an increase in traffic flows on the local road network during construction, including a temporary increase in HGV movements. Construction traffic will access the site from the A4095 Upper Campsfield Road via the A44. The Institute of Environmental Assessment's (1993) *Guidelines for the Environmental Assessment of Road Traffic* state that traffic flows need to change by 10% to have the potential for significant effects in areas with specifically sensitive receptors (such as schools, hospitals, churches and historical buildings) and 30% in other areas. The proximity of the WHS to the A44, which also runs through the Woodstock conservation area, means that a 10% threshold is considered appropriate.

14.7 Given the existing traffic levels on the roads that will be used by construction traffic, it is considered unlikely that the increase will be significant. The proposed development will also increase traffic on the local road network post-construction, with an associated potential for effects on pedestrian severance, driver and pedestrian delay and pedestrian amenity. The scale of the proposed development and the presence of sensitive receptors in the area mean that this effect has the potential to be significant.

14.8 The proposed development will make changes to the local road infrastructure, including new site access junctions onto Upper Campsfield Road to the east and Cowells Road to the west. Improvements may also be required to existing junctions in the vicinity of the site. The new junctions and any upgrades will need to be designed in accordance with relevant standards and will be subject to a stage 1 road safety audit. As a result, no significant effects are predicted on the local road infrastructure.

14.9 A network of pedestrian and cycle links will be provided through the site. However, given the scale of the proposed development and the size of the site, this is not considered likely to be a significant effect. The proposed development has the potential to increase public transport use in the area, but the good level of existing provision in Woodstock means that this effect is not likely to be significant.

Summary of traffic and transport effects

14.10 The findings of the scoping process in relation to traffic and transport effects are summarised in table 14.2.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Increased traffic generation during construction	Medium to high (Local road network and users)	Negligible Short term	X	No
Increased traffic generation post-construction	Medium to high (Local road network and users)	Small Long term	✓	Yes
Changes to local road infrastructure	Low (Local road infrastructure)	Small Long term	X	No
Provision of new pedestrian and cycle links	Low to medium (Local pedestrian and cycle network)	Negligible to small Long term	X	No
Increased use of public transport	Low to medium (Local public transport network)	Negligible to small Long term	X	No

Table 14.2: Traffic and transport effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

Proposed assessment methodology

14.11 A transport assessment (TA), which will assess the impact of the proposed development on the capacity of highway infrastructure, will be scoped with Oxfordshire County Council and will be submitted in support of the planning application. The EIA will summarise the findings of this, but will focus on environmental issues associated with potential increases in traffic flow and any consequent effects on the local community, such as severance, increased driver and pedestrian delay and changes to pedestrian fear / intimidation and amenity.

14.12 The assessment will take account of paragraphs 110 to 113 of the NPPF, the MHCLG's (2014) NPPG: *Travel plans, transport assessments and statements* and the Institute of Environmental Assessment's (1993) *Guidelines for the Environmental Assessment of Road Traffic*. Close consultation will be undertaken with key stakeholders, such as the county council.

14.13 A desk study and site visits will be undertaken to identify key features of the existing road and pedestrian / cycle networks in the vicinity of the site, obtain data on existing accident rates and identify existing public transport services. Key connections, for example to public transport nodes, local cycle routes and the A44 corridor, will also be identified.

14.14 It is proposed that traffic surveys will be undertaken at key junctions and links surrounding the site, trip generation will be estimated for the proposed development using sources such as the TRICS database and surveyed traffic flows, and predicted traffic flows and junction capacities will be modelled using appropriate software. The significance of traffic and transport effects on sensitive receptors will be determined by combining the sensitivity of identified receptors with the predicted magnitude of change, using a matrix.

15 Waste and natural resources

Introduction

15.1 Proposals for development should ensure that waste is reduced as much as possible and that, during the construction and post-construction phases of the proposals, waste arisings are either re-used or recycled where feasible. During construction, wastes should be correctly segregated to maximise re-use and recycling. Where any contaminated or hazardous arisings cannot be treated on site during remediation works, suitable disposal options should be identified as part of the environmental assessment process.

