

Land East of
Park View
Woodstock



Planning Statement



June 2022



Land East of Park View - Woodstock

Planning Statement

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Executive summary

This development by Blenheim Estate Homes is one of long-term investment in which the values that matter to people – beauty, community, history, landscape – will be safeguarded.

The ambition of Blenheim Estate Homes is to build beautiful homes and create thriving communities where people will enjoy living and working, now and in the future. It is underpinned by a long-term view, reflecting local landownership for over 300 years and a wish to take an active role to ensure that what is built on estate land continues to be of a high standard.

Land East of Park View represents the first non-green belt developable area to the north west of Oxford, and directly adjoins the consented residential development of Park View to the east of Woodstock, which is currently under construction. The site is in single land ownership and readily available now to be brought forward.

Cherwell District Council is unable to demonstrate a five-year supply of housing. Accordingly, the site represents an excellent and immediate opportunity to provide a mix of high quality new housing, including most notably for affordable housing provision, which will provide a significant contribution towards Cherwell's current housing shortfall, as well as contributing to the aims and objectives of sustainable development, as defined by the NPPF.

This planning statement supports the outline planning application proposals by Blenheim Estate Homes for up to 500 new homes on the site. The full description of development is as follows:

“Construction of up to 500 dwellings with associated access, open space and infrastructure”

The planning application is accompanied by an Environmental Statement and comprehensive suite of technical reports, which demonstrate that the proposed development can be built without causing significant adverse effects on the environment or resulting in unacceptable harm to the locality or nearby residents.

The submitted proposals will provide the following benefits:

- A mix of house types and tenures including a target of 35% affordable housing
- A landscape-led design with generous areas of open space, formal play space, allotments, new woodland, and natural habitat
- A highly sustainable development incorporating low energy homes built to the Passivhaus design standard to reduce the level of artificial heating or cooling required to achieve a comfortable living environment
- The promotion of a pedestrian and cycle friendly environment, with the impact of vehicles reduced as far as practicable
- A net zero carbon development that incorporates renewable energy, sustainable design / drainage and sustainable construction methods
- Provision of a safe vehicular access from Cowells Road to the west, Upper Campsfield Road to the east, and Shipton Road to the north. Pedestrian and cycle links will be created through the site to link the development to nearby Park View and the nearby National Cycle Route
- Biodiversity enhancements resulting in a habitat net gain of 34%
- A commitment to the appropriate provision of and contributions towards supporting infrastructure
- The proceeds of the development will contribute towards the maintenance and repair of the World Heritage Site in accordance with the approved management plan





01 Introduction

1.1 This statement is submitted in support of an outline planning application for residential development at Land East of Park View, Woodstock. Terence O'Rourke (TOR) is acting on behalf of Blenheim Estate Homes, who own the site.

1.2 Blenheim Estate Homes seeks to achieve the highest standards of placemaking, sustainability and biodiversity net gain. The central aim of Blenheim Estate Homes is to create beautiful homes and places that people will want to live both now and in the future.

1.3 The application is submitted in outline with all matters except access reserved, and is accompanied by an Environmental Statement (ES).

1.4 The proposed development will comprise up to 500 dwellings, including a mix of house types and tenures and a proportion of affordable housing. Vehicular access to the site will be from Cowells Road to the west, Upper Campsfield Road to the east, and Shipton Road to the north. Pedestrian and cycle links will be created through the site to link the development to the nearby Park View.

1.5 The proposed description of development is:

“Construction of up to 500 dwellings with associated access, open space and infrastructure”

1.6 The principle of residential development on the site was previously supported by Cherwell District Council during the preparation of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, where the site was included as a draft allocation (PR10). The proposed design approach has therefore sought to further refine and develop the principles agreed through extensive discussions with officers at the time. In addition, it is emphasised that the site is not constrained by any environmental designations or

technical obstacles.

1.7 This application is made following re-consideration of the site and its context, in response to the urgent need for new market and affordable housing in the district.

1.8 This statement should be read alongside the submitted planning application forms, parameter plans, access drawing and ES.

