

OXFORDSHIRE COUNTY COUNCIL'S RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application no: 21/04187/SCOP

Proposal: Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Response date: 8th February 2022

This report sets out the officer views of Oxfordshire County Council (OCC) on the above proposal. These are set out by individual service area/technical discipline and include details of any planning conditions or Informatives that should be attached in the event that permission is granted and any obligations to be secured by way of a S106 agreement. Where considered appropriate, an overarching strategic commentary is also included. If the local County Council member has provided comments on the application these are provided as a separate attachment.

Application no: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Strategic Comments

The proposal comprises the development of either 500 dwellings or up to 450 dwellings and a primary school. The site was previously considered as PR10 by the Adopted Cherwell Local Plan 2011-31 (Part 1) Partial Review – Oxford’s Unmet Housing Need.

The request is for an EIA scoping opinion. The County Council is a consultee to Cherwell District Council on this. The District Council’s scoping opinion will confirm the key environmental considerations to be assessed in the preparation of an outline planning application.

We expect that the proposals will be innovative. As such it will be important to develop proposals which are consistent with up-to-date policy guidance and thinking on matters such as climate change.

Consideration should be given to community needs which may include the following which relate to County Council responsibilities. This list is in addition to the matters referred to in the attachments.

- Children’s & Family Intervention and support
- Children’s Homes
- Early years’ education
- Learning disabilities
- Adult day time support (elderly)
- Library & Culture
- Leisure
- General community facilities including adult learning and youth
- Extra Care Housing
- Supported Housing
- Fire & Rescue
- Public Health
- Registration
- Waste & Recycling
- Countryside services such as public rights of way improvement

Attached are detailed Transport, LLFA, Education, Archaeologist, Minerals and Waste, Landscape comments on the proposal. Local Member views are also attached.

Officer's Name: Jacqui Cox

Officer's Title: Infrastructure Locality Lead Cherwell

Date: 08 February 2022

Application no: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Transport Schedule

Recommendation:

EIA Scoping - Not required

Key issues:

- The site is identified as PR10 in Cherwell's Local Plan Partial Review under Policy PR10 for development of up to 410 dwellings with a Primary School.
- The submission sets out relevant guidance and assessment criteria.
- A Transport Assessment and Framework Travel Plan will be required to inform the Environmental Statement.
- A comprehensive assessment of how this site shall be served by public transport will need to be made.

Detailed comments:

From a transport perspective, the submission sets out a reasonable methodology for assessment, in general accordance with Institute of Environmental Management Assessment (IEMA) guidance.

Introduction of 500 new homes in this part of Woodstock is likely to have a significant impact on the transport network and possibly further afield. As noted in paragraph 14.11 of the EIA Scoping Report, a comprehensive Transport Assessment (TA) will be required to evaluate the transport impact of the proposed development on the local highway infrastructure and put forward appropriate mitigation.

The applicant is advised to continue TA scoping discussions with the County Council to identify requirements of an acceptable content. The TA will be expected to demonstrate the affect the development proposal will have upon the local and wider highway network by analysing:

- The proposed site access arrangements;
- Local and strategic road junctions;
- All committed developments within the local area;

- Sustainable transport modes;
- Undertake appropriate junction sensitivity tests within the local area and
- Appropriate mitigation to the likely impact of the development.

The site location plan has been included in the scoping report as Figure 1. The report goes on to suggest that a new vehicular access junction will be formed off the A4095 Upper Campsfield Road with a connection through to Cowells Road. The type of junction with the A4095 has however not been stated which is thought shall be a key consideration to the network operation.

In addition to the access junction, other key strategic junctions for assessment (with appropriate sensitivity tests) are listed below for consideration. The study area for detailed traffic modelling work will require further discussions and agreement with County Council officers, prior to a detailed planning application being submitted:

- Proposed vehicular accesses to serve the site
- The Bladon roundabout (44 Oxford Road/A4095 Bladon Road/A4095 Upper Campsfield Road/A44 Woodstock Road)
- A44 Oxford Road/ Cowells Road
- Cowells Road/ Shipton Road
- Upper Campsfield Road/ Shipton Road
- A4260 Banbury Road/A4095 Bunkers Hill/A4095 Upper Campsfield Road;
- A4095 Main Road/Lower Road;
- A44 Woodstock Road/ Langford Lane;
- A44 Woodstock/Sandy Lane/ Rutten Lane;
- A44 Woodstock Road/ Cassington Road;
- The Loop Farm roundabout (A44 Woodstock Road/ A4260 Frieze Way)

Access and availability of car parking within developments also has a strong influence on travel choices made. Car free developments with suitable parking controls can be extremely effective in managing car travel. The county council will also want to use a formula to determine the development's parking standards based on the assessment of future public transport and walking and cycling access.