15.2 Natural resources are used in both construction of developments and by the users of the developments post-construction. The EIA Regulations require particular consideration to be given to the use of water, land, soil and biodiversity.

Currently known baseline

15.3 The existing quantities of waste generated on the site are not known, although these are likely to consist primarily of small quantities of agricultural waste.

15.4 In 2018, 280,676 tonnes of municipal solid waste were produced in Oxfordshire, of which 29.7% was re-used / recycled, 20.6% was composted, 7.7% was sent for food waste treatment, 39.0% was subject to energy recovery and 3% was landfilled. In the same year, 1,288,413 tonnes of construction, demolition and excavation waste were produced, of which 33% was recycled, 64% was recovered and 3% was landfilled[17].

15.5 Oxfordshire County Council's (2017) adopted Oxfordshire Minerals and Waste Local Plan Part 1 – Core Strategy states that the available capacity of all waste management and disposal methods in the county currently exceeds demand. This is forecast to remain the case over the plan period to 2031 for composting / food waste treatment and non-hazardous residual waste management, but a shortfall is predicted in non-hazardous recycling capacity.

15.6 Natural resources are currently used on the site for agriculture.

Potential significant effects

15.7 The initial identification of potential significant effects is set out in table 15.1.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Demolition waste	No	No	No demolition is proposed
Waste management	Yes	Yes	Generation of waste during and post-construction that will require management
Natural resources	Yes	Yes	Natural resources will be used both in the construction of the proposed development and by the occupiers post-construction

Table 15.1: Initial waste and natural resources scoping checklist

[17] Oxfordshire County Council, 2020, *Draft Oxfordshire Minerals and Waste Monitoring Report 2018.*

15.8 Waste arising from the site preparation and construction processes will require management. However, this will be managed in accordance with good practice to encourage waste minimisation, re-use and recycling where possible and the quantities involved are likely to be negligible in relation to existing waste generation and management in Oxfordshire. No significant effects are therefore predicted on the county's waste management infrastructure. As discussed in section 8, there no contamination was identified on the site during intrusive investigations, so it is not envisaged that significant quantities of contaminated spoil will require management / disposal.

15.9 The proposed development will lead to the generation of increased amounts of municipal waste post-construction. However, it is proposed that this issue should be examined qualitatively in the sustainability and energy statement, rather than in the EIA, as the quantities involved are likely to be insignificant in relation to existing waste generation and management in Oxfordshire. No significant effects are predicted on the county's waste management infrastructure.

15.10 The construction and occupation of the proposed development will use natural resources, including through land take, loss of soil resources and biodiversity to built development, and increased demand for potable water. However, as discussed in sections 9 and 16, the loss of agricultural land and soil resources and the increased water demand are not considered likely to be significant. Potentially significant effects as a result of habitat loss and creation are identified in section 12, but these will be examined in the natural heritage assessment and it is not considered appropriate to duplicate coverage here.

15.11 It is therefore proposed that waste and natural resources are not scoped into the EIA and will not be considered in the ES.

Summary of waste and natural resources effects

15.12 The findings of the scoping process in relation to waste and natural resources effects are summarised in table 15.2, which confirms that there will not be a specific waste and natural resources chapter of the ES. However, issues associated with habitat loss will be examined in the natural heritage chapter and waste generation will be considered qualitatively in the sustainability and energy statement.

Potential effect	Receptor importance / sensitivity[1]	Magnitude or scale of effect[2]	Likely significant?	To be included in the EIA?
Generation of construction waste that requires management / disposal	Low to medium (Local inert waste management facilities)	Negligible Short term	X	No
Generation of municipal waste that requires management / disposal	Low to medium (Local municipal waste management facilities)	Negligible Long term	X	No
Use of natural resources – land and soil	Low to medium (Land and soils on the site)	Negligible Long term	X	No
Use of natural resources – biodiversity	Low to medium (Habitats on the site)	Large Long term	✓	Yes – to be covered in the natural heritage chapter
Use of natural resources – water	Low to medium (Area's water supply network)	Negligible to small Long term	X	No

Table 15.2: Waste and natural resources effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

16 Water environment

Introduction

16.1 Potential effects on the water environment relate to increases in runoff associated with the increased impermeable area, and any associated effects on flood risk, groundwater recharge and surface water and groundwater quality. There is also the potential for increases in demand for wastewater treatment and potable water supply as a result of the increase in population.

