



Appendix 1: Anticipated S.106 Heads of Terms

The table below sets out the anticipated s.106 heads of terms that will be requested by Cherwell District Council Oxfordshire County Council.

		Anticipated mechanism
Cherwell District Council		
Affordable housing	Provision of up to 35% affordable housing on-site	S.106
Biodiversity net gain	Delivery and future management of biodiversity measures	
Sport, leisure and recreation	A financial contribution towards necessary improvements to open space, sports and recreation buildings and land	
Oxfordshire County Council		
Education	Contribution for pupil places in early years (0-4), primary, secondary, further education and special needs	S.106
Highways	A financial contribution towards proportionate and necessary new and /or enhanced local highway infrastructure	
Public transport	A financial contribution towards the improvement of local public transport	
Pedestrian / cycle facilities	A financial contribution towards improved active travel facilities	
Waste management	A financial contribution towards household waste and recycling facilities	
NHS Oxfordshire CCG		
Health infrastructure funding	A financial contribution towards primary health care facilities	S.106

Appendix 2: Affordable housing statement

CDC Local Plan Policy BSC3 (Affordable Housing) seeks at least 35% of new housing to comprise affordable homes on site. Of the on-site affordable housing provision, 70% would be expected to be as affordable/social rented dwellings, with the remaining 30% as intermediate affordable homes.

The provision of affordable housing is a key priority for Blenheim Estate Homes, and the proposals therefore include a policy compliant level of affordable provision, with an anticipated tenure split based on that outlined within Policy BSC3. In total therefore, the proposals will result in the creation of 175 affordable homes.

Policy BS4 (Housing Mix) outlines that *'new residential development will be expected to provide a mix of homes to meet current and expected future requirements in the interests of meeting housing need and creating socially mixed and inclusive communities.'*

The Local Plan provides a suggested housing mix based on the Oxfordshire Strategic Housing Market Assessment (SHMA) (2014). The proposed housing mix for the development has therefore been based on the council's suggested mix, with a particular emphasis on larger family homes, reflecting the local context and anticipated need.

Affordable Housing	%
1 bed:	25-30%
2 bed:	30-35%
3 bed:	30-35%
4 bed:	5-10%



Appendix 3: Health assessment

The matrix below summarises how the proposed development responds to health and wellbeing issues. The matrix incorporates the 11 health priorities set out in section 4 of WSP’s (2021) Oxfordshire Health Impact Assessment Toolkit, as well as the suggested considerations for each priority set out in appendix 2 of the toolkit.

Health priority	Considerations	Development response
1. Housing	Delivery of affordable housing	The proposed development will deliver up to 175 affordable dwellings, with a mix of affordable rented and intermediate tenures and a range of sizes.
	Provision of accessible and adaptable dwellings	The proposed development will include dwellings that are suitable for a wide range of occupants, including older people, those with reduced mobility and wheelchair users. The exact nature of the provision will be determined at the detailed design stage.
	Housing density	The proposed development will include a variety of housing densities, ranging from 27.5 dwellings per hectare on the southern and western edges to 42 dwellings per hectare around the main site access and the community square.
	Energy efficiency	To maximise energy efficiency, the proposed dwellings will be built to PassivHaus standards, which means specific criteria will be achieved in relation to space heating energy demand, primary energy demand, airtightness and thermal comfort approach to minimise heat losses. High quality construction and airtightness helps to prevent draughts, cold spots, mould and condensation. A high quality mechanical ventilation heat recovery unit ensures continuous fresh air throughout the year, and filters prevent dust and pollutants from entering the home, which can alleviate allergies and reduce the risk of respiratory issues.
2. Physical activity	Opportunities for physical activity	The proposed development will provide 32.73 ha of informal public open space, which will create new opportunities for recreational activity. A range of children’s play space will be provided across the site, including a neighbourhood equipped area of play, two local equipped areas of play and small natural play areas across the site, which will encourage active play. In addition, 0.48 ha of allotments and a community orchard will be provided in the north east of the site, which will also provide a new opportunity for physical activity.
	Opportunities for active travel	New pedestrian / cycle access points will be created in the south east and south west of the site to the Bladon roundabout and the A44 Oxford Road respectively. In addition, the following measures are proposed to improve pedestrian and cycle accessibility and encourage active travel: <ul style="list-style-type: none"> • A good level of street and path lighting will be provided • On-site roads will be designed to a 20 mph speed limit • Tactile and coloured surfacing will be used • Signage will be provided to direct pedestrians and cyclists to key facilities • Cycle parking will be provided in accordance with Oxfordshire County Council’s parking standards for new residential developments • Charging points and secure parking facilities will be provided communally for electric bicycles
	Facilitated access to open and natural space	As discussed above, the proposed development will provide 32.73 ha of informal public open space and a range of children’s play spaces. 0.48 ha of allotments and a community orchard will be provided in the north east of the site. Increasing access to open and natural space will make a positive contribution to the health and wellbeing of both new and existing residents.
	Infrastructure (built and transport) that incentivises and supports physical activity	As discussed above, the proposed development will provide new public open space and opportunities for active travel that will support physical activity.
	Opportunities for leisure activities, including informal activities such as gardening or food growing	In addition to the new public open space, allotments, community orchard and gardens provided on site, residents of the proposed development will be able to access the existing leisure facilities in Woodstock, including a public outdoor swimming pool, bowls and tennis clubs and playing fields, which has the potential to have beneficial health and wellbeing effects.