Given the scale of development proposed, the county council expects any proposals and transport mitigation to meet with the objectives and aspirations set out in Connecting Oxfordshire: Local Transport Plan 2015-2031. Particular emphasis is needed to develop proposals which are consistent with up-to-date policy guidance and thinking on matters such as active travel and climate change. The council also expects to work closely with the developer to identify and develop all mitigation required, including the impact from this development on the road network.

The applicant is also advised to refer to the Cherwell District Local Plan which can be accessed at:

<https://www.cherwell.gov.uk/downloads/download/45/adopted-cherwell-local-plan-2011-2031-part-1-incorporating-policy-bicester-13-re-adopted-on-19-December-2016>

and the Oxfordshire Local Transport Plan 4, 2015 – 2031, which can be accessed at: <https://www.oxfordshire.gov.uk/sites/default/files/file/roads-and-transport-connecting-oxfordshire/ConnectingOxfordshireLocalTransportPlan2015-2031SummaryOctober2015.pdf>.

Having considered the proposal's impact against criteria set out in National Planning Practice Guidance (EIA) it is concluded that the proposed development, as submitted, would not trigger the requirement for an EIA from a county council perspective.

Any impacts on transport and county council services can be assessed at the full application stage.

Officer's Name: Rashid Bbosa

Officer's Title: Senior Transport Planner

Date: 21 January 2022

Application No: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Lead Local Flood Authority

Recommendation:

Comments

Detailed comments:

Section 13.26 lists regulation and guidance which will be considered in the preparation of FRA. However, there's is no mention of our local guidance.

An FRA and/or surface water management strategy must be in line with our local guidance. A detailed surface water management strategy must be submitted in accordance with the [Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire](#)

In line with this guidance, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of the site as much as possible.

The applicant is required to provide a Surface Water Management Strategy in accordance with the following guidance:

The [Sustainable Drainage Systems \(SuDS\) Policy](#), which came into force on the 6th April 2015 requires the use of sustainable drainage systems to manage runoff on all applications relating to major development. As well as dealing with surface water runoff, they are required to provide water quality, biodiversity and amenity benefits in line with National Guidance. The [Sustainable Drainage Systems \(SuDS\) Policy](#) also implemented changes to the [Town and Country Planning \(Development Management Procedure\) \(England\) Order 2010](#) to make the Lead Local Flood Authority (LLFA) a statutory Consultee for Major Applications in relation to surface water drainage. This was implemented in place of the SuDS Approval Bodies (SAB's) proposed in Schedule 3 of the Flood and Water Management Act 2010.

All full and outline planning applications for Major Development must be submitted with a Surface Water Management Strategy. A site-specific Flood Risk Assessment (FRA) is also required for developments of 1 hectare or greater in Flood Zone 1; all

developments in Flood Zones 2 and 3 or in an area within Flood Zone 1 notified as having critical drainage problems; and where development or a change of use to a more vulnerable class may be subject to other sources of flooding.

Further information on flood risk in Oxfordshire, which includes access to view the existing fluvial and surface water flood maps, can be found on the [Oxfordshire flood tool kit](#) website. The site also includes specific flood risk information for developers and Planners.

The [National Planning Policy Framework](#) (NPPF), which was updated in February 2019 provides specific principles on flood risk (Section 14, from page 45). [National Planning Practice Guidance](#) (NPPG) provides further advice to ensure new development will come forward in line with the NPPF.

Paragraph 155 states; *“Inappropriate development in areas at risk of flooding should be avoided by directing development away from areas at highest risk (whether existing or future). Where development is necessary in such areas, the development should be made safe for its lifetime without increasing flood risk elsewhere.”*

As stated in Paragraph 158 of the NPPF, we will expect a sequential approach to be used in areas known to be at risk now or in the future from any form of flooding.