1.9 The application is also accompanied by the following supporting information and technical reports:

- Design and access statement (TOR)
- Arboricultural impact assessment (Aspect Arboriculture)
- Phase 1 desk study report (Listers Geotechnics)
- Flood risk assessment and foul and surface water drainage strategy (Infrastruct CS)
- Noise impact assessment (RSK Acoustics)
- Transport assessment (David Tucker Associates)
- Travel plan (David Tucker Associates)
- Ecological and biodiversity net gain assessment (BSG)
- Habitat regulations assessment
- Lighting assessment (GIA Equation)
- Sustainability statement (Ridge)
- Sustainability checklist (Ridge)
- Energy report (Ridge)
- Utilities statement (Forge Engineering)



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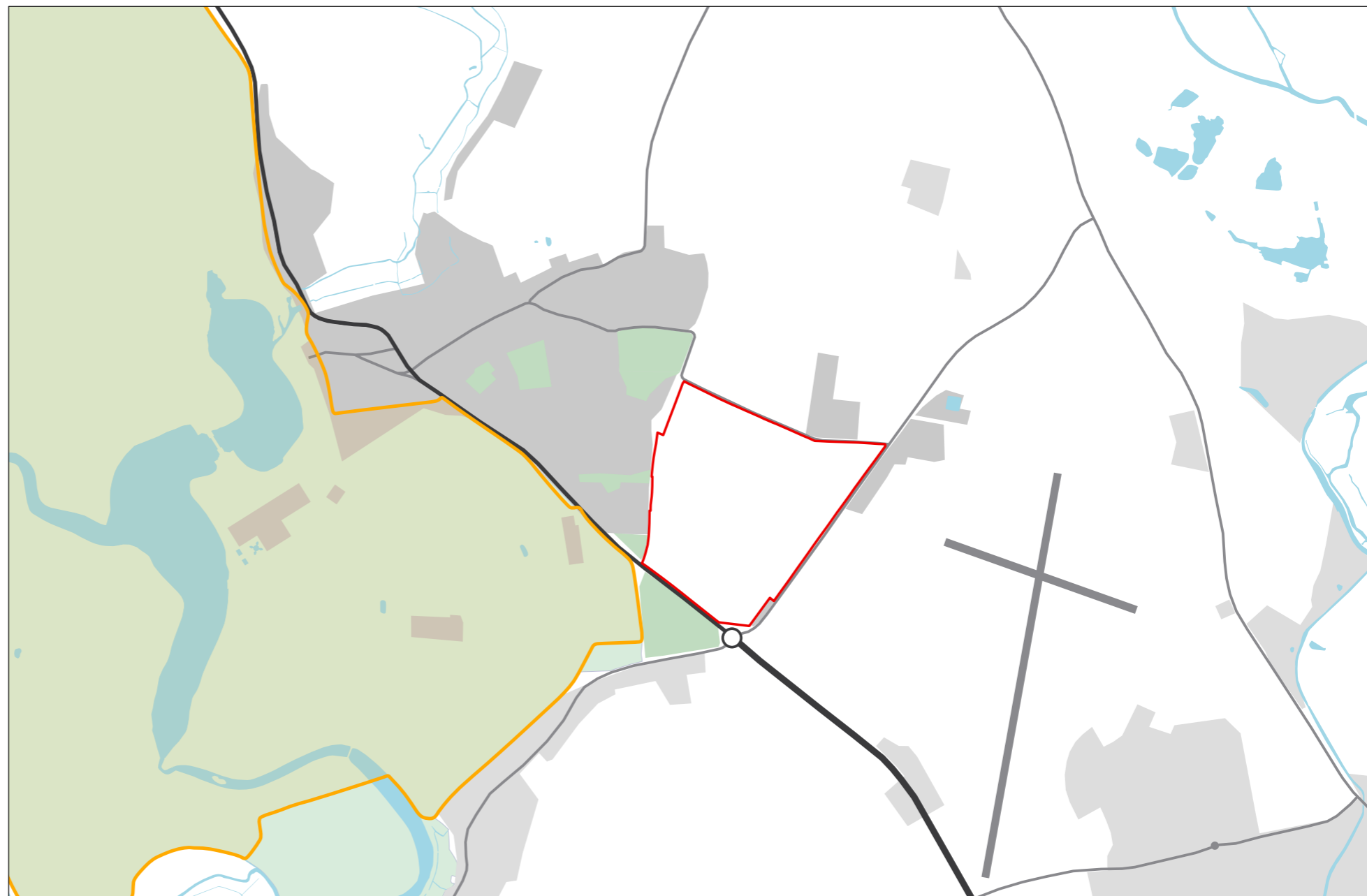
02 Site characteristics and surroundings