Land East of Park View - Woodstock

Planning Statement

Health priority	Considerations	Development response
3. Healthy food environments	Proximity of proposed development to fast food outlets / hot food takeaways	There are only a small number of hot food takeaways in Woodstock town centre and none in the immediate vicinity of the site.
	Inclusion of fast food outlets / hot food takeaways within the proposed development and the proximity to local schools	No fast food outlets or hot food takeaways are included within the proposed development.
	Opportunities to grow and purchase local healthy food locally	The proposed development includes 0.48 ha of allotments and a community orchard, which will provide residents with opportunities to grow their own fruit and vegetables and encourage healthy eating.
	Redevelopment or provision of local allotments, community growing projects, communal gardens or agricultural land	The proposed development will lead to the loss of approximately 48.8 ha of grade 3b (moderate quality) agricultural land that is currently in arable production. However, it will provide 0.48 ha of allotments and a community orchard, as well as new gardens within the residential plots, which will provide residents with opportunities to grow their own fruit and vegetables and encourage healthy eating.
	Promotion of a diversity of shopping facilities	Not applicable to the proposed development.
	Opportunities for 'greening' the environment, through green infrastructure that contributes to food production	Green infrastructure will be provided across the site, including a large area of parkland in the south and west with wildflower meadows, native scrub planting alongside existing hedgerows and large specimen trees scattered throughout the landscape, a linear greenspace along the site's eastern and northern edges with retained and enhanced woodland, a community park in the north east with an area of allotments, equipped areas of play, community garden and community orchard, and greenways and green links through the residential area. Further details are provided in the design and access statement submitted in support of the planning application.
4. Air quality	Air pollution caused by traffic (during both construction and operation)	While the proposed development will increase traffic levels during and post-construction, the air quality assessment submitted in support of the planning application demonstrates that there will be no significant adverse effects on air quality. There will therefore not be any adverse health effects as a result of traffic-related air pollution.
	Provision of green infrastructure to protect sensitive receptors	The proposed dwellings will be separated from the A44 by a wide area of public open space. The existing trees and hedgerows alongside the A4095 Upper Campsfield Road and Shipton Road will largely be retained and replacement planting will be provided where removals are necessary for the access roundabout. No adverse health effects are predicted for new residents as a result of traffic-related air pollution.
	Construction impacts such as dust and odours	A range of mitigation measures will be put in place during construction to ensure that there will be no significant effects as a result of dust generation. The construction of the proposed development will not have the potential to generate significant odour nuisance. Further details on construction dust are set out in the air quality assessment submitted in support of the planning application and no health effects are predicted.
	Provision of parking spaces	Car and cycle parking will be provided on site in accordance with Oxfordshire County Council's parking standards. Electric vehicle charging points will be provided at every dwelling.
	Opportunities to increase active travel	The proposed development includes a range of measures to encourage active travel, as set out under health priority 2 above.
	Proximity of residential units to industrial uses, or uses generating dust or other particulate matter	As set out in the air quality assessment submitted in support of the planning application, there are no industrial uses or sources of significant dust or particulate matter in close proximity to the proposed development. There will therefore be no effects on the health of the new residents as a result of dust or particulate matter.
	Domestic fuel sources	Domestic heating will be provided by ground or air source heat pumps and gas boilers will not be installed in the proposed dwellings. This will reduce local air pollution from domestic heating, with an associated reduction in the potential for adverse health effects.
	Agricultural development	Not applicable to the proposed development.

