



Planning Response Note

Site: Land East of Park View

Date: 6th January 2022

LPA Reference: 22/01715/OUT

Introduction

1.1 This note has been prepared in response to a request for additional information from Linda Griffiths at Cherwell District Council (CDC), who is the planning case officer considering the current outline planning application (22/01715/OUT) for residential development at Land East of Park View. This response addresses the following issues raised, in the same order:

1. Partial Review Inspector comments, particularly in respect of local character and heritage matters
2. The scheme's response to local design guidance
3. Achievement of sense of place
4. Connections through to Park View
5. Building heights, densities and built form
6. Details with respect to acceptable tree planting within the verges
7. Comments from Oxfordshire County Council (Highways and Education)
8. Public comments/issues (capacity of local infrastructure, traffic, loss of a greenfield site, impact of the increase in the size of Woodstock)

Inspector Comments

- 1.2 In his comments re: the Cherwell Local Plan 2011-2031 (Part 1) Partial Review – Oxford's Unmet Housing Need, the Inspector raised concerns relating to:
- a) Harm to the setting of Woodstock and the character and appearance of the area.
 - b) Travel distance to Oxford City.
 - c) Impact on the setting and significance of the WHS (although equally the Inspector concludes that there would not be an unacceptable impact to the WHS in isolation).
- 1.3 Taking these areas of concern in turn, in assessing the impact on the setting of Woodstock and the character and appearance of the area, it is noted these comments related to the draft allocation and the supporting assessment work associated with the local plan examination. This assessment work was proportionate

to the allocation and did not consider a proposal supported by design and masterplanning details evolved through Environmental Impact Assessment and the Design and Access Statement processes, and ultimately set/secured by parameter plans.



- 1.4 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, which Cherwell Council supported (albeit accepting the Inspector's recommendation in order to adopt the plan). This outline planning application is supported by a comprehensive set of assessments which demonstrate the design approach/rationale and provides a robust masterplan addressing local character, settlement edge and connectivity, which did not form part of the evidence base for the local plan examination.
- 1.5 Notwithstanding the Inspector's recommendation, it is notable that whilst the Inspector took a different view the Council's own evidence base, specifically the Sustainability Appraisal and Landscape Assessment supported the 'in principle' allocation of the site, highlighting its capacity to accommodate residential development.

Setting of Woodstock

- 1.6 In relation to any perceived harm to the setting of Woodstock and the character and appearance of the area, it is highlighted that the proposed design approach has been predicated on detailed settlement and contextual analysis. This is outlined in further detail within Chapter 4 of the supporting Design and Access Statement and further explained in the additional DAS evidence presented with this response.
- 1.7 Woodstock, as a settlement, is characterised by a range of building typologies and urban growth. Woodstock itself grew outwards from its market square particularly in the late 19th century, with linear development along Hensington Road. Development began moving further eastwards along Hensington Road and Banbury Road by the 1950s. By the late 20th century, large areas of new homes were developed to the north and south of the historic market square. Various areas of infill development can be seen up until the early 2000s along with smaller pockets of development on the northern and southern edges of Woodstock. Most recently, Park View, located to the east of Woodstock, and to the west of the site, achieved planning consent in May 2018 for 300 dwellings.
- 1.8 Any assessment of Woodstock's setting and appearance should therefore be made in the context of Woodstock's historic, and irregular, pattern of growth and development, continued also by the allocations on the northern edge of the settlement. It is clear that the resulting form of development would be consistent with the existing irregular settlement form of Woodstock and the site's wider, outer, boundaries would remain physically well contained by either built development or roads, with added benefit of additional planting and parkland areas.
- 1.9 Furthermore, the proposed design approach, including building pattern, built form and material cues, have been directly informed by contextual analysis of Woodstock town. Overall therefore, it is highlighted that this outline application has been underpinned by a detailed assessment of the setting and form of Woodstock, which has significantly influenced the design approach. Consequently, the proposals are considered to represent a natural and well considered addition.