Currently known baseline

16.2 The site is in flood zone 1 and the nearest watercourse is a roadside drainage ditch to the east of the Bladon roundabout. The site is also at very low risk of surface water flooding[18]. It does not lie within a groundwater source protection zone, although it is within a drinking water safeguard zone (surface water) for pesticides, nitrites and benzo(a)pyrene and a drinking water protected area (surface water) for a number of potential pollutants. The site is underlain by bedrock classified as a secondary A aquifer of high vulnerability[19].

16.3 The *Cherwell Water Cycle Study* (AECOM, 2017) states that, allowing for the planned resource management of Thames Water's supply area, there would be adequate water resources to cater for growth over the local plan period. However, it notes that there are long term limitations on further abstraction from the raw water resources supplying the district. Thames Water's (2019) *Final Water Resources Management Plan 2020-2100* identifies a deficit of water supply over demand from 2022 within the Swindon and Oxfordshire Water Resources Zone over the plan period, and provides for investment in measures to restore security of supply.

16.4 Woodstock Sewage Treatment Works lies approximately 1.1 km to the north west of the site. The water cycle study states that flow capacity is available for planned growth in the area, with some capacity available for growth beyond the plan period. However, it notes that treatment process upgrades using conventional treatment technology will be required to ensure compliance with water quality targets.

Potential significant effects

16.5 The initial identification of potential significant effects is set out in table 16.1.

[18] https://check-long-term-flood-risk.service.gov.uk/map.
[19] https://magic.defra.gov.uk/MagicMap/aspx.

Component	Potential construction effect?	Potential post-construction effect?	Comments
Surface water quality	Yes	Yes	Pollution during construction and runoff from roads post-construction may affect surface water quality
Surface water hydrology	No	Yes	Increased runoff rates as a result of the increased impermeable area on the site
Surface water temperature	No	No	No processes are proposed that could change surface water temperature
Groundwater quality	Yes	Yes	Pollution during construction and runoff from roads post-construction may affect groundwater quality
Groundwater hydrology / recharge	No	Yes	Reduced groundwater recharge as a result of the increased impermeable area on the site
Groundwater temperature	No	No	No processes are proposed that could change groundwater temperature
Coastal water quality	No	No	The site is not near the coast
Coastal water temperature	No	No	The site is not near the coast
Coastal processes / hydrodynamics	No	No	The site is not near the coast
Flood risk	No	Yes	Increased flood risk as a result of the increased impermeable area on the site
Availability of utility services	No	Yes	Increased demand for wastewater treatment and potable water supply

Table 16.1: Initial water environment scoping checklist

16.6 There is the potential for effects on surface water and groundwater quality as a result of leaks / spills and sedimentation during construction. However, standard and proven best practice construction measures, such as those set out in CIRIA (2001) *C532 Control of water pollution from construction sites. Guidance for consultants and contractors*, are available to minimise the potential for pollution. Such measures will be implemented through a construction method statement, which would be required by a planning condition attached to any consent, and no significant adverse effects are predicted.

16.7 There is also the potential for pollution of surface water and groundwater by contaminated road runoff post-construction. Surface water runoff from the proposed development will be managed through sustainable drainage systems (SuDS), which will be required to include measures to improve water quality in line with guidance such as CIRIA's (2015) *C753 The SuDS Manual*. This will be informed by work being undertaken elsewhere in the Evenlode Catchment Partnership Area. The use of SuDS will ensure that there will be no significant adverse effects on surface water or groundwater quality post-construction.

16.8 The increased impermeable area associated with the proposed development has the potential to lead to increased runoff rates and increased risk of surface water flooding. It also has the potential to reduce infiltration and affect groundwater levels in the bedrock below the site. However, the proposed SuDS measures discussed above will control runoff rates and ensure that these effects will not be significant. The potential for adverse effects on ecological receptors as a result of hydrological changes is examined in section 12. A flood risk assessment (FRA) and drainage statement will be submitted in support of the planning application to address flooding and drainage, in accordance with national requirements.