SITE CONTEXT

2.1 Land East of Park View is a 48.8ha greenfield site located on the newly formed (by the Pye Homes Blenheim development of 'Park View') settlement edge of Woodstock. It is located within the administrative boundary of Cherwell District Council, immediately north west of London Oxford Airport and approximately 13km north of Oxford city centre. It is a large arable field with predominantly planted boundaries of hedgerows and tree belts. Other than its intrinsic countryside character it is of little landscape value.

2.2 The local service centre of Woodstock has historically grown and expanded over the years. By the late 20th century, large areas of new homes had been developed to the north and south of the historic market square. Since then, various areas of infill development have been seen up until the early 2000s, along with smaller pockets of development on the northern and southern edges of Woodstock. Park View, located to the east of Woodstock, and west of the site, represents one of Woodstock's newest additions, having achieved planning consent in May 2018 for 300 dwellings.

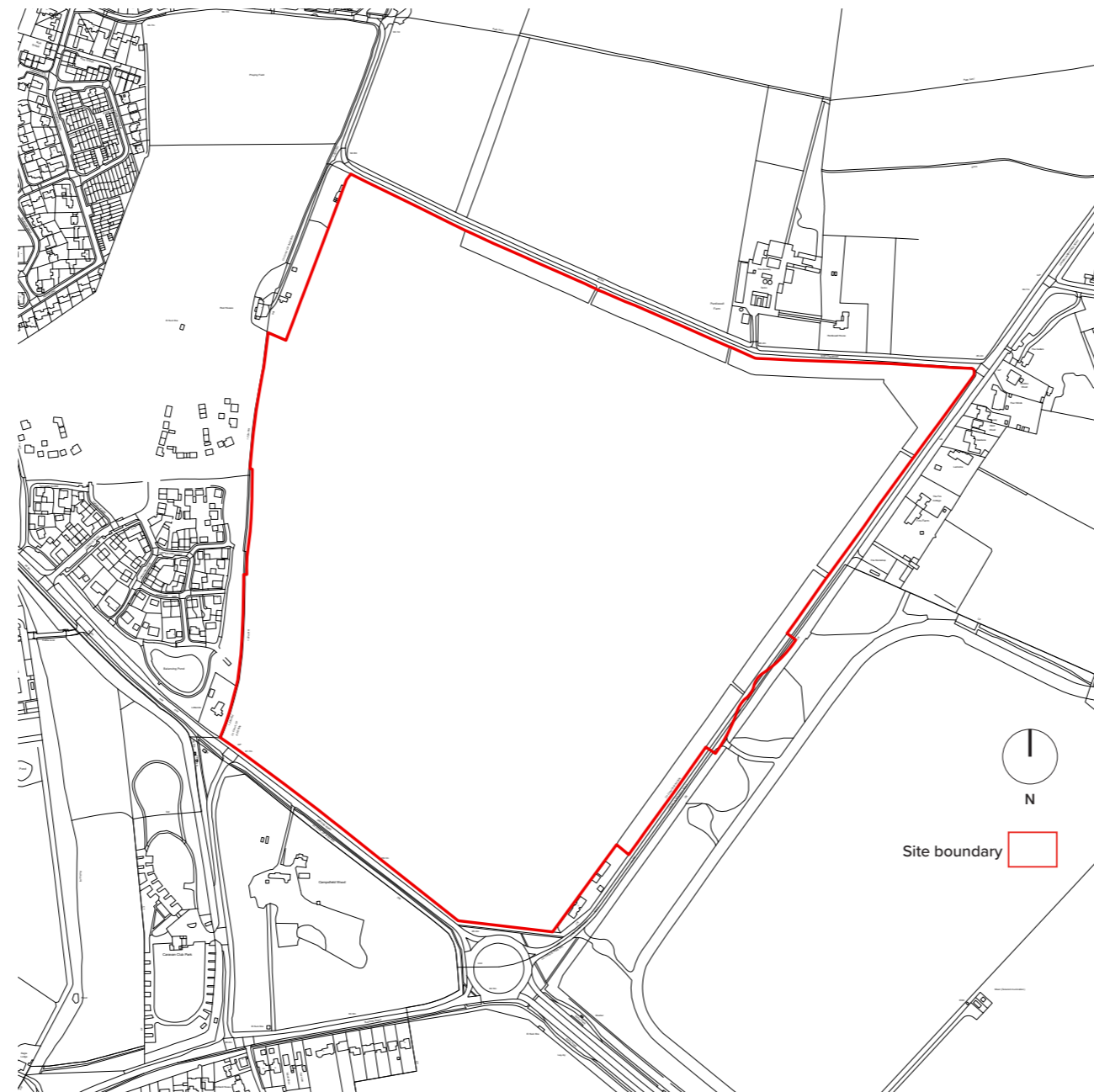
2.3 The site is well related to Woodstock, and to the strategic transport corridor (A44) as well as the public transport network. The planned Park and Ride site of circa 1,100 parking spaces at London Oxford Airport (identified as 'essential' infrastructure in OxIS Stage 1 – ref C83) lies to the south and would be readily accessible to the new community by walking and cycling – without any reliance on the private car. In addition, the site is two miles from Hanborough Rail Station and four miles from Oxford Parkway Rail Station.