Connection with Oxford City

- 1.10 The concern raised regarding the travel distance to Oxford City related specifically to the purpose of the local plan examination, that of the partial review to meet Oxford's unmet need and in the context of the availability of alternatives. Those alternatives were located closer to Oxford than the application site and, having identified exceptional circumstances to justify Green Belt release, were considered preferential to the application site on transport grounds.
- 1.11 Significantly, the current outline application for the proposed development is made in the context of CDC's cumulative housing need, relating both to the Oxford unmet need and Cherwell District's own housing need, and the inability of the Council to be able to demonstrate a sufficient five-year housing land supply in respect of both. It is clear from the up to date / current evidence that the allocated sites, chosen from the alternatives (and in the case of the Partial Review to a large extent according to their proximity to Oxford City) are not sufficiently deliverable – they are not all delivering as anticipated. Hence the HLS shortfall and need to consider additional sites. Those additional sites, such as the application site, may be less preferential when considered against alternatives but, in terms of decision taking and considering a site on its own merits, can be considered sustainable, and should be granted planning permission, particularly when assessed against the provisions of the tilted planning balance.
- 1.12 In this context it is relevant to highlight that Cherwell's pressing housing need is reflected in the latest Oxfordshire Housing and Economic Needs Assessment (December 2022) which concludes that, *'the standard method is shown not to reflect up-to-date demographic data and to underestimate need.'* It outlines that, *'while the standard method and current employment-based distribution are similar, the assumption of a static distribution through the plan period does not reflect the dynamic nature of the labour market and geography of expected employment growth. Specifically, it does not account for the baseline forecast that Oxford and Cherwell are set to further develop as the drivers of the wider Functional Economic Market Area (FEMA) economy. The two districts are projected to represent well over half of the FEMA's employment by 2040.'*
- 1.13 Consequently, the assessment highlights that *'employment led distributions represent the more appropriate approach of those considered for distributing the FEMAs housing need, given that the geography of employment growth will influence that of housing need, the link to balancing the provision of homes and jobs, and the associated sustainability benefits.'* This supports opportunities to achieve additional development in the location of the application site, making the best use of suitable residential land, such as the application site, to deliver more homes.
- 1.14 Notwithstanding the over-arching context, which reduces the weight to be given to the Partial Review Plan (including the Inspector's considerations), the transport assessment highlights that the site benefits from a good frequency of bus services and access available along the A44 to provide for longer distance journey to work trips to Oxford and Witney. The site's highly accessible location, to both Woodstock town, and Oxford City, is considered to make it well placed to support sustainable employment and housing growth and encourage modal shift.
- 1.15 In summary therefore, it is emphasised that the Inspector's comments in relation to the travel distance to Oxford related specifically to the purpose of the local plan partial review, that of serving Oxford's unmet housing need. This outline application relates to

Cherwell's pressing housing need. In addition, the site is considered well placed to support sustainable employment and housing growth based on its linkages to both Woodstock town and Oxford City.



World Heritage Site

- 1.16 The final area of concern raised by the examining Inspector related to the perceived impact on the setting and significance of the WHS. It is re-emphasised that there is no Buffer Zone to the WHS and Historic England supported the PR10 allocation. It is further emphasised that the Inspector acknowledged that the development would not have an unacceptable impact on the WHS in isolation. Furthermore, these comments were made in the context of the draft allocation PR10. The proposals contained within this outline application have been developed further and supported by a full set of supporting assessments. As referenced in the updated DAS (page 72), Historic England have confirmed their agreement with the assessment of the WHS contained within the outline application submission.
- 1.17 With regard to the broader perception of impact on setting, the Historic England consultation response (dated August 2022) based on the proposals contained in the outline application, and the assessments which formed part of the submission, confirms that in their judgement the significance would be conserved in accordance with NPPF paragraph 199. Development on this site can secure a number of heritage benefits through the opportunity to better reveal the significance of the Scheduled Ancient Monument (Roman Villa) in the western corner of the site. Equally, Historic England welcomed the positive effect the commitment of funds to the upkeep of the WHS. Similarly, the Council's conservation officer raised no objection to the proposals.
- 1.18 On this basis it is clear that all statutory parties agree that the matter has been satisfactorily and fully addressed.

Design Guidance

- 1.19 This is fully addressed in the updated DAS, submitted with this response.

Sense of Place

- 1.20 This is fully addressed in the updated DAS, submitted with this response.

Connection to Park View

- 1.21 This is fully addressed in the updated DAS (page 68 and 71), and Transport Assessment Addendum, submitted with this response.

Height, densities and development form

- 1.22 Again this is fully addressed in the updated DAS.
- 1.23 The proposed development is based on a landscape-led masterplan, with a density that is commensurate to the nearby Park View development. It is further highlighted that 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.