The [Non-statutory technical Standards for sustainable drainage systems](#) were produced to provide initial principles to ensure developments provide SuDS in line with the NPPF and NPPG. Oxfordshire County Council have published the [“Local Standards and Guidance for Surface Water Drainage on Major Development in Oxfordshire”](#) to assist developers in the design of all surface water drainage systems, and to support Local Planning Authorities in considering drainage proposals for new development in Oxfordshire. The guide sets out the standards that we apply in assessing all surface water drainage proposals to ensure they are in line with National legislation and guidance, as well as local requirements.

The SuDS philosophy and concepts within the Oxfordshire guidance are based upon and derived from the CIRIA [SuDS Manual \(C753\)](#), and we expect all development to come forward in line with these principles.

In line with the above guidance, surface water management must be considered from the beginning of the development planning process and throughout – influencing site layout and design. The proposed drainage solution should not be limited by the proposed site layout and design.

Wherever possible, runoff must be managed at source (i.e. close to where it falls) with residual flows then conveyed downstream to further storage or treatment components, where required. The proposed drainage should mimic the existing drainage regime of

the site. Therefore, we will expect existing drainage features on the site to be retained and they should be utilised and enhanced wherever possible.

Although we acknowledge it will be hard to determine all the detail of source control attenuation and conveyance features at concept stage, we will expect the Surface Water Management Strategy to set parameters for each parcel/phase to ensure these are included when these parcels/phases come forward. Space must be made for shallow conveyance features throughout the site and by also retaining existing drainage features and flood flow routes, this will ensure that the existing drainage regime is maintained, and flood risk can be managed appropriately.

By the end of the Concept Stage evaluation and initial design/investigations Flows and Volumes should be known. Therefore, we ask that the following Pro-Forma is completed and returned as soon as possible:

Drainage Pro-Forma

Officer's Name: Kabier Salam

Officer's Title: LLFA Engineer

Date: 25 January 2022

Application no: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Education Comments

Oxfordshire County Council has a statutory duty under S14 of the Education Act 1996 to secure sufficient school places to meet the needs of local population, including as a result of housing developments such as this proposal. Under Section 7 of the Childcare Act 2006 and extended by the Childcare Act 2016, the Council has a responsibility to ensure that there is sufficient childcare and early education provision.

The proposed development will have a significant impact on demand for pre-school, primary and secondary education – this includes on demand for special education places across all sectors.

Paragraph 1.1 of the scoping report states that the proposed development will include approximately 500 dwellings, or 450 dwellings and a primary school, and paragraphs 6.3-6.4 refer to opportunities to expand school provision in the town.

To update the information included in the report, a planning application has been submitted to expand Woodstock CE Primary School to 2 forms of entry. Subject to planning permission and statutory approval, this would be expected to provide sufficient capacity to meet the scale of local growth in the current Local Plan. It would not provide sufficient capacity to also meet the needs generated by another 500 homes, as envisaged by this scoping request. However, nor would the scale of housing proposed in this scoping request support the opening of a new primary school in the town. Based on current data, a new primary school would only be viable if it served a wider area, drawing pupils from surrounding villages, with the consequent impact on traffic generation.

One solution could lie in planning school capacity strategically across this proposed development and that included in the Cherwell Local plan for Begbroke, south of Woodstock, which is expected to include one or two new primary schools. However, if the timescales of the two developments are not aligned, the opportunity to secure sufficient primary school capacity could be lost. The county council has limited scope to plan to meet the needs of housing which is not included in any Local Plan.

Secondary and SEN education provision would be expected to be delivered off-site, and would need to take into account the wider picture of population growth in and around this area. There is a new secondary school site included within the Begbroke development.

The EIA needs to include consideration of travel patterns from the development to local schools.

It should be noted that demand and supply of school places in this area is going through a period of rapid change, and will continue to do so in response to planned housing developments, including this one. The Education Sufficiency team at Oxfordshire County Council is able to advise as required on appropriate data regarding school place planning. In the first instance, the OCC Pupil Place Plan (available from www.oxfordshire.gov.uk) should be referred to. Data on the current situation and past trends needs to be supplemented with information about future plans and forecasts. The School Organisation team at Oxfordshire County Council will base its response to any future planning application on the latest available information.