Site context

2.4 It is relevant that the site was subject to local support for residential development, as demonstrated by its proposed allocation in the Cherwell Local Plan Partial review to meet the unmet need of Oxford (PR10). Ultimately, whilst it was rejected by the Local Plan Inspector, because of his concerns in respect of its physical distance from Oxford City, the technical work and consultation undertaken in relation to that process confirmed that the site is free of technical obstacles that would otherwise prevent its development for housing. Development can secure heritage benefits through the opportunity to better reveal the significance of the Scheduled Ancient Monument (Roman Villa) in the western corner of the site, noting that Historic England did not object to the allocation of the site in the Partial Review Plan. The site is demonstrably suitable for development.

2.5 Significantly, the site does not require development in the green belt, which is afforded the highest level of protection in national planning policy. The development of the site will not be subject to any tests of exceptional or very special circumstances. As such, the site provides an opportunity to create a modest extension to Woodstock, which will, through the delivery of significant social, economic and environmental benefits, encourage community integration and social cohesion as well as a healthy lifestyle.



Site location plan

KEY DESIGNATIONS

2.6 The site is located within Flood Zone 1 based on the Environment Agency's latest flood map for planning and is therefore considered to have less than a 0.1% chance of flooding in any year. It is not subject to any other environmental or landscape designations.

2.7 Blenheim Roman Villa is a Scheduled Ancient Monument and located close to the site's western boundary. There are notably no above ground discernible features of the former domestic dwelling with the entire designated scheduled area manifested below the existing arable farmland. The development parameters reflect the accepted location, density and appropriate offset from the Roman Villa as stipulated by Historic England in 2019.

2.8 Blenheim World Heritage site is located to the south of the site on the other side of the A44. Similarly to the west of the site is Woodstock conservation area. These heritage assets have been carefully considered and protected as part of the proposed masterplan for the site.

03 Relevant planning history

3.1 The principle of development on the site, and its approach to both design and heritage has been agreed in principle through the draft allocation PR10 as part of the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford’s Unmet Housing Need.

3.2 Whilst it is acknowledged that the draft allocation for the site was not included within the final adopted plan, it is highlighted that this principally resulted from concerns on the part of the Planning Inspector regarding the distance of the site from Oxford City rather than concerns over development at the site itself.