- 1.24 Overall, it is emphasised that CDC currently has a housing shortfall and is unable to demonstrate a 5-year housing supply. The proposals are of an appropriate scale and density based on the existing built form, and will provide a significant contribution of housing, including both affordable and family homes to the benefit of the local community.

Tree planting within verges

- 1.25 This is fully addressed in the updated DAS (page 68) submitted with this response.

OCC Highways

- 1.26 This is fully addressed in the Transport Assessment Addendum submitted with this response.

OCC Education Provision

- 1.27 The existing limited school and nursery capacity within Woodstock has been raised by Oxfordshire County Council as education authority.
- 1.28 The centre of the site is approximately 870 metres south east of Woodstock Church of England primary school and 750 metres south east of Marlborough Church of England secondary school.
- 1.29 The proposed development will increase demand for places at Woodstock Church of England school, which is currently close to capacity and looking to expand. The Marlborough Church of England school, which currently has spare capacity but is forecast to experience rising demand over the next few years, is also likely to need to expand. Further, there may also be an increase in demand for special school places at Springfield school in Witney, which is over capacity.
- 1.30 Blenheim Estate Homes and house builder Pye Homes have received planning approval from West Oxford District Council for a nursery school as part the adjacent 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 of OCC's education expansion plans.
- 1.31 Options for significant local school expansion have been discussed with OCC previously. To date, it has not been necessary for OCC to pursue these options in association with existing development. It is the duty of OCC as education authority to consider how school places will be provided. It is the duty of the developer to pay for those places. It is expected that an education financial contribution to cover these costs will be agreed with OCC, and secured via a Section 106 agreement. The contribution will be reasonably related in scale to the size of the development and need generated, taking into account any existing, and forecast, capacity with the system – a formula determined and applied by OCC.
- 1.32 As a consequence, the proposed development is not predicted to lead to a significant adverse effect on local school capacity. Furthermore, the applicant accepts and is fully committed to providing the appropriate contribution in line with their exemplary record and approach in this regard.



Health Impact Assessment

1.33 This is included within Appendix 3 of the submitted Planning Statement.

Other consultee comments

1.34 The planning officer's letter, of 12th October 2022, notes that '*a considerable number of objections have been received to the application from Woodstock Town Council as well as neighbouring Parish Councils, West Oxfordshire District Council, CPRE and a number of local residents.*' Accordingly, these have been reviewed and responded to below.

Woodstock Town Council

1.35 This objection is based on three principal areas:

- Overdevelopment
- Lack of supportive infrastructure
- The loss of a greenfield site.

1.36 With regards to overdevelopment, the Town Council has provided no evidence to substantiate its view. The proposed development is based on a landscape-led masterplan, with a density commensurate with the adjacent Park View development. A key aspect of the proposal is the inclusion of significant areas of green corridors to allow for cycle and pedestrian access to the wider green framework. This is to be 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.

1.37 It is Government policy that efficient and effective use of land should be made, whilst respecting local character. A detailed assessment of the settlement has been undertaken, and the proposals carefully considered and formed in response, as set out in the DAS, including the update hereby submitted. In short, the proposals are of an appropriate scale and density based on the existing built form and settlement pattern, also responding to the policy requirement which seeks an appropriate housing mix. It will provide a significant contribution of housing, including both affordable and family homes, to the benefit of the local community and against the backdrop of a housing land supply shortfall and rising housing need, as set out above.

1.38 The response to various local infrastructure provisions is included below, under public comments.

1.39 In terms of the loss of greenfield land, particularly the loss of arable land, the proposed development will lead to the loss of grade 3b (moderate quality) agricultural land that is currently in arable production.

1.40 However, and as explained further below, the continued agricultural cultivation of the site poses a significant risk to the Blenheim Villa scheduled monument and the cessation of agricultural activities, in favour of carefully managed open space, above and around the site of the villa is a significant benefit in these terms.



- 1.41 Further, it is inevitable that greenfield sites will need to be developed in the district if housing need is to be met. Indeed, the Partial Review Plan has led to the de-allocation of Green Belt land in order to accommodate homes. The application site is not in the Green Belt and provides an opportunity to create a modest and well-planned quality extension to Woodstock, making effective and efficient use of greenfield land (further highlighting the importance of optimising densities to reduce the need for the development of greenfield land) which will, through the delivery of significant social, economic and environmental benefits, encourage community integration and social cohesion as well as a healthy lifestyle.
- 1.42 Note that the development 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.