Health priority	Considerations	Development response
5. Noise	Noise pollution caused by traffic (during both construction and operation)	While the proposed development will increase traffic levels during and post-construction, these increases will be well below the level that would lead to a perceptible increase in noise (generally considered to require a doubling of traffic flow on a given road link). No adverse health and wellbeing effects are predicted as a result of increased traffic noise from the proposed development.
	Inclusion of design measures that minimise the impact of noise	The noise assessment submitted in support of the planning application confirms that no specific design measures are required for the proposed buildings to achieve acceptable levels of noise and meet noise standards. Use of 1.8 m high close board timber fencing may be required for gardens at properties closest to the A4095 Upper Campsfield Road if the gardens are in front of the properties. The new residents of the proposed development will therefore not experience any adverse health and wellbeing effects as a result of noise.
	Proximity and location of Noise Action Important Areas (NIAs) and noise agglomerations	Woodstock does not form part of a noise agglomeration identified under the Environmental Noise (England) Regulations 2006. Background noise levels at the site are generally low, with the main noise sources being the A44 Oxford Road, the A4095 Upper Campsfield Road and light aircraft using London Oxford Airport. As set out above, noise levels will not significantly affect the health and wellbeing of residents of the proposed development.
	Proximity of development to major sources of noise	As discussed above, the A44 Oxford Road, A4095 Upper Campsfield Road and London Oxford Airport are the main sources of noise in the vicinity of the site, but these will not significantly affect the health and wellbeing of residents of the proposed development. Further details are provided in the noise assessment submitted in support of the planning application.
	Landscape design of development, tree cover and green infrastructure	Informal open space and areas of tree and woodland planting will be provided in the south and west of the site and around the site boundaries. The majority of the existing trees on site will be retained and the loss of a small area of woodland and short stretches of hedgerows will not be sufficient to affect noise propagation across the site.
	Proximity of residential units to industrial uses or uses generating late night noise can cause nuisance	There are no industrial uses or uses generating late night noise in the vicinity of the proposed development.
6. Traffic and transportation	Introduction of sustainable transport options and incentives	A range of measures will be put in place as part of the residential travel plan and a sustainable travel information pack will be provided to all new households. A sustainable travel event will be held annually throughout the travel plan period to encourage walking, cycling, car sharing and use of local bus and rail services. Residents will be offered personalised travel planning advice. The travel plan coordinator will provide residents with information on how to join the established Oxfordshire County Council Liftshare scheme. Further details are provided in the residential travel plan submitted in support of the planning application.
	Speed reduction measures	The roads within the proposed development will be designed to a 20 mph speed limit.
	Reducing the need to travel, particularly by car	All dwellings will be fitted with broadband connections to promote working from home and online shopping.
	Provision or enhancement of the public transport network	The primary road through the site will be suitable for buses and pedestrian / cycle connections to the Bladon roundabout and the A44 Oxford Road will enable pedestrians and cyclists from the proposed development to access the existing bus stops. Blenheim Estate Homes is willing to provide an appropriate contribution towards wider strategic highway infrastructure along the A44 corridor, including public transport services.
	Provision or enhancement of sustainable travel facilities	As set out above under health priorities 2 and 4, the proposed development includes a range of measures to promote and enhance sustainable travel, including facilities for pedestrians, cyclists and public transport users and electric vehicles.
	Needs of people who are car dependent	Car parking will be provided on site in accordance with Oxfordshire County Council's standards, including on-plot parking. This will ensure that the needs of people who are car dependent are met within the proposed development.