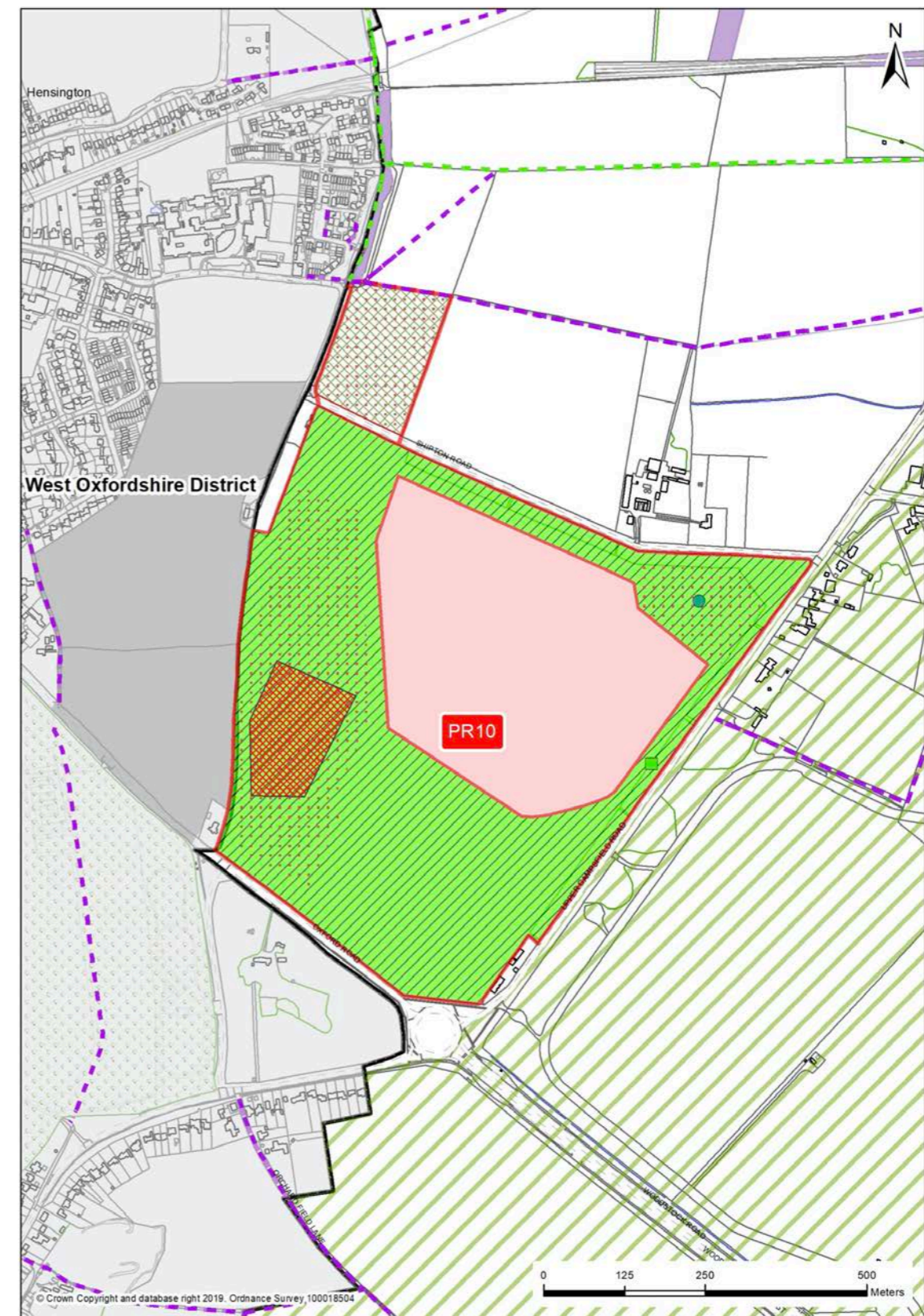
3.3 The draft allocation and vision for the site was developed in close consultation with planning and design officers, and both internal and statutory consultees. Key elements of the proposed allocation published in the draft Partial Review included the following:

- Construction of 410 dwellings (net) on 16 hectares of land.
- Delivery of 50% of the homes as affordable housing as defined by the National Planning Policy Framework.
- Provision of a community facility in accordance with adopted standards.
- The provision of formal sports facilities, play areas and allotments to adopted standards within the developable area.
- Creation of a community woodland and the retention of land in agricultural use.
- Creation of a nature conservation area accessible by the local community.