West Oxfordshire District Council

- 1.43 This representation outlines three principal areas of concern, namely:
- Potential adverse impact on the setting of important heritage assets,
 - Potential adverse impact on the local landscape and setting of Woodstock,
 - The cumulative impact of the proposed development in combination with existing housing allocations.
- 1.44 With regard to the perceived impact on heritage assets, the consultation response issued by Historic England (dated 2nd August 2022) is significant in stating:
- 'With regard to the World Heritage Site (WHS) of Blenheim Palace including its Grade I Registered Park and Garden, Listed Buildings within the WHS, and the Woodstock Conservation Area, Historic England does not object to this development on heritage grounds. We advise that the significance of these heritage assets would be conserved. The NPPF para. 199 requires that great weight should be given to the conservation of such assets. We welcome as a positive effect the commitment of funds to the upkeep of the World Heritage Site.'*
- 1.45 Further, the views of CDC's conservation officer align with Historic England in confirming no objection given no harm to heritage assets (comments dated 12th October 2022).
- 1.46 West Oxfordshire District Council has presented no evidence to support its view, the comments are unsubstantiated with regards to heritage harm, and these views are clearly contrary to the those of Historic England and CDC.
- 1.47 Whilst the West Oxfordshire representation seeks to rely on the Partial Review Inspector's commentary regarding harm, it should be noted that the detailed application (EIA) work was not before the examining Inspector and, even on a high level assessment basis, he concluded that, *'I do not believe that the impact on the setting, and thereby the significance, of the nearby Blenheim Palace World Heritage Site (WHS) would be unacceptable.'*
- 1.48 With regard to landscape impact, it is highlighted that the proposals are based on a landscape-led design with generous areas of open space, formal play space, allotments, new woodland and natural habitat. The prevailing landscape context and



character has been a key element in developing the landscape proposals for the site. The proposed landscape approach has accordingly placed particular emphasis on the retention of existing landscape features. The site's existing vegetation is recognised as an important asset which will be largely retained and enhanced through the landscape framework. For example, the northern and eastern woodland belt will be maintained to provide a key landscape feature.

- 1.49 It is noted that the outline application has been reviewed in detail by the CDC's Landscape Officer, and whilst additional supporting information and clarification has been sought (since provided and agreed) no objection has been raised on landscape grounds. West Oxfordshire District Council has provided no evidence to substantiate its position, again relying on out of date information, rather than considering the application detailed and extensive technical work.
- 1.50 With regard to the perceived cumulative impact with other housing allocations, the proposals have been subject to a comprehensive assessment process as outline in the Environmental Statement. Paragraph 3.19 explains the potential for cumulative effects, have been assessed by specialists for each environmental topic area, where relevant. These cumulative assessments are contained in the technical chapters of the ES, and confirm that the proposals will not result in an adverse cumulative impacts provided appropriate mitigation in place – which is clearly identified will be secured through conditions and s106,
- Shipton-on-Cherwell & Thrupp Parish Council*
- 1.51 No comments have been provided, hence the basis for the objection unknown, and unsubstantiated.
- Bladon Parish Council*
- 1.52 The principal basis for this objection is the perceived traffic impact on Bladon village, and the extent to which this had been appraised in the supporting Transport Assessment.
- 1.53 The development is forecast to generate 46 two-way vehicular trips through Bladon village during the morning peak (0800-0900) and evening peak (1700-1800). This has been calculated using the 2011 Census Journey to Work Data for the Super Middle Output Area of West Oxfordshire 004 in which the development site is located.
- 1.54 The vehicle trip rates, and distribution have been agreed with the Local Highway Authority as an appropriate method for forecasting development related trips and distribution of development traffic. The assessment presents a robust position of the change in flows through Bladon.
- 1.55 In the context of existing flows on the A4095 through Bladon this change in flows cannot be material and falls well below the threshold set out in the NPPF for requiring mitigation and no further assessment is warranted.
- 1.56 In the 2027 and 2031 future year the development is forecast to have a 3.3% impact during the morning peak on the A4095 Grove Road, and a 3.1% impact during the evening peak. This is well within peak period and daily variations of traffic flows along this road and, generally, counter to the peak directional flow on the road. In the context of the NPPF this cannot be considered as 'severe'.