Health priority	Considerations	Development response
7. Crime and anti-social behaviour	Designing out crime, including both the built and landscaped environments	The proposed layout is based on a perimeter block structure, which maximises natural surveillance of the streets and public realm. The delineation between public and private areas is very well defined, with no internal parking courts or public access to the boundary at the rear of properties. The proposed development's detailed design and layout must follow Secured By Design (SBD) guidelines wherever possible and all dwellings must achieve SBD Section Two compliance. Areas of incidental open space that are not overlooked or do not have a clear function should be avoided. Particular attention should be paid to the design of corner and end-of-terrace buildings, using elevational treatments to provide natural surveillance from habitable rooms and main entrances. Where public access to the side of properties is available, these spaces must be adequately overlooked.
	Level of security and street surveillance	As set out above, the master plan incorporates perimeter blocks to create a strong distinction between public and private space and to provide natural surveillance through active frontages along streets and areas of open space.
	Community engagement	An online public consultation exercise was undertaken in May 2022.
	Major accidents / disasters	The site is in flood zone 1 and is not in an area at risk from natural disasters. There are no existing major hazard sites or other potential sources of major accident risk (such as high pressure gas mains) in the vicinity of the site. The nature of the proposed development means that it does not have the potential to lead to major accidents.
	Safety after dark	As set out in the lighting report submitted in support of the planning application, the proposed lighting will ensure the safe and secure movement of pedestrians, cyclists and drivers around the site after dark while avoiding light pollution.
	Creation of safe and inclusive environments, spaces and places	The measures set out above in relation to designing out crime, security and street surveillance, and safety after dark will ensure that the proposed development provides a safe and inclusive environment for both new and existing residents.
8. Economy and employment	Access to relevant and skills-specific employment and training opportunities	The proposed development will lead to an increase in local employment during construction. No employment uses are proposed post-construction.
	Provision of a diversity of job opportunities	The proposed development will lead to an increase in local employment during construction. No employment uses are proposed post-construction.
	Provision of accessible employment opportunities appropriate to the skill sets present in the local community	The proposed development will lead to an increase in local employment during construction. No employment uses are proposed post-construction.
	Provision of childcare facilities and other employee support services	Not applicable to the proposed development.
	Supporting business start-up, development and survival	Not applicable to the proposed development.
	Provision of a safe and pleasant biophilic working environment	Not applicable to the proposed development.
	Creating an attractive business location that encourages investment (e.g. appropriate infrastructure, clean and pleasant environment and promotes a positive green working infrastructure)	While the proposed development does not include employment uses, it will provide high quality housing for people working in the area.

Health priority	Considerations	Development response
9. Education and skills	Access to schools / higher education	The centre of the site is approximately 870 m south east of Woodstock Church of England School and 750 m south east of The Marlborough Church of England School, so new residents will have access to schools. The proposed development does not include any education provision.
	Local school capacity	The proposed development will increase demand for places at Woodstock Church of England School, which is currently close to capacity and looking to expand, and The Marlborough Church of England School, which currently has spare capacity but is forecast to experience rising demand over the next few years and is also likely to need to expand. There may also be an increase in demand for special school places at Springfield School in Witney, which is over capacity. However, financial contributions will be made through a section 106 legal agreement towards increasing primary, secondary and special school capacity in the area. As a result, the proposed development is not predicted to lead to significant adverse effects on local school capacity.
	Opportunities for people to learn in an alternative education setting	Not applicable to the proposed development.
	School performance	The proposed development will not affect local school performance.
10. Local natural environment and access to green spaces	Natural, ecologically functioning spaces, including water, grassland, woodland / trees	A range of new habitats will be created within the proposed informal open space. The parkland area will include new wildflower meadows, native scrub planting alongside the existing hedgerows, large specimen trees, and small woodland areas. The existing woodland areas will be enhanced with infill tree planting and native scrub and long grassland margins to promote ecological diversity. The greenways through the residential area will include long grassland meadows, pockets of wildflower meadows, tree and shrub planting. Further details of the proposed green infrastructure are provided in the design and access statement.
	Accessibility to natural green and blue spaces and places	The proposed green infrastructure on site discussed above and in health priorities 2 and 3 will improve local accessibility to natural green and blue spaces for both existing and new residents. It will include a mixture of formal hoggan paths and informal mown paths to provide access from all parts of the proposed development.
	Consideration of community barriers to access	As discussed above, the proposed development will improve access to green spaces.
	Use / greening of existing built infrastructure	The site is greenfield, so this is not applicable to the proposed development.
	Design of existing environments, including footpaths and cycleways to maintained green spaces and places	As discussed above, access to the site and its green spaces will be available via the proposed new 3 m wide hoggan paths / cycleways that will link to the Bladon roundabout and the A44 Oxford Road.
	Support maintenance of open spaces, play spaces and sports facilities	Regular maintenance of public open space and play spaces on site will be undertaken by a management company, which will ensure that these remain of a high quality.
	Temporary or permanent diversion and / or closure of walking, cycling or horse riding routes	There are no public rights of way on site, so the proposed development will not lead to the temporary or permanent diversion or closure of any public rights of way.
	Agricultural development and associated localised environmental impacts (e.g. pollution / runoff)	No agricultural development is proposed.