3.4 The proposals being brought forward for the site through this outline application have sought to build and further refine the design principles established through the draft allocation PR10.

PRE-APPLICATION CONSULTATION

3.5 A pre-application request was made to Cherwell District Council on 17th February 2022, and was subsequently validated 23rd February 2022, and assigned reference 22/00476/PREAPP. To date, no contact has been received from the council to arrange the meeting, and progress the pre-application request.



PR10 Draft allocation plan



04 The proposed development

OVERVIEW

4.1 The former PR10 draft allocation masterplan was developed through extensive discussion with both key local stakeholders and council officers. This has therefore provided a sound foundation for the proposals presented in this submission which has sought to further refine and develop these principles.

4.2 The design of the proposals at Land East of Park View is predicated on creating an attractive, new sustainable neighbourhood on the southeastern edge of the village, centred on Blenheim Estate Home’s placemaking principles and desire to build beautiful new homes. The proposals represent a logical extension to Woodstock and the Park View development, whilst retaining a green buffer to the edge of the town.

4.3 Within a site area of just under 49ha, the masterplan allows for up to 500 homes, which will include a wide range of housetype sizes and tenures. The proposed masterplan also includes potential for a central community area.

4.4 A key aspect of the proposed masterplan is the inclusion of green corridors to allow for cycle and pedestrian access to the wider green framework. This is complemented by the creation of a focal community park including areas of play and allotments, as well as an enhanced tree belt with native shrub swathes.

4.5 It is envisaged that the primary access will be from Upper Campsfield Road, with a new roundabout proposed. Similarly, the proposed masterplan connects into the vehicular, pedestrian and cycle connections approved in the neighbouring Park View scheme (which is currently under construction).

4.6 The vision for the site is landscape-led, with generous provision of open space and habitat retention, including most of the existing trees and hedgerows.

OUTLINE APPLICATION

4.7 The application has been submitted in outline with all matters reserved except access. The application is supported by a series of parameter drawings, which define the proposed land uses, density, building heights, landscape and access to the proposed development. These plans are summarised in turn below.

Land use

4.8 The predominate land use will be residential and this will accommodate up to 500 new market and affordable homes. The residential areas will be surrounded and integrated with new open space, which will include a combination of informal and formal areas, allotment space and woodland planting.

4.9 The proposed land-use areas are set out in the table below.

Table 1: Proposed land use areas

Proposed land use	Area
Residential area	14.54 ha
Open space	32.73 ha
Community square	0.21 ha
Primary street and junction access	1.29 ha
Total site area	48.8 ha



Land use parameter drawing

Landscape and open space

4.10 The landscape parameter plan illustrates the landscape-led approach of the masterplan, with just under 33 ha of green space, and the majority of the existing trees and hedgerows retained. The new houses will be restricted to the centre and northeast of the site, with generous green buffers surrounding the residential development. These areas will ensure that the development retains a sensitive western edge towards Park View, whilst respecting the scheduled ancient monument.

4.11 A green route running north to south and along to the east is proposed which will provide amenity space and attenuation basins as part of the site's sustainable drainage.

4.12 The layout also features a community allotment at the northeast end of the site with an equipped area of play space which will serve the new residents of the development.