- 1.57 A junction capacity assessment has been undertaken of the A4095/ A44 Bladon roundabout for a future year of 2027 and 2031. These assessment years includes committed development sites in Long Hanborough and Woodstock.
- 1.58 The results of the modelling demonstrated that there are periods when the junction will be operating at capacity during the peak hour periods in the future year assessment of 2027 and 2031, and that additional capacity will be required to accommodate existing traffic, growth and the traffic from the proposed development. The modelling results shows that the A4095 Bladon Road arm will operate within capacity in 2027 and 2031 during the morning and evening peaks.
- 1.59 Mitigation measures are proposed at Bladon roundabout by way of increasing the flare length on the A4095 Upper Campsfield Road arm. In addition to this, the existing splitter island on the A4095 Upper Campsfield Road will be extended to accommodate a staggered toucan crossing (>20m from circulatory). The staggered toucan crossing will connect into the 3m wide footway/ cycleway on the eastern side of the A4095 Upper Campsfield Road. The existing pedestrian priority crossings on the A44 Woodstock Road (southern arm) will be upgraded to toucan crossings to provide access to the shared footway/ cycleway on the A44 and the bus stop.
- 1.60 With the above mitigation measures the roundabout is forecast to operate within improved queuing and delay.
- 1.61 The development related trips have been considered in line with the IEMA guidelines within the Environmental Impact Assessment Transport chapter. The chapter concluded that the impacts of the development proposals along the A4095 Grove Road were 'negligible' or 'small' in relation to severance, driver delay, and pedestrian delay and amenity.

CPRE

- 1.62 The comments provided in this objection are principally covered elsewhere in this note (above and below). They relate to concerns over traffic, archaeology, and make reference to the Partial Review Inspector's decision. However, an additional area of concern relates to the perceived biodiversity impact of the proposals, and the biodiversity net gain calculation.
- 1.63 A comprehensive ecological assessment and biodiversity net gain assessment was undertaken by technical experts, BSG, and was included within the application submission. The initial findings of the ecology work were carefully considered and the mitigation hierarchy of avoid, mitigate and compensate was used to minimise impacts of the proposed development. Consequently, the woodland and hedgerows are to be largely retained (other than minor breaches for access and footpaths). Both construction effects and post-construction effects were considered for several identified sensitive receptors which have the potential to be affected by the proposals. Mitigation measures have been proposed to protect retained habitats and achieve compliance with the relevant protected species legislation. The assessment highlights that enhancements for biodiversity, both floral and faunal, in the form of hedgerow, woodland, scrub and grassland creation, habitat pile creation and ongoing monitoring and management of these habitats has been proposed. Provision of bat, bird and dormouse boxes for specific species enhancement is also outlined.
- 1.64 Overall, the assessment concludes that, following the implementation of mitigation and enhancement measures, the proposed development will not have significant

adverse residual effects and there will be beneficial residual effects through a net gain in biodiversity and protected species populations.



General public comments

- 1.65 The public comments which have not been addressed above, are addressed under principal topic areas below. It should be noted that a public consultation exercise was undertaken prior to the submission of the application, details of which are provided within the Statement of Community Involvement (please refer to Appendix 4 of the Planning Statement).

Road and Traffic

- 1.66 Several comments raise concerns regarding traffic generation and congestion resulting from the proposed development. A comprehensive Transport Assessment was undertaken by DTA and is included within the application submission.
- 1.67 The site is located in an accessible location, close to amenities and facilities within Woodstock. The A44 running through Woodstock has shared walk/cycle provision and access to bus services providing linkages to Oxford, Woodstock and Witney. A Park and Ride scheme is planned on land to the south of the site, at London Oxford Airport, which will provide further enhanced access into Oxford.
- 1.68 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. 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.
- 1.69 A highways contribution to improve the existing infrastructure around the development is being discussed with Oxfordshire County Council (OCC) as Highway Authority and is expected to be confirmed and agreed via a s.106 legal agreement.
- 1.70 The Transport Assessment and Travel Plan which accompanies the outline application assessed the impact the proposed development could have on the surrounding infrastructure and has suggested a series of mitigation measures to address any potential concerns.
- 1.71 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 CDC and OCC.
- 1.72 The transport assessment prepared by DTA confirms that parking provision on site is provided in accordance with the parking standards set by the local authority. The Travel Plan submitted with the application also encourages more sustainable travel modes for residents. Overall, following a comprehensive assessment, DTA's report concludes that:
- “suitable access can be achieved and that the impact on the local roads will not be severe in accordance with NPPF paragraph 111.”*
- 1.73 It is also noted that comments were made on the application by OCC (dated 30/08/2022). These have been reviewed by DTA and a response note prepared. This

response outlines that *‘those matters relating to the site access, traffic impact and sustainability have been responded to and it can be seen that the impact of the development would not materially affect the operation of the local highway network.’* Consequently, the note concludes that:



“the development would not result in a severe impact on highway safety or capacity and would therefore, not be contrary to para 111 of the NPPF in relation to capacity and safety.”