16.9 The proposed development will increase demand for wastewater treatment and potable water supply. Given that no specific capacity issues have been identified at the town's wastewater treatment works, and that treatment process upgrades

can be undertaken using conventional technologies, no significant effects are predicted on treatment capacity in the area. While Thames Water has identified potential long term water supply issues in the wider area, it has also planned for measures to address these. Given this, no significant effects are predicted on potable water supply. However, issues relating to wastewater treatment and drinking water supply will be addressed in the FRA and drainage statement and utilities statement respectively, which will be submitted in support of the planning application.

16.10 It is therefore proposed that the water environment is not scoped into the EIA and will not be considered in the ES.

Summary of water environment effects

16.11 The findings of the scoping process in relation to the water environment are summarised in table 16.2, which confirms that there will not be a specific water environment chapter in the ES. However, flooding and drainage will be addressed in the FRA and drainage statement and potable water supply will be addressed in the utilities statement.

Potential effect	Receptor importance / sensitivity(1)	Magnitude or scale of effect(2)	Likely significant?	To be included in the EIA?
Pollution of surface water and groundwater during construction	Low to medium (Surface water and groundwater)	Negligible Short term	X	No
Pollution of surface water and groundwater post-construction	Low to medium (Surface water and groundwater)	Negligible Long term	X	No
Increased surface water runoff post-construction and associated increase in flood risk	Low (Area's surface water hydrology)	Negligible Long term	X	No
Reduced groundwater recharge post-construction	Medium (Groundwater beneath site)	Negligible Long term	X	No
Increased demand for wastewater treatment and potable water supply	Low to medium (Area's wastewater treatment and potable water supply)	Negligible to small Long term	X	No

Table 16.2: Water environment effects summary
Notes:
(1) Categories = high, medium, low, negligible (takes into account geographical level of importance)
(2) Categories = large, medium, small, negligible (takes into account whether effect is short or long term)

17 Cumulative effects and alternatives

Cumulative effects

17.1 The EIA Regulations require the consideration of the potential for cumulative effects with other existing and / or approved projects. Cumulative effects will be considered on an issue-by-issue basis and the scope of the EIA will be expanded, if necessary, to include any cumulative issues that arise in the future. In particular, developments for which planning permission are currently being sought and that may be approved prior to determination of the Land East of Park View, Woodstock application will be included in the assessment.

17.2 Consultees are requested to suggest projects that should be covered in the cumulative effects assessment. It should be noted that the TA will be scoped separately with Oxfordshire County Council and Highways England and may include additional committed developments, in line with relevant guidance.

17.3 There are the following proposed and consented developments in the vicinity of the site:

- Land East of Woodstock (Park View; application reference: 16/01364/OUT): up to 300 dwellings, 1,100 m^2 of A1 / A2 / B1 / D1 floorspace and public open space)
- Land North of Hill Rise, Woodstock (application reference: 21/00189/FUL): up to 180 dwellings, 120 m^2 of community space, parking barns and public open space
- Land North of Banbury Road, Woodstock (application reference: 21/00217/OUT): up to 250 dwellings, 195 m^2 of community space, parking barns and public open space
- Land South of New Yatt Road, North Leigh (application reference: 15/01934/OUT): up to 76 dwellings
- Land North of New Yatt Road, North Leigh (application reference: 16/01902/OUT: up to 40 dwellings
- Land South of Witney Road, Long Hanborough (application reference: 14/1234/P/OP): 169 dwellings and a GP surgery
- Land South of Main Road, Long Hanborough (application reference: 15/03797/OUT): 120 dwellings and provision of a building for D1 use
- Land between Wychwood House and Malvern Villas, Freeland (application reference: 16/01353/OUT): 41 dwellings
- Land North of Witney Road, Long Hanborough (no application submitted, but at the EIA scoping stage): up to 150 dwellings and public open space
- Oxford Park & Ride site on the A44 corridor, to the east of the site, with an indicative car parking capacity of around 1,100 spaces

17.4 Construction works are almost complete on the Land South of Witney Road and Land South of Main Road developments. These schemes are therefore largely included within the existing baseline, but will be considered cumulatively where appropriate (for example, where up to date baseline data are not available). Construction works are ongoing on the Land East of Woodstock (Park View) and Land North of New Yatt Road developments, so it is proposed that these will be considered as part of the future baseline. Work has not yet commenced on the other schemes, which will be considered in the cumulative effects assessment.