Land East of Park View - Woodstock

Planning Statement

Health priority	Considerations	Development response
11. Access to services	Provision of accessible healthcare services	Woodstock GP Surgery and Woodstock Dental Practice are located in the town centre. The dental practice is mainly a private practice, with only a small NHS quota. The nearest NHS practice to the town is the Kidlington Dental Centre, approximately 3.6 km away. Accessible healthcare services will therefore be available to the new residents of the proposed development.
	Access to existing local facilities (e.g. GP surgeries, pharmacists, shops, recreation etc)	The new residents of the proposed development will have ready access to a wide variety of local facilities and services. As well as the GP surgery, Woodstock town centre provides a range of shops and other services, including restaurants, cafés, salons, a Post Office and a pharmacy. As set out under health priority 2 above, there is also a range of recreational facilities available in the town.
	Health and social care needs and demand for services	The proposed development is predicted to increase Woodstock's population by approximately 1,200 people, which will increase the demand for health and social care services.
	Capacity of existing local services and facilities	The ratio of GPs to patients at Woodstock GP Surgery is currently below government targets and the existing site is constrained, with limited parking. Kidlington Dental Centre is not currently registering new NHS patients, indicating that it does not have available capacity. While the proposed development will increase demand for GP and dental services in the area, a financial contribution will be made through a section 106 legal agreement towards improving the area's healthcare services. Overall, the proposed development is not predicted to lead to significant adverse effects on the area's healthcare services and facilities.
	Access and use of buildings by disabled people, older people and those suffering from dementia	As set out under health priority 1, the proposed development will include dwellings that are suitable for a wide range of occupants, including older people, those with reduced mobility and wheelchair users. The exact nature of the provision will be determined at the detailed design stage.

Appendix 4: Statement of Community Involvement

OVERVIEW

This Statement of Community Involvement (SCI) has been prepared by Terence O'Rourke on behalf of Blenheim Estate Homes in support of its proposals at Land East of Park View.

The purpose of this report is to highlight the objectives of public engagement, methodology, strategy, and the principal guidelines followed as part of the consultation process.

The proposed masterplan allows for up to 500 homes, which will provide a wide range of house types, including new affordable and shared ownership homes. These will be designed in attractive streets, within large areas of open space and landscape.

The below aims to demonstrate that the applicant has actively informed and involved the local community about the plans, in accordance with Cherwell District Council's Statement of Community Involvement 2021.

BACKGROUND

Historically, the former PR10 draft allocation masterplan was designed in close consultation with key local stakeholders and council officers.

In 2014, a newsletter was sent out to 2,699 local residents and businesses. The two sided A4 newsletter included details of the proposed scheme, a location plan, site layout and key statistics.

A two-day public consultation event was held on the 3rd and 4th October 2014 in Woodstock. All households in the town were sent an invitation to attend.

138 people attended the public consultation events, with only 59 of those attending completing a feedback form. The feedback form showed that most comments related to the scale of the development, the impact of an increase in traffic and the character of Woodstock.

The historic public consultation events have provided a sound foundation for the proposals presented in this submission, however further public consultation has been sought to further inform the design.

POLICY

Consultation is an essential requirement for major development projects and is encouraged by both national and local Government. The importance of adequate public consultation is recognised in the 2011 Localism Act.

The National Planning Policy Framework (NPPF) July 2021 also encourages early and proactive community engagement. Paragraph 132 of this document states that:

“Early discussion between applicants, the local planning authority and local community about the design and style of emerging schemes is important for clarifying expectations and reconciling local and commercial interests. Applicants should work closely with those affected by their proposals to evolve designs that take account of the views of the community. Applications that can demonstrate early, proactive and effective engagement with the community should be looked on more favourably than those that cannot”.

At local level, Cherwell District Council has recently published a Statement of Community Involvement (2021). This document sets out the consultation and engagement processes that will be used in preparing planning policy documents and in determining planning applications.

CONSULTATION

The objective of the consultation process is to ascertain the views, and encourage the participation of, members of the community.

The consultation programme was designed to ensure that the local community had an opportunity to view the proposals and offer feedback on the scheme, prior to the submission of a planning application to Cherwell District Council. The historic public consultation events were for the connecting Park View development, and as this site is now nearing completion, it is essential for this new consultation event to consider their views.

In summary, the aims of the consultation and engagement process were as follows:

- To raise awareness of the proposed development and planning application
- To gather feedback from the local community
- To answer any questions from the local community about the proposals

Flyers

The flyers were sent to over 950 addresses in Woodstock, Shipton on Cherwell, Kidlington, and Baldon in a letter drop during the week commencing 18th April 2022. The consultation area map can be viewed below:

The flyers contained information about the scheme and the wider consultation process. The text invited members of the community to visit the website for further information on the proposals and welcomed them to submit their comments via the project email comment@landeastofparkview.co.uk.