Health infrastructure

- 1.74 Several comments outline concern regarding 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.
- 1.75 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 in the wider area. According to the website, the surgery covers 34 villages and hamlets.
- 1.76 In 2021, Blenheim Estate Homes, with the assistance of Pye Homes, constructed a new Doctors’ surgery in Long 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. This will inevitably release capacity within Woodstock.
- 1.77 Additionally, a financial contribution for the improvement of health care infrastructure is expected and will be secured via Section 106, the details of which will be agreed in consultation with NHS Oxfordshire CCG. It is understood that any financial contribution could be utilised to improve the existing capacity at the Woodstock Surgery if required, and this will need to be carefully defined in the s106.

Archaeology

- 1.78 Several comments detailed concern regarding the potential impacts to the heritage and archaeology elements of the site.
- 1.79 The proposed design approach has directly responded to the identified heritage assets both on and adjacent to the site. This comprises the Blenheim Villa Scheduled Monument and associated field system, which lies to the south west of the site. Currently, and without the development of the site, the Villa site is at risk because of the effects of continued agricultural cultivation.
- 1.80 The proposed developable area has been pulled back from all areas of archaeological interest, to ensure there will be no adverse impacts. Whilst there are no physical remains of the Villa visible above ground, it has been sensitively integrated into the development layout by providing an open, natural setting with only a few scattered individual trees throughout the eastern extents of the parkland. The result is to retain the Villa within the parkland. Consequently, the Villa will be adequately safeguarded and protected, benefitting from significantly less intrusive movement across it.
- 1.81 The development parameters reflect the accepted location, density and appropriate offset from the Villa as stipulated by Historic England in 2019.



Ecology and Wildlife

- 1.82 Several comments outlined concern for the existing ecology and wildlife on site. Technical assessments have been undertaken to appropriately assess the development site and to mitigate against any impacts.
- 1.83 As outlined further in the accompanying DAS and ES, the site's vegetation is recognised as an important asset which forms a key component of the landscape character of the site. Consequently, it will be retained and enhanced as much as possible within the proposed masterplan.
- 1.84 The proposals notably include the potential for enhancements for biodiversity, both floral and faunal, in the form of hedgerow, woodland, scrub and grassland creation, habitat pile creation, as well as the continued monitoring and management of these habitats. In addition, the proposals include the potential for bat, bird and dormouse boxes for specific species enhancement.
- 1.85 Furthermore, as set out in the accompanying ecological assessment prepared by BSG, construction and post-construction effects have been appraised, and appropriate mitigation measures proposed to ensure the protection of retained habitats and compliance with the relevant protected species legislation.
- 1.86 The ES and technical assessments demonstrate that there are no technical or environmental constraints that will prevent the development taking place. This is reflected in the consultation response provided by Natural England which confirms no objection to the application.

Conclusion

- 1.87 In summary, it is emphasised that Land East of Park View represents a highly sustainable, suitable and deliverable opportunity to deliver much needed family homes within a high quality development.
- 1.88 The appropriate approach to both design and heritage, were agreed through its draft allocation as part of the Partial Review Plan. Whilst the draft allocation was recommended for removal by the examining Inspector (a recommendation then followed by CDC), this recommendation was formed in a different planning context and against a lack of detail and evidence base and based on the site contributing to Oxford's unmet housing need. Equally, the design, now provided by this outline application, has been further refined since examination.
- 1.89 No objection to the application has been raised by Historic England or the council's conservation officer, nor has an objection been raised by CDC's landscape officer.
- 1.90 Cherwell District cannot demonstrate a 5-year housing land supply, and as such paragraph 11d) ii of the NPPF is engaged. The provision of housing, and other benefits covering matters such as heritage, biodiversity net gain, recreation and the economy, carry substantial weight, whilst the harm, taking mitigation into consideration, is limited and localised, being restricted to the inevitable harm associated with the development of any suitable greenfield site.