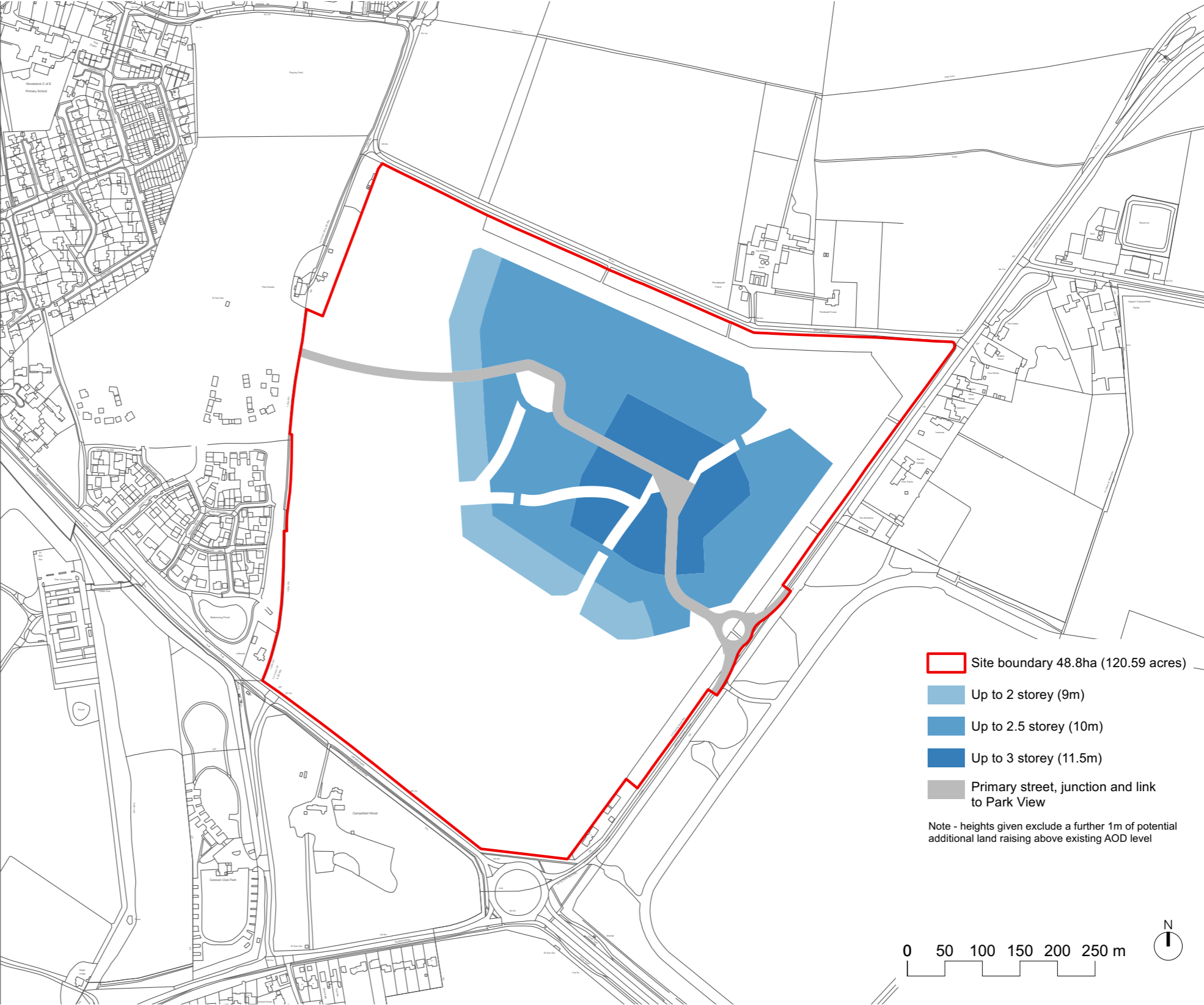
4.13 New areas of woodland planting along the site boundary of the site will screen the development from Upper Campsfield Road and help preserve the green approach to the village from the west.



Landscape parameter drawing

Building heights

4.14 Building heights have been kept low with a maximum height of 11.5m to the roof ridge above ground level, this will allow development of up to three-storeys in height. The new homes will be limited to the central section of the site, which in turn will help limit their long-range visibility from the wider countryside.



Building heights parameter drawing

Density plan

4.15 The site is being developed up to a density of 42dph, which would enable the residential area to accommodate up to 500 new homes. This density is considered to be appropriate for the town, whilst also responding to local and national planning policy guidance to make the best use of land.