Website

The consultation website was live for 3 weeks under the domain name www.landeastofparkview.co.uk/. The community was invited to submit their comments on the proposals between Monday 25 April 2022 until the deadline of Monday 20 May 2022. To ensure an accessible public consultation event, comments were also invited by post as well as by email.

The website included an overview of Blenheim Estate Homes and their ambitions for Woodstock, including the key themes of respectful design, building standards, thriving communities and caring for the environment.

The website included the proposed masterplan as well as the landscaping framework, illustrating the wide range of house types, including new affordable and shared ownership homes proposed, set within large areas of open green space.

Land East of Park View Woodstock



At Blenheim we believe we are best placed to address the current housing crisis that we face today. We have been around for over 300 years and will continue to be for years to come. We care about the legacy of future housing developments and the needs of the local community. Other developers may focus on profit, but we are relentless in our approach to quality, and sustainability and to offer affordable homes for future generations.

Blenheim Estate Homes are currently preparing a planning application for up to 500 new homes on land to the east of Park View in Woodstock. The development will follow the award winning Park View scheme, which has been recognised for its ground breaking approach to delivering high quality housing in a traditional vernacular.

Building beautiful new homes, that blend seamlessly with their existing environments and local communities is just one of our legacy principals. We take tested innovations and combine them with traditional local construction methods that have been proven to stand the test of time. We aim to reduce the use of energy and natural resources through a sustainable focus and biodiversity net gain in all our developments achieving new homes that benefit from green spaces and areas for wellbeing, where wildlife can flourish. The development will provide a mix of modern new homes, in a range of styles and tenures, including a large proportion of affordable homes. These are homes we can be proud of now and in the future.

We are seeking your views on the proposal before a planning application is formally submitted to Cherwell District Council in the summer.

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Public consultation leaflet

Public consultation

Blenheim Estate Homes is firmly focused on placemaking, sustainability and community living. The aim is not just to build beautiful homes – it is to create thriving, prosperous communities.

Public consultation is very important to us, and we value your feedback. We welcome your comments on the proposals via the website below.

Blenheim Estate Homes and the supporting technical team will read and consider all the comments received as part of the process of finalising the details of the proposed development.

We would welcome your comments on the proposal via the website or e-mail address below by the **20th MAY 2022.**

Following the submission, Cherwell District Council will undertake its own period of public consultation on the final proposed plan, during which all the supporting documentation will be available on the council's website.

www.landeastofparkview.co.uk
comment@landeastofparkview.co.uk
 The Estate Office, Blenheim Palace, Woodstock, OX20 1PP.