17.5 The potential for cumulative effects to arise through the interaction of two or more impacts on the same receptor will also be examined where applicable.

Alternatives

17.6 The ES will include details of alternatives considered by Blenheim Strategic Partners and will set out the reasons for the selection of the proposed options.

18 Summary

18.1 From this scoping exercise, it has been possible to reach a preliminary view on the environmental features that are likely to be significantly affected by the proposed development and that should be included within the EIA. All the potential effects that are likely to be significant are listed in table 18.1.

Feature	Potential effects that are likely to be significant
Community, social and economic effects	Changes to local population and demography
	Increased provision of market and affordable housing
	Increased demand for and provision of local facilities
Cultural heritage	Impact on archaeological remains on the site during construction
	Change to setting of Blenheim Villa scheduled monument during and post-construction
	Change to settings of listed buildings in the vicinity of the site during and post-construction
	Change to settings of Bladon and Woodstock conservation areas during and post-construction
	Change to setting of Blenheim Palace WHS and registered park and garden during and post-construction
	Loss of site's historic landscape character
Landscape and visual effects	Change to land cover of the site
	Change to landscape character of the site and effects on surrounding landscape character areas
	Change to views from designated landscapes and townscapes
	Changes to other sensitive views, including from residential properties and public rights of way
Natural heritage	Loss of existing habitats and creation of new habitats on the site
	Effects on protected and priority species from habitat loss and disturbance during and post-construction
	Effects on Oxfordshire Meadows SAC from increased traffic emissions
	Effects on nationally and locally designated sites from pollution, hydrological changes and increased recreational use
Traffic and transport	Increased traffic generation post-construction

Table 18.1: Effects that are likely to be significant

18.2 Although the environmental features are described here under separate headings, the EIA will pay close attention to the interrelationships of the various factors in order to assemble a holistic picture of the likely significant effects and mitigation measures. It should also be noted that EIA is an iterative process, enabling matters not recognised at a preliminary stage to be addressed subsequently.

18.3 Based on the preliminary scope determined within this report, the provisional ES chapters are envisaged to be as follows:

Non-technical summary

1. Introduction (including a statement outlining the relevant expertise and competence of the experts who contributed to the EIA)
2. Site description and development proposals (including alternatives considered)
3. Environmental issues and methodology
4. Community and social effects
5. Cultural heritage
6. Landscape and visual effects
7. Natural heritage
8. Traffic and transport

9. Summary tables
10. Glossary

18.4 Each ES topic chapter will follow a similar format, including sections on guidance and legislation, methodologies, reporting the baseline conditions, discussion of the future baseline, impact assessment during and post-construction, mitigation and monitoring, residual effects and assessment of cumulative effects. The ES will include appropriate visual presentation materials (maps, diagrams and photographs) and will be supported by technical documents that will be supplied as appendices. At this stage, it is envisaged that the technical appendices will comprise the following:

A. Scoping
B. Competent experts involved in the preparation of the ES
C. Cultural heritage
D. Landscape and visual effects
E. Natural heritage
F. Traffic and transport

18.5 In addition, the planning application will be accompanied by the following stand alone environmental reports:

- Air quality assessment
- Phase 1 geoenvironmental report
- Lighting assessment
- Arboricultural impact assessment
- Noise assessment
- Travel plan
- Flood risk assessment and drainage statement
- Utilities statement
- Sustainability and energy statement
- Planning supporting statement, incorporating health impact assessment matrix

18.6 The consideration of the potential significant effects in this scoping report is preliminary. CDC and consultees are invited to comment on the intended scope of the EIA and to highlight any likely significant issues they consider should be addressed in the EIA.