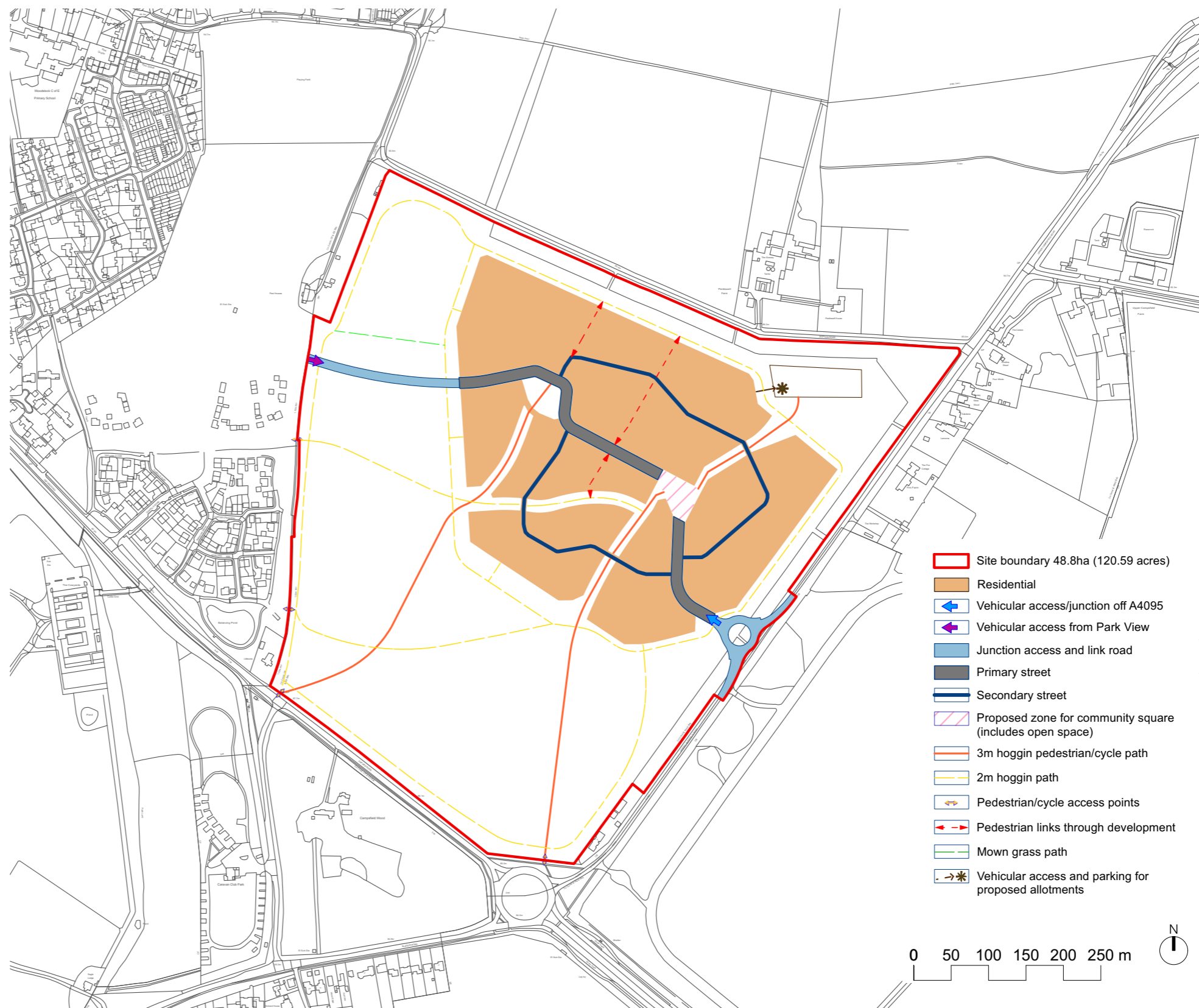
Building density parameter drawing

Access

4.16 A new vehicular access to the site is proposed from Upper Campsfield Road to the northwest. The detail of this access is illustrated on DTA's 'Proposed site access' drawing (no. 23570-01). It is proposed the connection to the A4095 will be a roundabout junction to safely accommodate the forecast traffic turning movements whilst also creating a lower speed environment to allow pedestrians and cyclists to cross.

4.17 There is no existing right of way footpath on or adjacent to the site. The nearest public right of way footpath runs alongside a section of the site boundary from the A44 Oxford Road to the existing residential area on Crecy Walk.

4.18 The development site will be connected to the A44 Oxford Road, Bladon Roundabout and Park View through a network of 3m footway/ cycleway.



Access and movement parameter drawing