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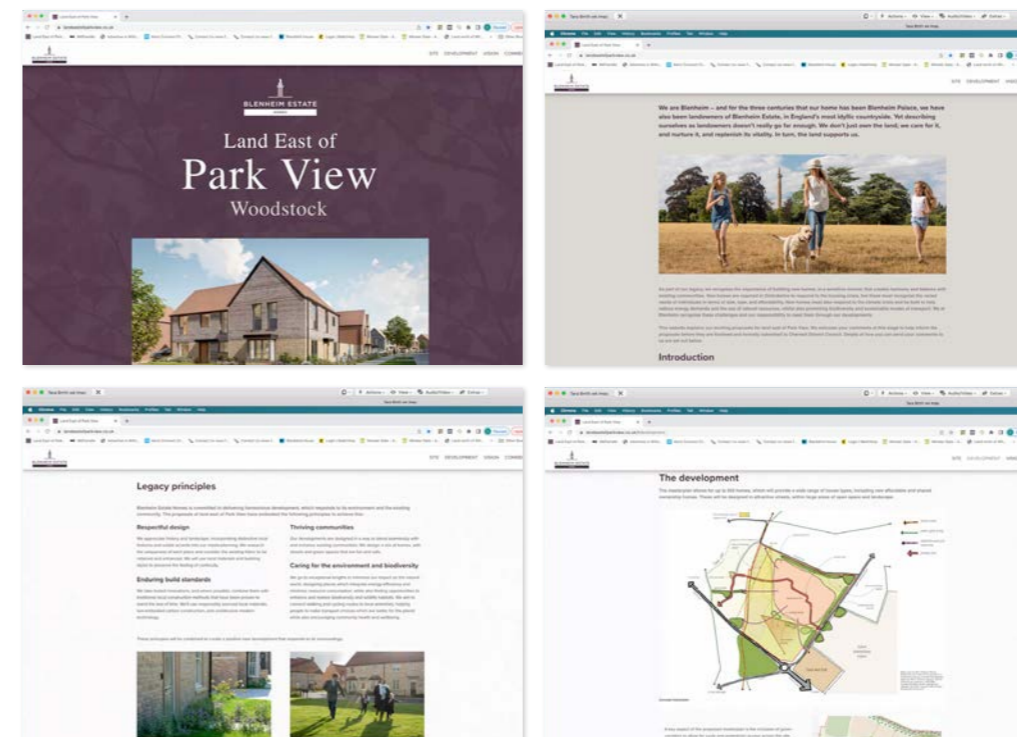
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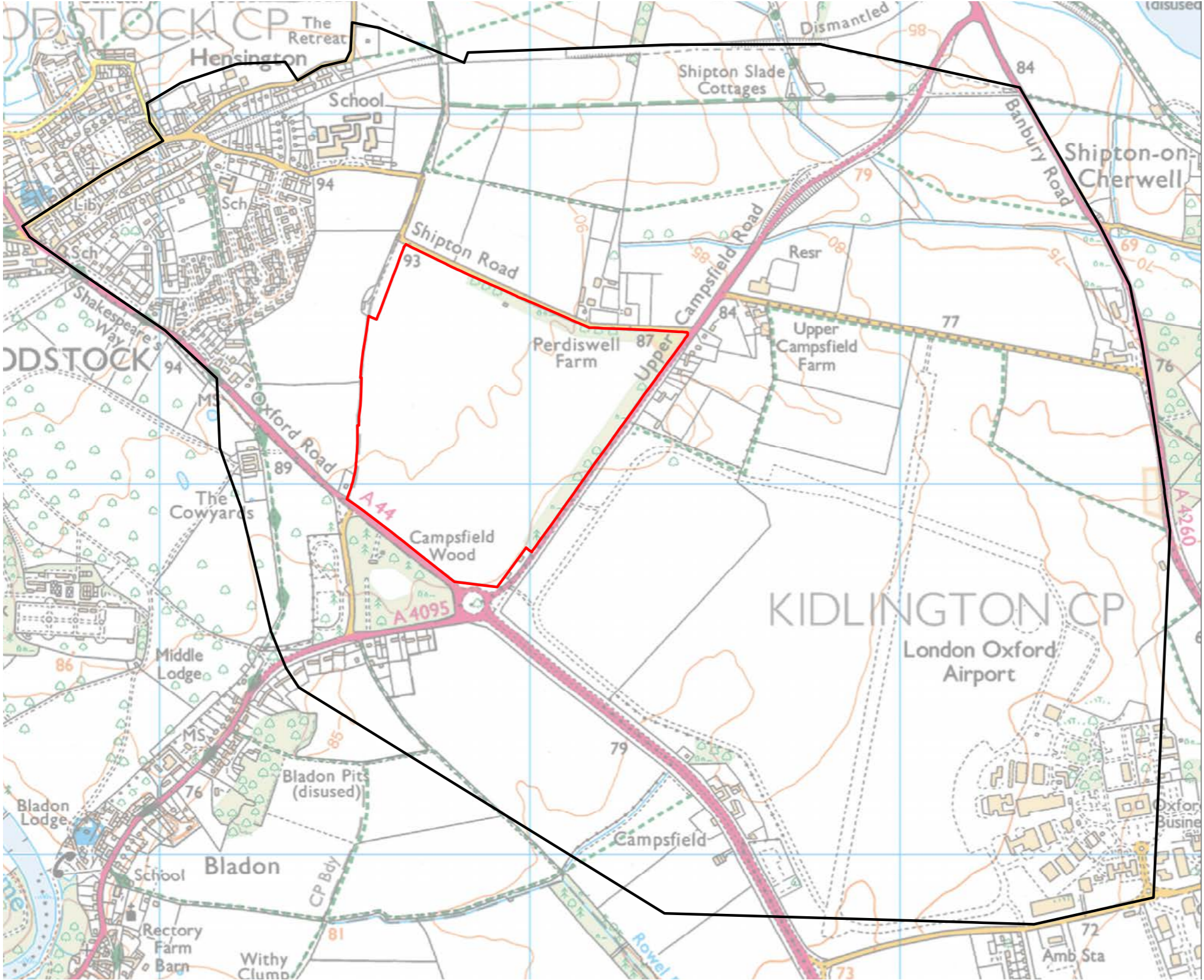
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BLENHEIM ESTATE
 HOMES



Public consultation website





Consultation area map

Feedback

Outlined below is the qualitative feedback received from the emails and letters submitted by members of the public in response to the proposals. The feedback is broken down, where possible, by the key topics.