Officer's Name: Louise Heavey

Officer's Title: Access to Learning Information Analyst

Date: 21 January 2022

Application no: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Archaeology

Recommendation:

An archaeological desk-based assessment will need to be submitted along with any planning application for the site in line with the National Planning Policy Framework (NPPF 2018) paragraph 189. This assessment will need to be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for desk-based assessments including the submission of an appropriate written scheme of investigation to agree the scope of the assessment.

A programme of archaeological investigation will be required ahead of the determination of any planning application for the site. This investigation must be undertaken in line with the Chartered Institute for Archaeologists standards and guidance for archaeological evaluation including the submission and agreement of a suitable written scheme of investigation.

Detailed comments:

As the Report outlines, the site is in an area of archaeological interest, with a Roman Villa within the site, and the World Heritage Site of Blenheim Palace immediately west of the site. We agree with the report that an updated desk based assessment will need to be prepared to take in to account the results of the 2014 archaeological evaluation.

Officer's Name: Victoria Green

Officer's Title: Planning Archaeologist

Date: 20th January 2022

Application no: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Minerals & Waste

Detailed comments:

Thank you for consulting the Minerals and Waste Team on the EIA scoping exercise for Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell.

The application site does not fall within a Mineral Strategic Resource Area, nor is it close proximity in Waste Safeguarded Area, therefore these do not need to be considered as part of the EIA.

However, we do have a number of comments, that we hope Blenheim Strategic Partners will consider as they progress with the application.

We were pleased to see within Chapter 15 Waste and natural resources of the EIA Scoping Report acknowledgement that proposals should ensure that waste is reduced as much as possible both during construction and occupation, and that the site should maximise reuse and recycling.

We would be interested to know detail as part of the application on the sources for the material used on site, and that they are sourced locally where possible. We would also be interested to know more about how the development proposes to consider the Circular Economy in its construction.

We would hope that the application would contain a Site Waste Management Plan to be prepared and would be interested to know more about what is proposed to do with Construction and Excavation waste arising from the construction phase. We hope it sets out how the development propose to minimise these arisings.

We would also like to know more detail how the minimisation of waste has been considered once the site is occupied.

Officer's Name: Charlotte Simms

Officer's Title: Minerals and Waste Local Plan Principal Officer

Date: 21 January 2022

Application no: 21/04187/SCOP

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

Landscape / Green Infrastructure

Recommendation:

Consult District Council landscape officer.

Comments

The District Council landscape officer should be consulted on the proposal and his/her comments should be taken into account.

I agree that Landscape and Visual effects are scoped in. I also agree that the landscape and visual assessment should be carried out in accordance with the Guidelines for Landscape and Visual Impact Assessment, 3rd Edition (GLVIA3). Visualisation should be in accordance with Technical Guidance Note 06/19 on 'Visual Representation of Development Proposals' by the Landscape Institute (June 2019).

The LVIA should assess direct and indirect effects and take account of lighting and cumulative effects with other developments in the area. It should also inform any potential mitigation.

I recommend that assessment methodology, study area, viewpoints and visualisations are agreed with the District Council's landscape officer at the outset of the assessment.

The site comes close to the Blenheim Palace World Heritage site at its most southern end, the impact on which will need to be carefully considered in the proposals.

In addition, an Arboricultural Assessment to BS5837:2012 (Trees in relation to construction) might also be required should the development have the potential to adversely affect trees and mature hedgerows.

Officer's Name: Haidrun Breith

Officer's Title: Landscape Specialist

Date: 27 January 2022

RESPONSE TO CONSULTATION ON THE FOLLOWING DEVELOPMENT PROPOSAL

District: Cherwell

Application No: 21/04187/SCOP

Proposal: Scoping Opinion - EIA scoping exercise for Land East of Park View, Woodstock

Location: Land South Of Perdiswell Farm, Shipton Road, Shipton On Cherwell

LOCAL MEMBER VIEWS

Cllr: Andy Graham

Division: Woodstock

Comments:

An environment impact assessment is essential.

Impact on natural habitat and wildlife recommended

Drainage plan and capacity assessment independently verified needed

Traffic assessment and impact projections based on current and future projections and including current and proposed housing developments in Woodstock

Impact on air pollution

Health needs and other infrastructure requirement ie schools provision and how current active travel policies are impacted/incorporated

Zero carbon ambition needs to be set out and assessment tested

Cycling and pedestrian integration whilst mentioned does show connectivity and this needs to be included

Date: 11 January 2022