Need for new homes

Several respondents recognised the need for new housing, and in particular affordable homes, to serve the residents of Woodstock. It was similarly recognised in several comments that Land East of Park View represented a logical and sustainable location for development, with its natural linkage to the adjacent Park View development.

Potential for enhanced pedestrian and cycle links

Amongst the responses received, several residents noted the need for improved pedestrian and cycle links in and around the site. As outlined further in this statement and the accompanying Design & Access Statement, the proposed masterplan has placed particular emphasis on pedestrian and cycle linkages both through the site, and connecting to the surrounding area. Residents around the site will therefore be able to benefit from these improvements.

Doctors' surgery

A number of the comments received from the residents of Woodstock outlined concern about the existing medical infrastructure in the town, highlighting that it is sometimes difficult to get a doctor's appointment in Woodstock due to the current lack of capacity.

It is understood that the town is currently served by the Woodstock Surgery located in Park Lane. Woodstock Surgery is a mainly rural practice of 9,200 patients of whom over 6,000 live outside the town. According to the website, the surgery covers 34 villages and hamlets.

In 2021, Blenheim Estate Homes with the assistance of Pye Homes constructed a new Doctors' surgery in North Hanborough as part of the Hanborough Gate development. The new facility is approximately twice the size of the old Long Hanborough Surgery, which it replaced, with six consultation rooms and a pharmacy. Blenheim Estate Homes has a track record of community provision, proportionally based on the requirements of the local community.

A health contribution, for the improvement of health care infrastructure is expected to be achieved via a Section 106 agreement in close consultation with NHS Oxfordshire CCG. It is understood that any financial contribution could be utilised to improve the existing capacity at the Woodstock Surgery.

Schools

The existing school and nursery capacity within Woodstock was referenced in a number of responses received from the public consultation event.

Blenheim Estate Homes and housebuilder Pye Homes have recently submitted a planning application to West Oxford District Council for a nursery school as part of the Park View development. The scheme was designed in close consultation with both OCC education and West Oxfordshire to reflect the requirements set out in the signed S106 Agreement. The nursery school will play an essential part in OCC's education expansion plan which will see an increase in the number of primary school places on offer.

It is expected that an education contribution will be agreed with a S106 agreement subject to approval. The financial contribution will be decided in close consultation with Oxfordshire County Council and will be proportionate to both the size of the development and the needs of the district.

Roads and highways infrastructure

The consultation event received a number of comments regarding the existing road and highway infrastructure in Woodstock. In particular, comments were received outlining concern over the parking capacity, potential traffic increases and the likely strain on the capacity of Baldon roundabout.

A highways contribution to improve the existing infrastructure around the development is expected to be confirmed and agreed via a legal agreement with Oxfordshire County Council. The outline application which accompanies this SCI statement is accompanied by a Transport Assessment and Travel Plan, the documents have thoroughly assessed the impact the proposed development could have on the surrounding infrastructure and has suggested a series of mitigation measures to rectify any concerns,

Further highway improvements in and around the site will also be proposed at reserved matters stage in which it is likely that various conditions relating to road infrastructure will need to be discharged. It is likely that due to the application size, a S278 Agreement will have to be entered which will confirm the transport requirements of both Cherwell District Council and Oxfordshire County Council.

Affordable homes

The consultation received a number of comments based on the affordable housing provision on-site, with questions surrounding what constitutes genuinely affordable housing.

The proposed development is to provide 35% affordable housing on-site which is policy compliant as per Cherwell's 2015 Local plan.

Regarding affordability, Cherwell's local plan defines affordable homes to *'include affordable rented, social rented and intermediate housing, provided to specified eligible households whose needs are not met by the market.'*

Policy BS 3 (affordable housing) requires developments 'to provide 70% of the affordable housing as affordable/social rented dwellings and 30% as other forms of intermediate affordable homes.' The proposed development will be in accordance with the above affordable housing mix which will ensure genuinely affordable homes are provided on-site.

CONCLUSION

The project team has undertaken a proportionate and comprehensive pre-application consultation process to support the submission of a planning application to Cherwell District Council.

The consultation programme was designed to raise awareness of the proposals and to allow the local community the opportunity to engage with members of the project team and leave feedback on the proposals. Feedback has been properly recorded in this Statement of Community Involvement and responded to accordingly.

With consideration given to the numerous constraints of the development site, the design team have endeavoured to respond appropriately to local residents' feedback, where possible, and to propose a development that will positively impact the local area.

Following the submission, Cherwell District Council will undertake its own period of public consultation on the final proposed plan, during which all the supporting documentation will be available on the council's website.

